City of Bloomington
Common Council

Legislative Packet

04 January 2012

Organizational Meeting
immediately followed by
Committee of the Whole

Office of the Common Council
P.O. Box 100
401 North Morton Street
Bloomington, Indiana 47402
812.349.3409

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http://www.bloomington.in.gov/council

City of Bloomington Indiana

City Hall
401 N. Morton St.
Post Office Box 100
Bloomington, Indiana 47402

Office of the Common Council
(812) 349-3409
Fax: (812) 349-3570
email: council@bloomington.in.gov

To: **Council Members**
From: **Council Office**
Re: **Weekly Packet Memo**
Date: **December 30, 2011**

Packet Related Material

Memo
Agenda
Calendar
Notices and Agendas:
None

Material Related to Action at Organizational Meeting:

- List of Council Positions - Officers, Appointments, and Assignments for 2012 *(blank)*
- List of Council Positions - Officers, Appointments, and Assignments for 2011
- List of Interview Committee Assignments in 2012 (*blank*)
- List of Interview Committee Assignments in 2011 *(as context for this year's approach and assignments)*
- Council Member Seating Chart for 2006 – 2011 & 2012 *(blank)*

Legislation and Background Material for First Reading:

- **Ord 12-01** To Amend the Outline Plan and District Ordinance for Parcel I of the Woolery Planned Unit Development (PUD) – Re: 1480 W. Tapp Road (Tommy and Lesli Berry, Petitioners)
  - Certification (8 – 1); Maps of Surrounding Uses and Structures; Aerial Photo; Memo to Council from James Roach, Senior Zoning Planner; November 7th Staff Report to the Plan Commission; Report from the Environmental Commission; Growth Policies Plan (GPP) Provisions – Re: Community Activity Centers (CACs); Petitioner Materials including: Letter from Consultant; Site Plans; Elevations and Building Footprint; Emails in Favor of the Project from Users of the Current Facilities)
  Contact: James Roach at 349-3423 or roachja@bloomington.in.gov

Minutes from Regular Session:
None

Memo

Organizational Meeting and Committee of the Whole on Wednesday, January 4th

The Council will hold an Organizational Meeting immediately followed by a Committee of the Whole on Wednesday, January 4, 2012. The Organizational Meeting is the occasion when the Council conducts elections and appoints members to boards and commissions and the President assigns seating and members to serve on Council Committees. It is also begins the first legislative cycle of 2012 by introducing one ordinance which is contained in this packet and will be discussed at the Committee of the Whole immediately following the Organizational Meeting.

Group Photo on January 18, 2012: The Council Photo on the webpage should be changed to reflect the new members for this term and officers for this year. Please let Dan or Stacy Jane know whether you will be available either before or after the Regular Session on January 18th for a brief photo session.

Organizational Meeting - Elections, Appointments and Assignments

The Organizational Meeting is the time for the Council to hold elections and make appointments and for the new President to make assignments. These actions typically occur in the following order:

- The Council elects officers – President, Vice President, and Parliamentarian (and the outgoing President is presented with the gavel);
- The new officers are seated and the new President assigns seating for rest of the Council members *(Please note that any two Council members who wish to switch seats may do so by written request to the Council President (BMC 2.04.110)* ;
- The Council appoints Council members to various boards and commissions; and
- The President assigns to Council members to Council committees.

Please see the attached sheets for appointments, assignments, and seating – which include last year's decisions (for some historical context) and blank forms for this year's decisions.

First Readings:

Item 1 - <u>Ord 12-01</u> Amending the Outline Plan and District Ordinance for the Woolery Planned Unit Development (PUD) – 1800 West Tapp Road (Tommy and Lesli Berry, Petitioners)

<u>Ord 12-01</u> amends the Outline Plan and District Ordinance for Parcel I of Woolery Planned Unit Development (PUD) at 1800 West Tapp Road to add recreational center as a permitted use at the request of Tommy and Leslie Berry. [1] This summary is based upon the *Memo* and materials submitted by James Roach, Senior Zoning Planner.

Site and Surrounding Uses. The entire Woolery PUD was approved in 1994 and encompassed 170 acres that stretched from Weimer Road on the west to Thomson Park on the north and to Rockport Road on the south. Those acres were divided into 10 parcels - with eight set aside for various densities of residential use, one set aside for business uses, and another set aside for commercial uses.

Parcel I is the one set aside for commercial uses. It includes 11.11 acres of land located on the western side of the PUD north of Tapp Road. The parcel is surrounded on the north by the Woolery Stone Mill and Cassady Electric in a parcel largely designated for multi-family, on the east by multi-family uses, on the south by a Quarry designation and on the west by a large, mixed use PUD on the other side of Weimer Road.

Much has happened within this PUD since 1994. Amendments in 1996 and 2001 provided for a school on the eastern side near Adams Street, changed the mix of residential uses (but not densities) for a group of the parcels, and also added some uses for the business park south of Tapp Road (which included a driving range and were not to detract from the viability of Parcel I). During that time, the Clear Creek Trail was constructed and now will be routed north through the large PUD to the west rather than on the western edge of the Woolery PUD.

Other than the construction of two roads – Kegg Road, which runs from Tapp Road to the Stone Mill (and, as can be seen on the enclosed aerial photo, is lined on the eastside with an impressive wall of large, cut limestone boulders) and Sunstone Drive, which connects Kegg Road to Adams Street on the east – and the

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[1] In a related action, that does not need Council approval, the petitioners have also sought to subdivide the 11.11 acre Parcel I into three lots, with the 1.68 acre Lot 3 to be owned by them.

relocation of Cassady Electric Company next to the mill (which was authorized with an amendment to the PUD in 2001), the western side of the PUD has not seen much development and Parcel I has seen none since 1994.

The *Memo* notes that Lot 3 has "few environmental constraints … (aside from) a handful of trees on the north end of the site that will be preserved with this petition."

Proposal. The petitioners want to move their Bloomington United Gymnastics School (BUGS) and Bloomington United Soccer School (BUSS) from two rented buildings on Yost Avenue to one 26,000 s.f. largely metal building they would own on the eastside of Kegg Road. The current enterprise employs 40 part-time workers and brings approximately 600 children to the facilities every week primarily from 4:00 p.m. to 9:00 p.m. on weekdays and throughout the weekend.

Please note that the materials contain approximately 50 e-mails from parents and users of the current facilities who speak highly of the petitioner's commitment to this nine-year-old enterprise, value the opportunity they provide to the children of this community to participate in sports, appreciate the proximity of the site to both the Clear Creek Trail (which would offer biking access from the south and exercise to families who drop kids off at the gyms) and SR 37 (which may draw participants from other communities).

Primary access would be from Kegg Road, where the quarry rampart would be breached for a road that would serve the petitioner's lot on the north as well as the as yet undeveloped lot on the south. A secondary (emergency) access would be provided off Sunstone Drive on the north. There will be 39 parking spaces onsite along with parallel parking on Kegg Road and between 15-20 spaces available at the Mill building site on the north.

Basis for Review. For the benefit of the new Council members, I thought it would be useful to share what statute directs the Plan Commission and Council to consider when asked to decide upon amendments to PUDs.[2] In that regard, statute says that you "shall pay reasonable regard to:

- the Comprehensive (Growth Policies) Plan (GPP);
- current conditions and the character of current structures and uses in each district;

[2] IC 36-7-4-603 provides such guidance when these entities are considering proposals under the 600 series (which includes establishing and amending Title 20 - Unified Development Ordinance - and the incorporated zoning maps).

- the most desirable use for which the land in each district is adapted;
- the conservation of property values throughout the jurisdiction; and
- responsible development and growth."

Conformance with the Growth Policies Plan. The *Memo* to the Council from James Roach, Senior Zoning Planner, touches upon those considerations and first focuses on what the GPP foresees for this site. In that regard, the *Memo* notes that Parcel I is designated as a Community Activity Center (CAC), which is one of 11 land use types set forth in Part 2 of the GPP. Each land-use type is analyzed in terms of intent, land use, urban services, and site design. With that in mind, the salient aspects of the CAC provisions indicate that this site should:

<u>Intent</u>

- serve more than the surrounding neighborhoods and be able to accommodate persons who drive to this destination;

<u>Land Use</u>

- consist of medium-scaled commercial retail and service uses;

<u>Urban Services</u>

- be connected to future city-wide greenway system in order to enhance the recreational opportunities and provide access for multiple modes of transportation;
- be located on high classification roadways (Collectors and Arterials) that can handle the traffic without overwhelming pedestrian movements;

<u>Site Design</u>

- be sensitive to the surrounding context; and
- emphasize Urban Design and the creation of a distinct design style for each area;
- increase accessibility for pedestrians and transit users by placing the buildings close to the street; and
- locate and design parking to minimize obstructions for pedestrian access;

Permitted Uses. The *Memo* notes that Parcel I was conceived as a "traditional medium scale shopping center" with an anchor (probably a grocery store) and outlots, but did not include any non-retail uses "like the proposed recreational center or offices, churches or daycare centers." Even with the 1.68 acres carved out for the petitioners, the remaining 9.5 acres in this parcel would be large enough for this purpose and is similar in size to the new Kroger on South Old SR 37 and Walnut Square at South Walnut and Country Club Drive.

Development Standards. Based upon the detailed site plan, the *Memo* notes that, aside from the architectural standards, this proposal will comport with the development standards for a Commercial Arterial (CA) district. Those standards include the "maximum impervious surface coverage, sidewalks, street trees, bike parking, signage, setbacks, maximum parking and landscaping requirements."

Architecture. As noted above, the *Memo* indicates that the petitioners sought approval for architectural plans that deviate from the UDO standards regarding "materials, blank wall control, roofing style, and entrance detailing." In that regard, the proposal calls for a building with "a low-pitched metal roof … vertical metal siding and windows placed high on the walls. This style was intended to "complement the former Woolery Stone Mill and the yet to be constructed industrial style buildings along Kegg Road" and is also consistent with other big recreational centers in the community.

Utilities. The *Memo* notes that the site "can be adequately served by existing water and sewer mains" and that the City of Bloomington Utilities (CBU) is reviewing the related plans. It also notes that "the large pond on the west side of Kegg Road … (can) handle the stormwater detention for this site" and that the petitioners will be submitting a Final Plan that includes "either pervious pavers or natural stormwater filtration … to filter the parking lot run-off."

Plan Commission Action: On November 7th, after waiving the typical second hearing, the Plan Commission voted 8-1 to approve these amendments and authorize staff to review the Final Plans for this project.

NOTICE AND AGENDA
BLOOMINGTON COMMON COUNCIL ORGANIZATIONAL MEETING
FOLLOWED BY A COMMITTEE OF THE WHOLE
7:30 P.M., WEDNESDAY, JANUARY 4, 2012
COUNCIL CHAMBERS
SHOWERS BUILDING, 401 N. MORTON ST.

I. ROLL CALL

II. AGENDA SUMMATION

III. APPROVAL OF MINUTES FOR: *None*

IV. REPORTS (A maximum of twenty minutes is set aside for each part of this section.)

1. **Councilmembers**
2. **The Mayor and City Offices**
3. **Council Committees**
4. **Public ***

V. ELECTION OF OFFICERS (The newly-elected President will assign seats to Council members before the Council makes appointments to boards and commissions).

VI. APPOINTMENTS TO BOARDS AND COMMISSIONS

VII. LEGISLATION FOR SECOND READING AND RESOLUTIONS

None

VIII. LEGISLATION FOR FIRST READING

1. Ordinance 12-01 To Amend the Outline Plan and District Ordinance for Parcel I of the Woolery Planned Unit Development (PUD) – Re: 1480 W. Tapp Road (Tommy and Lesli Berry, Petitioners)

IX. ADDITIONAL PUBLIC COMMENT * (A maximum of twenty-five minutes is set aside for this section.);

X. COUNCIL SCHEDULE

XI. ADJOURNMENT

* Members of the public may speak on matters of community concern not listed on the agenda at one of the two *Reports from the Public* opportunities. Citizens may speak at one of these periods, but not both. Speakers are allowed five minutes; this time allotment may be reduced by the presiding officer if numerous people wish to speak.

(and immediately reconvene for)

COMMITTEE OF THE WHOLE

Chair: Granger

1. Ordinance 12-01 To Amend the Outline Plan and District Ordinance for Parcel I of the Woolery Planned Unit Development (PUD) – Re: 1480 W. Tapp Road (Tommy and Lesli Berry, Petitioners)

Asked to Attend: James Roach, Senior Zoning Planner, Planning Department
Representative of Petitioners

Posted & Distributed: Friday, December 30, 2011

City of Bloomington
Office of the Common Council

To: Council Members
From: Council Office
Re: Calendar for the Week of 1-6 January 2012

Sunday, 1 January 2012

12:00 pm Swearing-in Ceremony for Elected Officials, Council Chambers

Monday, 2 January 2012

City Offices Closed In Observance of New Years Day

Tuesday, 3 January 2012

1:30 pm Development Review Committee, McCloskey
5:00 pm Redevelopment Commission, McCloskey
5:00 pm Utilities Service Board, Utilities, 600 E. Miller Dr.
5:30 pm Board of Public Works, Council Chambers
7:30 pm Telecommunications Council, Council Chambers

Wednesday, 4 January 2012

12:00 pm Bloomington Urban Enterprise Association, McCloskey
5:30 pm Commission on Hispanic and Latino Affairs, Hooker
7:30 pm Common Council, Organizational Meeting followed by a Committee of the Whole, Council Chambers

Thursday, 5 January 2012

4:00 pm Bloomington Digital Underground Advisory Council, McCloskey
5:30 pm Commission on the Status of Women, McCloskey
5:30 pm Community Development Block Grant Public Hearing for Physical Improvement Applications, Council Chambers

Friday, 6 January 2012

No meetings are scheduled for this date.

Posted and Distributed: Friday,30 December 2011

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Material Related to Action at Organizational Meeting:

- List of Council Positions - Officers, Appointments, and Assignments for 2012 *(blank)*
- List of Council Positions - Officers, Appointments, and Assignments for 2011
- List of Interview Committee Assignments in 2012 (*blank*)
- List of Interview Committee Assignments in 2011 *(as context for this year's approach and assignments)*
- Council Member Seating Chart for 2006 – 2011 & 2012 *(blank)*

COUNCIL OFFICERS, APPOINTMENTS & ASSIGNMENTS FOR 2012

ACTION BY MOTIONS OF THE COUNCIL

President _____
Vice President _____
Parliamentarian _____

Citizens Advisory Committee - Community Development Block Grants (CDBG)
Social Services _____
Physical Improvements _____

Commission for Bloomington Downtown _____

Economic Development Commission (City) _____

Economic Development Commission (County) _____

Environmental Resource Advisory Committee _____

Metropolitan Planning Organization _____

Plan Commission _____

Solid Waste Management District _____

Board of the Urban Enterprise Association _____

Utilities Service Board _____

Bloomington Economic Development Corporation _____

Bloomington Commission on Sustainability _____

* *Councilmember Rollo currently chairs the City/County Deer Task Force*

ACTION BY PRESIDENT (By Assignment)

Jack Hopkins Social Services Funding Committee (5 council members)

Council Sidewalk Committee (4 council members) (Regarding 2013 Funds)

Council Interview Committees for Citizen Appointments to Boards and Commissions (see accompanying list)

COUNCIL OFFICERS, APPOINTMENTS & ASSIGNMENTS FOR 2011

ACTION BY MOTIONS OF THE COUNCIL

President	Susan Sandberg
Vice President	Andy Ruff
Parliamentarian	Tim Mayer

Citizens Advisory Committee - Community Development Block Grants (CDBG)

Social Services	Sandberg
Physical Improvements	Mayer
Commission for Bloomington Downtown	Sturbaum
Economic Development Commission (City)	Satterfield
Economic Development Commission (County)	Moore
Environmental Resource Advisory Committee	Rollo
Metropolitan Planning Organization	Ruff
Plan Commission	Piedmont-Smith
Solid Waste Management District	Volan
Board of the Urban Enterprise Association	Sturbaum
Utilities Service Board (Ex-Officio)	Mayer
Bloomington Economic Development Corporation	Sandberg
Bloomington Commission on Sustainability	Rollo

* *Councilmember Rollo currently chairs the City/County Deer Task Force and the Platinum Bike Task Force*

ACTION BY PRESIDENT (By Assignment)

Jack Hopkins Social Services Funding Committee (5 council members)
Mayer, Piedmont-Smith, Ruff, Sandberg & Satterfield

Council Sidewalk Committee (4 council members) (Regarding 2012 Funds)
Rollo, Ruff, Satterfield and Sturbaum

Council Interview Committees for Citizen Appointments to Boards and Commissions (see accompanying list)

2011 Appointments and Assignments

2012 COUNCIL			
BOARD AND COMMISSION INTERVIEW COMMITTEES			
Animal Control Commission	Bicycle & Pedestrian Safety Commission	Bloomington Commission on Aging	Bloomington Commission on Sustainability
Bloomington Arts Commission	Bloomington Digital Underground	Bloomington Historic Preservation Commission	Bloomington Human Rights Commission
Bloomington Public Transportation Corporation	Bloomington Urban Enterprise Association	Board of Housing Quality Appeals	Board of Zoning Appeals
Commission on Hispanic and Latino Affairs	Commission on the Status of Black Males	Commission on the Status of Women	Community & Family Resources Commission
Environmental Commission	Housing Trust Fund Board of Directors	Martin Luther King, Jr. Birthday Commission	Redevelopment Commission
Telecommunications Council	Traffic Commission	Tree Commission	Utilities Service Board
** Notes: The Council appoints 3 advisory members to the HPC and the Mayor appoints 7 voting members with the consent of the Council.*			

The President assigns members to interviewing committees (per Standing Committees - BMC 2.04.210) and these assignments usually, but need not, remain in place for the entire term. These committees meet to review applications for appointments to their respective boards/commissions after the media has been informed of the vacancies (per BMC 2.02.020), and then determine whether to interview applicants and, if so, which ones. Interviews and deliberations usually occur on a Wednesday evening before a Council meeting and then the recommendations are forwarded to the full Council for the final action. Please note that while the Open Door Law allows the initial review and cut to be done in an Executive Session, the interviews, if any, and final recommendations must occur at a public meeting (per IC 5-14-1.5-6(b)(10)).

2011 COUNCIL			
BOARD AND COMMISSION INTERVIEW COMMITTEES			
Animal Control Commission	Bicycle & Pedestrian Safety Commission	Bloomington Commission on Aging	Bloomington Commission on Sustainability
Tim Mayer Mike Satterfield Chris Sturbaum	Isabel Piedmont-Smith Dave Rollo Chris Sturbaum	Tim Mayer Susan Sandberg Mike Satterfield	Dave Rollo Steve Volan Brad Wisler
Bloomington Community Arts Commission	Bloomington Digital Underground	Bloomington Historic Preservation Commission	Bloomington Human Rights Commission
Andy Ruff Susan Sandberg Chris Sturbaum	Isabel Piedmont-Smith Mike Satterfield Steve Volan	Mike Satterfield Chris Sturbaum Steve Volan	Dave Rollo Susan Sandberg Stephen Volan
Bloomington Public Transportation Corporation	Bloomington Urban Enterprise Association	Board of Housing Quality Appeals	Board of Zoning Appeals
Tim Mayer Stephen Volan Chris Sturbaum	Isabel Piedmont-Smith Chris Sturbaum Stephen Volan	Tim Mayer Andy Ruff Mike Satterfield	Tim Mayer Dave Rollo Mike Satterfield
Commission on Hispanic and Latino Affairs	Commission on the Status of Black Males	Commission on the Status of Women	Community & Family Resources Commission
Tim Mayer Susan Sandberg Steve Volan	Andy Ruff Susan Sandberg Mike Satterfield	Isabel Piedmont-Smith Dave Rollo Susan Sandberg	Isabel Piedmont-Smith Chris Sturbaum Stephen Volan
Environmental Commission	Housing Trust Fund Board of Directors	Martin Luther King, Jr. Birthday Commission	Redevelopment Commission
Andy Ruff Dave Rollo Chris Sturbaum	Isabel Piedmont-Smith Dave Rollo Susan Sandberg	Andy Ruff Susan Sandberg Mike Satterfield	Andy Ruff Mike Satterfield Chris Sturbaum
Telecommunications Council	Traffic Commission	Tree Commission	Utilities Service Board
Isabel Piedmont-Smith Mike Satterfield Steven Volan	Andy Ruff Mike Satterfield Chris Sturbaum	Isabel Piedmont-Smith Stephen Volan Brad Wisler	Tim Mayer Susan Sandberg Brad Wisler
** Notes: The Council appoints 3 advisory members to the HPC and the Mayor appoints 7 voting members with the consent of the Council.*			

The President assigns members to interviewing committees (per Standing Committees - BMC 2.04.210) and these assignments usually remain in place for the entire term. These committees meet to review applications for appointments to their respective boards/commissions after the media has been informed of the vacancies (per BMC 2.02.020), and then determine whether to interview applicants and, if so, which ones. Interviews and deliberations usually occur on a Wednesday evening before a Council meeting and then the recommendations are forwarded to the full Council for the final action. Please note that while the Open Door Law allows the initial review and cut to be done in an Executive Session, the interviews, if any, and final recommendations must occur at a public meeting (per IC 5-14-1.5-6(b)(10)).

2011 Committees and Assignments

Council Member Seating 2006 – 2012
(Assigned by President)[1]

Seating For the Year 2006

Banach/ Wisler	Diekhoff	Gaal	Rollo	Sturbaum	Mayer	Ruff	Sabbagh	Volan
			Vice President	President	Parliamentarian			

Seating For the Year 2007

Wisler	Diekhoff	Sabbagh	Volan	Rollo	Mayer	Sturbaum	Sandberg	Ruff
			Vice President	President	Parliamentarian			

Seating For the Year 2008

Rollo	Wisler	Piedmont	Ruff	Sandberg	Volan	Sturbaum	Satterfield	Mayer
			Vice President	President	Parliamentarian			

Seating For the Year 2009

Rollo	Wisler	Sandberg	Piedmont-Smith	Ruff	Volan	Sturbaum	Satterfield	Mayer
			Vice President	President	Parliamentarian			

Seating For the Year 2010

Rollo	Wisler	Sandberg	Ruff	Piedmont-Smith	Satterfield	Volan	Sturbaum	Mayer
			Vice President	President	Parliamentarian			

Seating For the Year 2011

Wisler	Rollo	Sturbaum	Ruff	Sandberg	Mayer	Satterfield	Volan	Piedmont-Smith
			Vice President	President	Parliamentarian			

Seating For the Year 2012

			Vice President	President	Parliamentarian			

[1] Written requests by two Council members to exchange seats will be granted by the President. (per BMC2.04.110)

ORDINANCE 12-01

TO AMEND THE OUTLINE PLAN AND DISTRICT ORDINANCE FOR PARCEL I OF THE WOOLERY PLANNED UNIT DEVELOPMENT (PUD) – Re: 1480 W. Tapp Road (Tommy and Lesli Berry, Petitioners)

WHEREAS, Ordinance 06-24, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled, "Zoning," including the incorporated zoning maps, and incorporated Title 19 of the Bloomington Municipal Code, entitled "Subdivisions," went into effect on February 12, 2007; and

WHEREAS, the Plan Commission has considered this case, PUD-29-11, recommended that the petitioners, Tommy and Lesli Berry, be granted an amendment to the PUD District Ordinance and the list of permitted uses for Parcel I of the Woolery PUD, and thereby requests that the Common Council consider this petition;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. Through the authority of IC 36-7-4 and pursuant to Chapter 20.04 of the Bloomington Municipal Code, the PUD District Ordinance and the list of permitted uses shall be amended for the property at 1480 W. Tapp Rd. The property is further described as follows:

A part of the Southeast quarter of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Southeast quarter; thence SOUTH 88 degrees 44 minutes 52 seconds EAST along the south line of said quarter a distance of 1695.91 feet to the southeast corner of Parcel 1 in the Woolery Planned Community Phase 1 as recorded in Plat Cabinet C, envelope 129 in the Office of the Recorder of Monroe County, Indiana; thence NORTH 01 degree 15 minutes 08 seconds EAST along the east line of said Parcel 1 a distance of 50.00 feet to the north right-of-way of Tapp Road and the POINT OF BEGINNING; thence NORTH 88 degrees 44 minutes 52 seconds WEST along said north right-of-way a distance of 710.00 feet to the east right-of-way of Keg Road; thence NORTH 01 degree 15 minutes 08 seconds EAST along said east right-of-way a distance of 429.46 feet to the beginning of a tangent curve concave to the west having a radius of 1030.00 feet and a chord which bears NORTH 03 degrees 13 minutes 08 seconds WEST 160.59 feet; thence northerly along said curve an arc distance of 160.75 feet to the intersection of the easterly right-of-way of Keg Road with the southerly right-of-way of Sunstone Drive; thence along said southerly right-of-way the following four (4) courses:

1. NORTH 74 degrees 09 minutes 12 seconds EAST along said southerly right-of-way a distance of 35.23 feet to the beginning of a tangent curve concave to the north having a radius of 180.15 feet and a chord which bears NORTH 61 degrees 39 minutes 44 seconds EAST 77.98 feet; thence
2. easterly along said curve an arc distance of 78.60 feet to the beginning of a reverse curve concave to the south having a radius of 270.00 feet and a chord which bears NORTH 62 degrees 11 minutes 58 seconds EAST 121.96 feet; thence
3. easterly along said curve an arc distance of 123.02 feet; thence
4. NORTH 75 degrees 15 minutes 08 seconds EAST 358.36 feet to the east line of the aforementioned Parcel 1; thence SOUTH 20 degrees 56 minutes 54 seconds EAST along said east line a distance of 449.77 feet; thence SOUTH 01 degrees 15 minutes 08 seconds WEST 380.00 feet to the POINT OF BEGINNING, containing 11.11 acres, more or less.

SECTION 2. The PUD District Ordinance shall be attached hereto and made a part thereof.

SECTION 3. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 4. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2012.

_____
, President
Bloomington Common Council

ATTEST:

_____
REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2012.

_____
REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2012.

_____
MARK KRUZAN, Mayor
City of Bloomington

SYNOPSIS

This ordinance adds “Recreation Center” to the list of permitted uses for Parcel I of the Woolery PUD and approves changes to the UDO architectural standards for this use.

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 12-01 is a true and complete copy of Plan Commission Case Number PUD-29-11 which was given a recommendation of approval by a vote of 8 Ayes, 1 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on November 7, 2011.

Date: November 17, 2011

Thomas B. Micuda, Secretary
Plan Commission

Received by the Common Council Office this 17th day of NOVEMBER, 2011.

Regina Moore, City Clerk

Appropriation Ordinance # _____

Fiscal Impact Statement Ordinance # _____

Resolution # _____

Type of Legislation:

Appropriation	End of Program	Penal Ordinance
Budget Transfer	New Program	Grant Approval
Salary Change	Bonding	Administrative Change
Zoning Change	Investments	Short-Term Borrowing
New Fees	Annexation	Other

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure ___ _____ ___ Emergency _____
Unforseen Need _____ Other _____

Funds Affected by Request:

Fund(s) Affected		
Fund Balance as of January 1	$	$
Revenue to Date	$	$
Revenue Expected for Rest of year	$	$
Appropriations to Date	$	$
Unappropriated Balance	$	$
Effect of Proposed Legislation (+/-)	$	$
Projected Balance	$	$

Signature of Controller

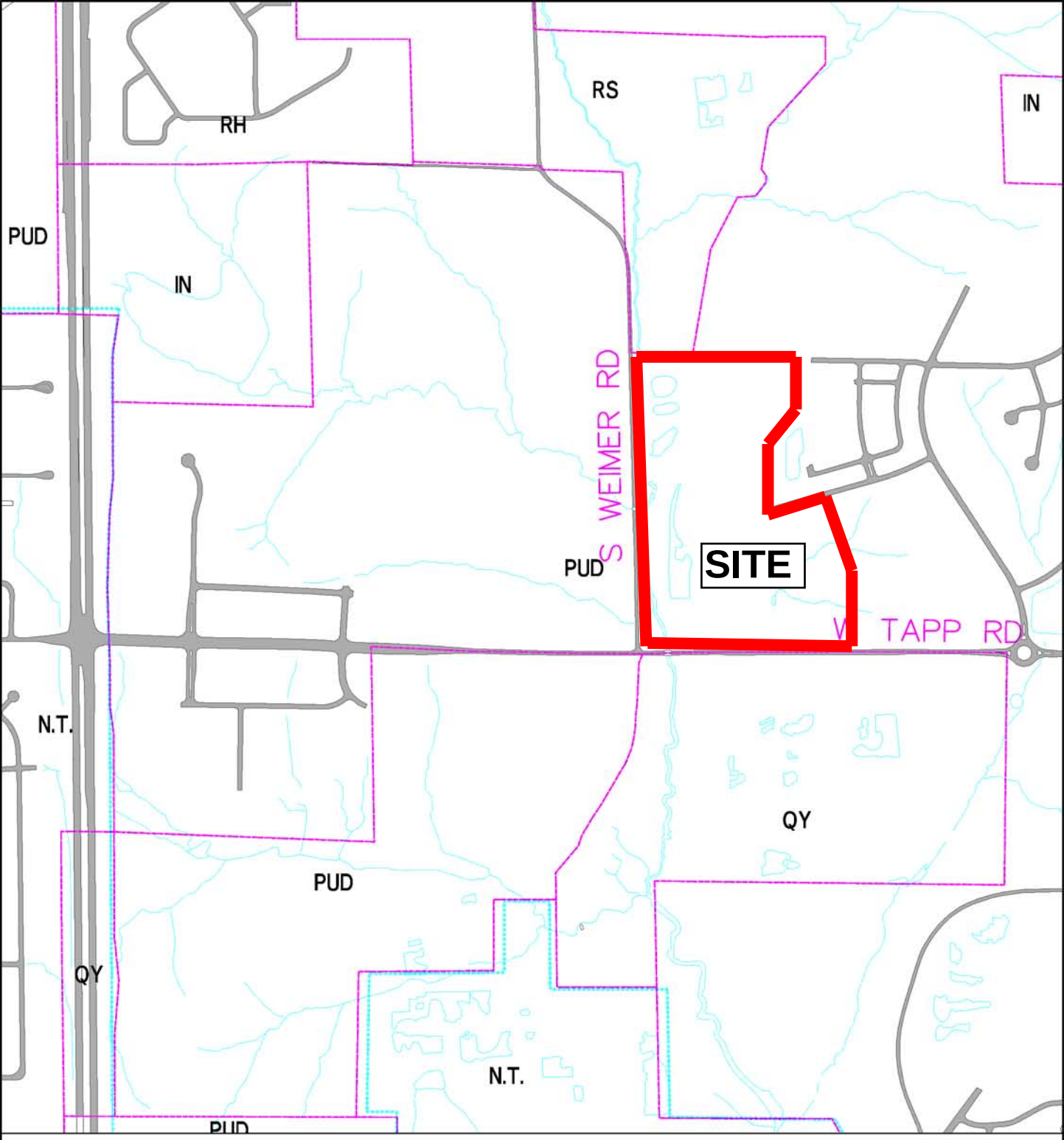
Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?

Yes _____ No _____

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)

FUKEBANEI ORD=CERT.MRG



PUD-29-11
Location and Zoning Map

By: roachja
3 Nov 11

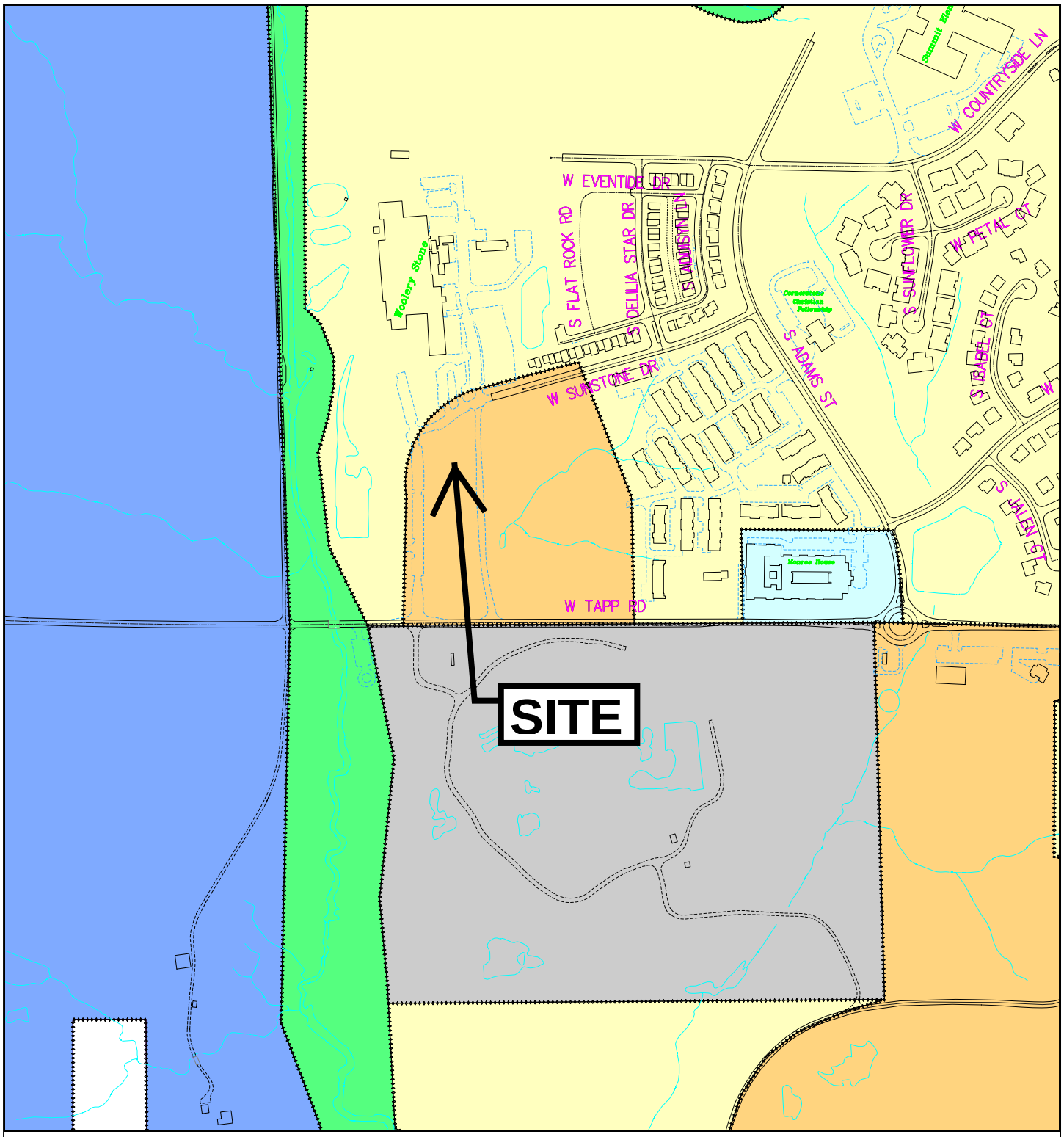
800 0 800 1600 2400

N

City of Bloomington
Planning

Scale: 1" = 800'

For reference only; map information NOT warranted.



PUD-29-11
2002 GPP Map

By: roachja
3 Nov 11

500 0 500 1000 1500

N

City of Bloomington
Planning

Scale: 1" = 500'

For reference only; map information NOT warranted.

ORDINANCE 12-01

TO AMEND THE OUTLINE PLAN AND DISTRICT ORDINANCE FOR PARCEL I OF THE WOOLERY PLANNED UNIT DEVELOPMENT (PUD) – Re: 1480 W. Tapp Road (Tommy and Lesli Berry, Petitioners)

WHEREAS, Ordinance 06-24, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled, "Zoning," including the incorporated zoning maps, and incorporated Title 19 of the Bloomington Municipal Code, entitled "Subdivisions," went into effect on February 12, 2007; and

WHEREAS, the Plan Commission has considered this case, PUD-29-11, recommended that the petitioners, Tommy and Lesli Berry, be granted an amendment to the PUD District Ordinance and the list of permitted uses for Parcel I of the Woolery PUD, and thereby requests that the Common Council consider this petition;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. Through the authority of IC 36-7-4 and pursuant to Chapter 20.04 of the Bloomington Municipal Code, the PUD District Ordinance and the list of permitted uses shall be amended for the property at 1480 W. Tapp Rd. The property is further described as follows:

A part of the Southeast quarter of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Southeast quarter; thence SOUTH 88 degrees 44 minutes 52 seconds EAST along the south line of said quarter a distance of 1695.91 feet to the southeast corner of Parcel 1 in the Woolery Planned Community Phase 1 as recorded in Plat Cabinet C, envelope 129 in the Office of the Recorder of Monroe County, Indiana; thence NORTH 01 degree 15 minutes 08 seconds EAST along the east line of said Parcel 1 a distance of 50.00 feet to the north right-of-way of Tapp Road and the POINT OF BEGINNING; thence NORTH 88 degrees 44 minutes 52 seconds WEST along said north right-of-way a distance of 710.00 feet to the east right-of-way of Keg Road; thence NORTH 01 degree 15 minutes 08 seconds EAST along said east right-of-way a distance of 429.46 feet to the beginning of a tangent curve concave to the west having a radius of 1030.00 feet and a chord which bears NORTH 03 degrees 13 minutes 08 seconds WEST 160.59 feet; thence northerly along said curve an arc distance of 160.75 feet to the intersection of the easterly right-of-way of Keg Road with the southerly right-of-way of Sunstone Drive; thence along said southerly right-of-way the following four (4) courses:

1. NORTH 74 degrees 09 minutes 12 seconds EAST along said southerly right-of-way a distance of 35.23 feet to the beginning of a tangent curve concave to the north having a radius of 180.15 feet and a chord which bears NORTH 61 degrees 39 minutes 44 seconds EAST 77.98 feet; thence
2. easterly along said curve an arc distance of 78.60 feet to the beginning of a reverse curve concave to the south having a radius of 270.00 feet and a chord which bears NORTH 62 degrees 11 minutes 58 seconds EAST 121.96 feet; thence
3. easterly along said curve an arc distance of 123.02 feet; thence
4. NORTH 75 degrees 15 minutes 08 seconds EAST 358.36 feet to the east line of the aforementioned Parcel 1; thence SOUTH 20 degrees 56 minutes 54 seconds EAST along said east line a distance of 449.77 feet; thence SOUTH 01 degrees 15 minutes 08 seconds WEST 380.00 feet to the POINT OF BEGINNING, containing 11.11 acres, more or less.

SECTION 2. The PUD District Ordinance shall be attached hereto and made a part thereof.

SECTION 3. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 4. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2012.

_____
, President
Bloomington Common Council

ATTEST:

_____
REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2012.

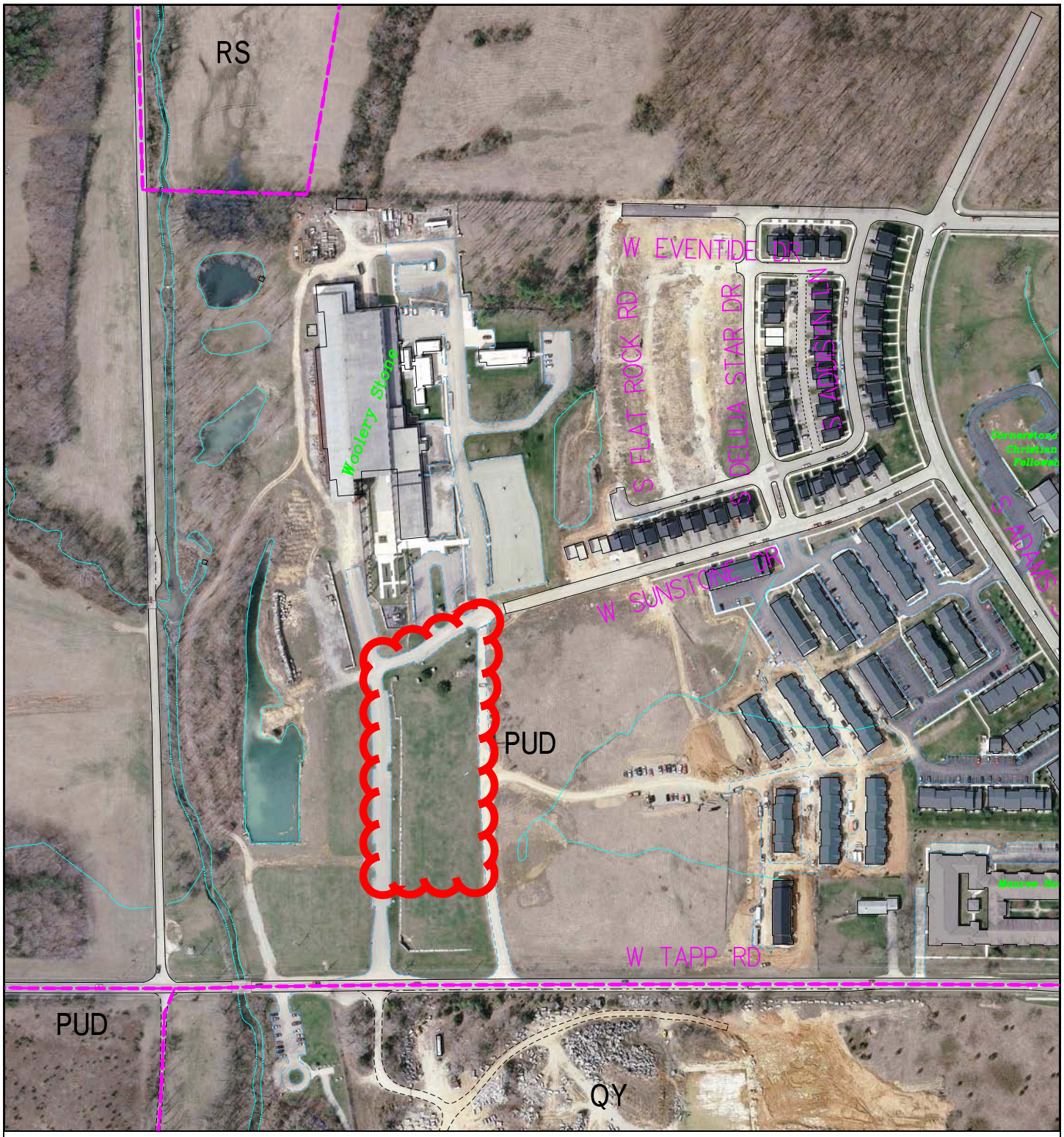
_____
REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2012.

_____
MARK KRUZAN, Mayor
City of Bloomington

SYNOPSIS

This ordinance adds “Recreation Center” to the list of permitted uses for Parcel I of the Woolery PUD and approves changes to the UDO architectural standards for this use.



PUD-29-11
2010 Aerial Photo

By: roachja
1 Nov 11

300 0 300 600 900

N

City of Bloomington
Planning

Scale: 1" = 300'

For reference only; map information NOT warranted.

To: **Members of the Common Council**
From: **James Roach, Senior Zoning Planner**
Subject: **Case # PUD-29-11**
Date: **November 28, 2011**

Attached is the PUD District Ordinance pertaining to Plan Commission Case # PUD-02-11. The PUD District Ordinance is made up of the staff reports, petitioner's statement and exhibits reviewed by the Plan Commission at its November 7, 2011 meeting. The Plan Commission voted 8-1 to send this petition to the Common Council with a favorable recommendation.

REQUEST: The petitioners, Tommy and Lesli Berry, are requesting a PUD Preliminary Plan amendment to allow Recreation Center as a permitted use within Parcel I of the Woolery Planned Unit Development.

SITE INFORMATION:

Address:	1800 W. Tapp Road
Area:	11.11 Acres (1.68 acres for Lot 3)
Current Zoning:	Planned Unit Development (Woolery PUD)
GPP Designation:	Community Activity Center
Existing Land Use:	Vacant
Proposed Land Use:	Recreation Center
Surrounding Uses:	North – Multi-family, Cassady Electric South – Quarry East – Vacant, multi-family West – Vacant, future mixed use Woolery Mill properties

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REPORT: The petitioners are seeking approval to allow the development of a portion of Parcel I of the Woolery Planned Unit Development. This PUD was created in 1994 by case #PUD-64-94. Parcel I was originally 13.5 acres in size, was approved as a neighborhood shopping center, and is located on the north side of W. Tapp Road, northeast of the intersection of Tapp Rd. and S. Weimer Road and southeast of the former Woolery Stone Mill. The approved uses for Parcel I ranged from small scale shops and services to larger scale commercial uses like groceries, restaurants and gas stations, but nothing has been developed yet.

The property is part of a subdivision request being reviewed by the Plat Committee. The subdivision would create three lots from Parcel I. The future lot for this use is approximately 1.68 acres and is currently vacant. The site is bordered by a constructed, but not yet dedicated public street (to be called Kegg Road) to the west, the remainder of Parcel I to the east and the south, and the Cassady Electric offices and the former Woolery Stone Mill to the north.

The petitioners currently operate an indoor gymnastic school (Bloomington United Gymnastics School) and an indoor soccer school (Bloomington United

Soccer School) on two adjacent buildings in an industrial area on Yost Avenue within the Monroe County Planning Jurisdiction. They have been in business since 2002 and would like to consolidate their operations in a single building in a location closer to the City's greenway system.

The petitioners propose to construct a 26,000 square foot building on the north side of a lot to be created in Parcel I. This lot is at the southeast corner of W. Sunstone Drive and S. Kegg Road. A PUD Preliminary Plan Amendment is required to change the permitted use list for Parcel I to include "Recreation Center."

Growth Policies Plan: This property is located within the Community Activity Center (CAC) land use category of the Growth Policies Plan (GPP). The GPP states that the primary intent of the CAC is to "provide community-serving commercial opportunities in the context of a high density, mixed use development." (page 35)

The GPP makes several recommendations associated with CACs that can apply to this PUD Preliminary Plan Amendment.

- [The CAC should] be designed to serve not only pedestrian traffic from nearby neighborhoods, but also a community-wide group of users that may drive a personal vehicle to the CAC.
- The primary land use in the CAC should be medium scaled commercial retail and service uses.
- Community Activity Centers should be connected to a future city-wide greenway system in order to create adequate public recreation space as well as alternative means to access the development.
- A Community Activity Center should be located at an intersection which is made up of designated Collector or Arterial streets, in order to provide automobile access without overwhelming the pedestrian aspects of the development.
- The CAC should be sensitive to the surrounding context.
- An increased emphasis must be placed on Urban Design and the creation of a distinctive design style in each area.
- Buildings should be developed with minimum street setbacks to increase pedestrian and transit accessibility.
- Parking should be located and designed with an emphasis on minimizing pedestrian obstacles to accessing businesses.

This portion of the Woolery PUD has already met many of the recommendations of the CAC including use of on-street parking, access to a greenway and access to open space (Clear Creek floodplain).

PUD DISTRICT ORDIANCE/PRELIMINARY PLAN REVIEW ISSUES:

Permitted Uses: The approved PUD anticipated that Parcel I would be developed with a traditional medium scale shopping center, likely anchored by a grocery store, with out-lots and B-shops. In the 17 years since this PUD was

approved there have been no petitions to develop these uses on Parcel I. While the permitted use list included a wide range of commercial uses, it did not contain many non-retail uses like the proposed Recreation Center or offices, churches or daycare centers. If this use is approved, the remainder of Parcel I will still contain almost 9.5 acres of land for development of commercial use. In comparison, this is similar in size to the Kroger center at E. Rhorer Road and S. Old SR 37 and the Walnut Square center at S. Walnut Street and W. Country Club Drive. The Plan Commission found that the proposed use was consistent with the GPP recommendations for Community Activity Centers.

Development Standards: Parcel I was originally approved with Commercial Arterial (CA) zoning district development standards. As part of this request, the petitioners only proposed changes to the architectural standards of the CA district (see below). While the petitioners have not developed a complete PUD Final Plan, they have designed the site to a level of detail to show that they can comply with all other CA standards, including maximum impervious surface coverage, sidewalks, street trees, bike parking, signage, setbacks, maximum parking, and landscaping requirements.

Architecture: The petitioners propose to utilize an industrial aesthetic for the design of the building. The building would have a low-pitched metal roof and would utilize vertical metal siding and windows placed high on the wall. The petitioners' architect designed the building to complement the former industrial Woolery Stone Mill and the yet to be constructed industrial style buildings along Kegg Rd. These buildings were proposed to be 2-3 stories tall and included vertical metal siding, large square windows and little ornamentation.

In addition, the nature of the proposed use may not lend itself well to the architectural requirements of the UDO, especially the requirements for changes in modulation and large windows. Other similar style buildings include the Twin Lakes Recreation Center and the YMCA.

With this PUD amendment, the Plan Commission also approved changes to the Architecture Standards in the UDO. The proposed building can be built as depicted and would not have to meet UDO standards for materials, blank wall control, roofing style and entrance detailing.

Final Plan Review: The Plan Commission authorized the Planning Staff to review future final plans for this use on Lot 3.

SITE DESIGN REVIEW ISSUES:

Environmental Constraints: Few environmental constraints exist on the proposed Lot 3. There are a handful of trees at the north end of the site that will be preserved with this petition. There are no known karst features, wetlands, steep slopes or floodplain on this lot.

Access: Main access to the site would be from a new drive cut off of Kegg Rd. This drive would be shared with a proposed lot to the south, at the corner of Kegg Rd. and Tapp Rd. The property is separated from Kegg Rd. by a limestone

mill block retaining wall. The new drive and a new pedestrian staircase would necessitate removal of parts of this wall. In addition to the main drive, a secondary Fire Department access drive is shown on the north side of the building with access from Sunstone Dr.

Utilities: Water and sanitary sewer plans have been submitted to City Utilities and are under review. The lot can be adequately served by the existing water and sanitary sewer mains within Kegg Rd. and Sunstone Dr.

Stormwater: The petitioners have submitted preliminary stormwater calculations to City Utilities for review. The large pond on the west side of Kegg Road was designed to handle stormwater detention for this site. While not shown on the plans, the Final Plan will also include either pervious pavers or natural stormwater filtration (such as bio-swales or rain gardens) to filter parking lot run-off.

Parking: The UDO does not require any parking for this commercial use. The UDO permits a maximum parking for this use of 104 spaces. The petitioners are proposing 39 on-site spaces. Spill-over parking would be handled with a combination of street parking and parking at the Woolery Mill site.

Developer Track Record: The petitioners have no development history within the City of Bloomington. They currently rent buildings outside the City limits.

PLAN COMMISSION CONCLUSIONS: The Plan Commission found that the GPP's policies toward Community Activity Centers, approved after creation of the use list for this PUD, supported larger community scale uses like the one proposed. The Plan Commission also found that the architecture of the building was appropriate for the use especially with the industrial nature of the Woolery Mill building.

RECOMMENDATION: The Plan Commission voted 8-1 to forward this petition to the Common Council with a favorable recommendation with no conditions.

BLOOMINGTON PLAN COMMISSION **CASE #: PUD-29-11**
FIRST HEARING STAFF REPORT **DATE: November 7, 2011**
LOCATION: 1800 W. Tapp Road

PETITIONER: Tommy and Lesli Berry
2001 S. Renwick Blvd., Bloomington

COUNSEL: Bledsoe, Riggert and Guerrettaz
1351 W. Tapp Road, Bloomington

REQUEST: The petitioners are requesting a PUD Preliminary Plan amendment to allow Recreation Center as a permitted use within Parcel I of the Woolery Planned Unit Development.

SITE INFORMATION:

Lot Area:	1.68 Acres (for Lot 3)
Current Zoning:	Planned Unit Development (Woolery PUD)
GPP Designation:	Community Activity Center
Existing Land Use:	Vacant
Proposed Land Use:	Recreation Center
Surrounding Uses:	North – Multi-family, Cassady Electric South – Quarry East – Vacant, multi-family West – Vacant, future mixed use Woolery Mill properties

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REPORT: The petitioners are seeking approval to allow the development of a portion of Tract I of the Woolery Planned Unit Development. This PUD was created in 1994 by case #PUD-64-94. Parcel I was originally 13.5 acres in size, was approved as a neighborhood shopping center, and is located on the north side of W. Tapp Road, northeast of the intersection of Tapp Rd. and S. Weimer Road and southeast of the former Woolery Stone Mill. The approved uses for Parcel I ranged from small scale shops and services to larger scale commercial uses like groceries, restaurants and gas stations, but nothing has been developed yet.

This portion of Parcel I is approximately 1.68 acres and is currently vacant. The site is bordered by a constructed, but not yet dedicated public street (to be called Keg Road) to the west, the remainder of Parcel I to the east and the south, and the Cassady Electric offices and the former Woolery Stone Mill to the north.

The petitioners currently operate an indoor gymnastic school (Bloomington United Gymnastics School) and an indoor soccer school (Bloomington United Soccer School) on two adjacent buildings in an industrial area on Yost Avenue within the Monroe County Planning Jurisdiction. They have been in business since 2002 and would like to consolidate their operations in a single building in a location closer to the City's greenway system.

The petitioners propose to construct a 26,000 square foot building on the north side of a lot to be created in Parcel I. This lot is at the southeast corner of W. Sunstone Drive and S. Keg Road. A PUD Preliminary Plan Amendment is required to change the permitted use list for Parcel I to include "Recreation Center." This request requires two Plan Commission meetings and is ultimately decided by the Common Council. Also requested is delegation of the PUD Final Plan to staff level for the Recreation Center.

Growth Policies Plan: This property is located within the Community Activity Center (CAC) land use category of the Growth Policies Plan (GPP). The GPP states that the primary intent of the CAC is to "provide community-serving commercial opportunities in the context of a high density, mixed use development." (page 35)

The GPP makes several recommendations associated with CACs that can apply to this PUD Preliminary Plan Amendment.

- [The CAC should] be designed to serve not only pedestrian traffic from nearby neighborhoods, but also a community-wide group of users that may drive a personal vehicle to the CAC.
- The primary land use in the CAC should be medium scaled commercial retail and service uses.
- Community Activity Centers should be connected to a future city-wide greenway system in order to create adequate public recreation space as well as alternative means to access the development.
- A Community Activity Center should be located at an intersection which is made up of designated Collector or Arterial streets, in order to provide automobile access without overwhelming the pedestrian aspects of the development.
- The CAC should be sensitive to the surrounding context.
- An increased emphasis must be placed on Urban Design and the creation of a distinctive design style in each area.
- Buildings should be developed with minimum street setbacks to increase pedestrian and transit accessibility.
- Parking should be located and designed with an emphasis on minimizing pedestrian obstacles to accessing businesses.

This portion of the Woolery PUD has already met many of the recommendations of the CAC including use of on-street parking, access to a greenway and access to open space (Clear Creek floodplain).

PUD PRELIMINARY PLAN REVIEW ISSUES:

Permitted Uses: The approved PUD anticipated that Parcel I would be developed with a traditional medium scale shopping center, likely anchored by a grocery store, with out-lots and B-shops. In the 17 years since this PUD was approved there have been no petitions to develop these uses on Parcel I. While the permitted use list included a wide range of commercial uses, it did not contain many non-retail uses like the proposed Recreation Center or offices, churches or

daycare centers. If this use is approved, the remainder of Parcel I will still contain almost 9.5 acres of land for development of commercial use. In comparison, this is similar in size to the Kroger center at E. Rhorer Road and S. Old SR 37 and the Walnut Square center at S. Walnut Street and W. Country Club Drive. Staff finds the proposed use to be consistent with the GPP recommendations for Community Activity Centers.

Development Standards: Parcel I was originally approved with Commercial Arterial (CA) zoning district development standards. As part of this request, the petitioners have proposed few changes to the CA development standards (see below). While the petitioners have not developed a complete PUD Final Plan, they have designed the site to a level of detail to show that they can comply with the CA standards for maximum impervious surface coverage, sidewalks, street trees, bike parking, signage, setbacks, maximum parking, and landscaping requirements.

SITE DESIGN/PUD FINAL PLAN REVIEW ISSUES:

Architecture: The petitioners propose to utilize an industrial aesthetic for the design of the building. The building would have a low-pitched metal roof and would utilize vertical metal siding and windows placed high on the wall. The petitioners' architect designed the building to compliment the former industrial Woolery Stone Mill and the yet to be constructed along Keg Rd. These buildings were 2-3 stories tall and included vertical metal siding, large square windows and little ornamentation.

In addition, the nature of the proposed use may not lend itself well to the architectural requirements of the UDO, especially the requirements for changes in modulation and large windows. Other similar style buildings include the Twin Lakes Recreation Center and the YMCA.

Approval of this PUD amendment, with this architecture, would have to include changes to the Architecture Standards in the UDO. The proposed building violates the following UDO architectural requirements:

1. Materials: Metal siding not permitted
2. Blank wall: Areas of blank wall greater than 40 feet not permitted
3. Patterns: Changes in color and texture required and not provided
4. Roofing: Parapet or roof eaves required and not provided
5. Entrances: Incomplete pedestrian entry detailing

Environmental Constraints: Few environmental constraints exist on this lot. There are a handful of trees at the north end of the site that will be preserved with this petition. There are no known karst features, wetland, steep slopes or floodplain on this lot.

Access: Main access to the site would be from a new drive cut off of Keg Rd. This drive would be shared with a proposed lot to the south, at the corner of Keg Rd. and Tapp Rd. The property is separated from Keg Rd. by a limestone mill

block retaining wall. The new drive and a new pedestrian staircase would necessitate removal of parts of this wall. In addition to the main drive, a secondary Fire Department access drive is shown on the north side of the building with access from Sunstone Dr.

Utilities: Water and sanitary sewer plans have been submitted to City Utilities and are under review. The lot can be adequately served by the existing water and sanitary sewer mains within Keg Rd. and Sunstone Dr.

Stormwater: The petitioners have submitted preliminary stormwater calculations to City Utilities for review. While City Utilities has not yet completed their review, the primary issue is whether the large pond to the west was approved to handle the required stormwater detention and water quality requirements for this site. If so, the petitioners may not be required to provide on-site detention. If not, the petitioners would need to meet stormwater detention and water quality requirements independent of the pond. The petitioners' consultant has indicated to Staff that this could be handled through underground detention.

Regardless of whether City Utilities permits the ponds to count toward requirements for water quality, the UDO requires any parking lot of 16 spaces or more to either utilize pervious pavers or natural stormwater filtration (such as bio-swales or rain gardens) to filter parking lot run-off. The petitioners would like the existing Woolery Stone Mill ponds to count toward this requirement also. The Environmental Commission believes this requirement should be met on the site. In general, staff agrees with the Environmental Commission recommendation. Staff is seeking feedback from the Plan Commission on this issue.

Parking: The UDO does not require any parking for this commercial use. The UDO permits a maximum parking for this use of 104 spaces. The petitioners are proposing 39 on-site spaces. Spill-over parking would be handled with a combination of street parking and parking at the Woolery Mill site.

Developer Track Record: The petitioners have no development history within the City of Bloomington. They currently rent buildings outside the City limits.

QUESTIONS FOR PLAN COMMISSION/GUIDANCE FOR SECOND HEARING:

1. **Uses** – Is a recreation center an appropriate use for this site? Is the use compatible with the already constructed uses in this PUD, the anticipated uses in Parcel I and the stated CAC policies of the GPP?
2. **Final Plans** – Does the petition contain enough details to allow delegation of the PUD Final Plan to staff level?
3. **Architecture** – Is the proposed architecture appropriate? Does the Plan Commission believe that the industrial aesthetic approved for the new mixed use buildings on the Wooley Mill site should be continued to Parcel I? If not appropriate, what changes should be made to the proposed building? At this point, Staff recommends that changes be made to the building to bring it more in line with the UDO architectural requirements.

4. **Stormwater quality**: Should the ponds on the common lot be utilized to meet the water quality requirements for parking lots of more than 16 spaces instead of meeting this requirement on-site?

PRELIMINARY CONCLUSIONS: Staff is supportive of the proposed use of the property. Staff finds the GPP's polices toward Community Activity Centers, approved after creation of the use list for this PUD, supports larger community scale uses like the one proposed. The other main issues of architecture and general development standards need to be further developed prior to the second hearing.

RECOMMENDATION: Staff recommends forwarding this petition to a second hearing.

MEMORANDUM

Date: October 27, 2011

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: PUD-29-2011 BUGS & BUSS

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding an amendment to the PUD District Ordinance to add gymnasium as a use to the Woolery Planned Unit Development (PUD), and to designate Site Plan approval to the planning staff.

The EC is in favor of adding the gymnasium as a use to the PUD District Ordinance, thus recommends a positive recommendation from the Plan Commission to the City Council for a PUD amendment.

ISSUES OF SOUND ENVIRONMENTAL DESIGN:

1.) GREEN BUILDING:
The EC recommends that the developer design the building with as many best practices for energy savings as possible. The EC recommends that enhanced insulation; high efficiency heating and cooling; Energy Star doors, windows, lighting, and appliances; and a white roof with a reflective coating be used. Some other green-building suggestions for this project include high efficiency toilets, programmable thermostats, sustainable floor coverings, and recycled products such as carpet and counter tops.

Green building supports Bloomington's overall commitment to sustainability and is being actively promoted by the City (http://bloomington.in.gov/greenbuild and UDO green building incentives 20.05.049 GD-01). Green building is also called for by the Mayors' Climate Protection Agreement and City Council resolution 06-05, which support the Kyoto Protocol and reduction of our community's greenhouse gas emissions, and resolution 06-07, which recognizes and calls for planning for peak oil.

Additionally, a metal pole-barn building is generally considered neither attractive or energy efficient. The EC would encourage the developer to re-design the building to fit better with the esthetics of the surrounding area rather than distract from the unique picturesque look of the rest of the PUD.

2.) LOW IMPACT DEVELOPMENT:
The EC recommends that the areas north and west of the building, which are planned with traditional landscaping, be re-designed as biofiltration swales. The islands in the parking lot should also be redesigned to be biofiltration swales, thus stormwater from the building and parking lots can be slowed down and filtered before it enters the floodplain as described in UDO 20.05.070 (m) Parking Standards; Surface Material.

The EC promotes Low Impact Development (LID) for all new development and renovations. LID includes sustainable stormwater management strategies that prevent environmental degradation from erosion, heat island

effect, pollutants, and floods. The strategies promote water infiltration that recharge aquifers, filter out pollutants, regulate temperature, and allow financial savings. The idea of LID embraces a holistic approach to manage water at its source such that stormwater can be distributed across a site and avoid channelized networks that pipe water downstream into a large stormwater management facility such as a detention or retention pond.

EC RECOMMENDATIONS:

1.) The Petitioner should apply green building practices to create a high performance and low carbon-footprint structure.

2.) The Petitioner should construct bioswales for water quality and quantity north and west of the building and in the parking lot islands.

Community Activity Center (CAC)

Intent

The Community Activity Center is designed to provide community-serving commercial opportunities in the context of a high density, mixed use development. The CAC must be designed to serve not only the pedestrian traffic from nearby neighborhoods, but also a community-wide group of users that may drive a personal vehicle to the CAC. Parking will become more important in this area than the NAC, but should still be kept to reasonable levels and skillfully designed to avoid large open areas of asphalt.

Land Use

The Community Activity Center is a mixed commercial node, larger in scale and higher in intensity than the Neighborhood Activity Center. The CAC will incorporate a balance of land uses to take advantage of the proximity to goods and services. Rather than serving a single neighborhood, commercial uses in and surrounding the CAC will be developed so as to be accessible to multiple neighborhoods by non-motorized means, without becoming a major destination for the entire City and/or region. As the central commercial node of the surrounding area, public gathering space is an ideal addition to the mix of uses. Residents will need outdoor space to access, and public open space can provide a valuable amenity to customers of the commercial units. In accordance with their greater scale, commercial uses in a Community Activity Center will have more intense site development. Average square footages of commercial spaces should be greater than those of the Neighborhood Activity Center.

- The primary land use in the CAC should be medium scaled commercial retail and service uses
- Residential units may also be developed as a component of the CAC, and would be most appropriate when uses are arranged as a central node rather than along a corridor.
- Provision of public spaces should be used as an incentive to allow additional residential units or commercial space to be developed as part of the planning approval process.

Urban Services

Like Neighborhood Activity Centers, Community Activity Centers should be located within or very near to existing developed neighborhoods. This is essential in reducing the need for extensions of sewer, water, and road facilities. The City may consider upgrading utilities in areas designated for Community Activity Centers in order to provide an incentive to develop or redevelop these locations.

- Public Transit access should be a major component of the urban services provided for any Community Activity Center.
- Community Activity Centers should be connected to a future city-wide greenway system in order to create adequate public recreation space as well as an alternative means to access the development.
- A Community Activity Center should be located at an intersection which is made up of designated Collector or Arterial streets, in order to provide automobile access without overwhelming the pedestrian aspects of the development.
- In new development or redevelopment projects, utilities should be placed underground and located so as to minimize potential conflicts with trees and other landscaping features.

Site Design

Community Activity Centers will be integrated into existing development, and CAC design should be sensitive to the surrounding context. As with similar land use districts defined in this plan, an increased emphasis must be placed on urban design and the creation of a distinctive design style in each area. A formal streetscape will help to define a Community Activity Center as a distinct node of activity serving a group of neighborhoods. The CAC should take on the form of an urban center, with a pedestrian focus and several floors of usable space, both commercial and residential.

- Buildings should be developed with minimal street setbacks to increase pedestrian and transit accessibility.
- Parking should be located and designed with an emphasis on minimizing pedestrian obstacles to accessing businesses.
- Street cuts should be limited as much as possible to reduce interruptions of the streetscape.
- Incentives should be created to encourage the inclusion of second-story residential units in the development of Community Activity Centers.
- In order to buffer pedestrians on busy corridors as well as reduce off-street parking needs, on-street parking and tree plots should be encouraged in new developments and maintained on built roadways.

Bledsoe Riggert Guerrettaz
LAND SURVEYING · CIVIL ENGINEERING

October 24, 2011

Jim Roach
City of Bloomington, Planning Department
401 N. Morton St., Suite 160
PO Box 100
Bloomington, IN 47402-0100

Re: BUGS-BUSS Training Center
Petitioner's Statement
BRG Project No. 7303

Dear Jim,

On behalf of Tommy and Lesli Berry, owners of BUGS and BUSS Youth Training facilities, we are requesting consideration by the Plan Commission and City Council for the approval of a PUD amendment to add "recreation center" to the approved list of uses for the Woolery PUD. Also, we are requesting that site plan approval for the BUGS/BUSS site be designated to staff level. This petition is being parallel processed with a request for preliminary and final plat approval for phase IX of the Woolery Planned Community, within which the proposed facility will be developed.

Proposed for the BUGS-BUSS site is a single building with adjacent parking lot. The Woolery PUD, which controls use of the site, does not include "recreation center" in its list of approved uses, hence this request. We would like to be placed on the November 5, 2011, Plan Commission meeting agenda and subsequently on the City Council agenda at the earliest dates possible.

The subject property, Lot 3, is approximately 1.68 acres. Public streets, already constructed, exist on the west and north sides of the site. They extend from an intersection with Tapp Road and connect to Sunstone Drive to the east. The proposed development is accessed from the public street to the west and shares a common drive with Lot 2, a .75 acre lot to the south, which has frontage on Tapp Rd. and shall remain undeveloped at this time. The proposed building is a 26,000 sq. ft. and is dedicated primarily to training for youth soccer and gymnastics. Included in the plan are 39 on-site parking spaces. There are also a number of parallel parking spaces provided on both frontages along the public streets and a larger common parking lot in the Woolery Planned Community just to the north of this site. We believe the proposed use is fully compatible with the existing PUD and with what the Growth Policies Plan envisions for this area.

Stormwater, sanitary and water services is available at the site and have the capacity to service the proposed use. We believe that both stormwater detention and treatment have already been provided in the common area of the existing development. Discussions with the City of Blooming Utilities are underway. We have had preliminary discussions with Fire Inspection Officer Tim Clapp with regards to fire protection service. It appears we will be able to provide what is needed to obtain his approval.

Tommy and Lesli Berry are Bloomington natives, local business owners and coaches. Their businesses, Bloomington United Gymnastics School (BUGS) and Bloomington United Soccer School (BUSS), are primarily centered on youth recreation. Both businesses have been in existence for the past decade, in adjacent leased warehouses on Yost Ave. Together their businesses service approximately 600 children per week in the community, ages 2-18, and yearly employ 40 part-time employees. The busiest time of operation is from 4-9pm on weekdays, and throughout the day on the weekends. BUGS specializes in preschool, recreation, and competitive team gymnastics. There is also a competitive cheer team. They host birthday parties as well as gymnastic meets and these bring users to BUGS beyond their traditional members. The soccer facility is centered on youth soccer training and provides supplemental winter training for the local Cutters Soccer Club. There is also an adult soccer population that uses the facility several times per week in the late evenings.

PUD-29-11
PUD District Ordinance

Paoli
1351 West Tapp Road · Bloomington, Indiana 47403 · p: 812-336-8277 · f: 812-336-0817 www.brgcivil.com

Since opening their doors in January 2002, their dream has been to combine both BUGS and BUSS, under one roof, in a building that they own to build equity towards retirement. Over the past 10 years they have earnestly pursued four different projects to achieve this dream, but have unfortunately hit insurmountable obstacles in each case. Lesli has been wonderfully persistent and hopefully they've found the right spot to make a final successful attempt. They are very excited about the Woolery Mill location, viewing its proximity to the Clear Creek trail as a great way to provide more healthy living opportunities for their gymnastics and soccer families. They also greatly value the idea of preserving the mill and are excited to be a part of the project as it moves toward its full potential. They feel their businesses could be a positive catalyst for the development of the mostly unoccupied property.

Next year is the summer Olympics and the gymnastics competition always spikes enrollment at BUGS. Their ultimate goal is to be able to open the doors to their new facility in August 2012. Lesli and Tommy are community coaches, and not developers, so this has all been a bit overwhelming, but they are dedicated to give their best effort towards completing this dream.

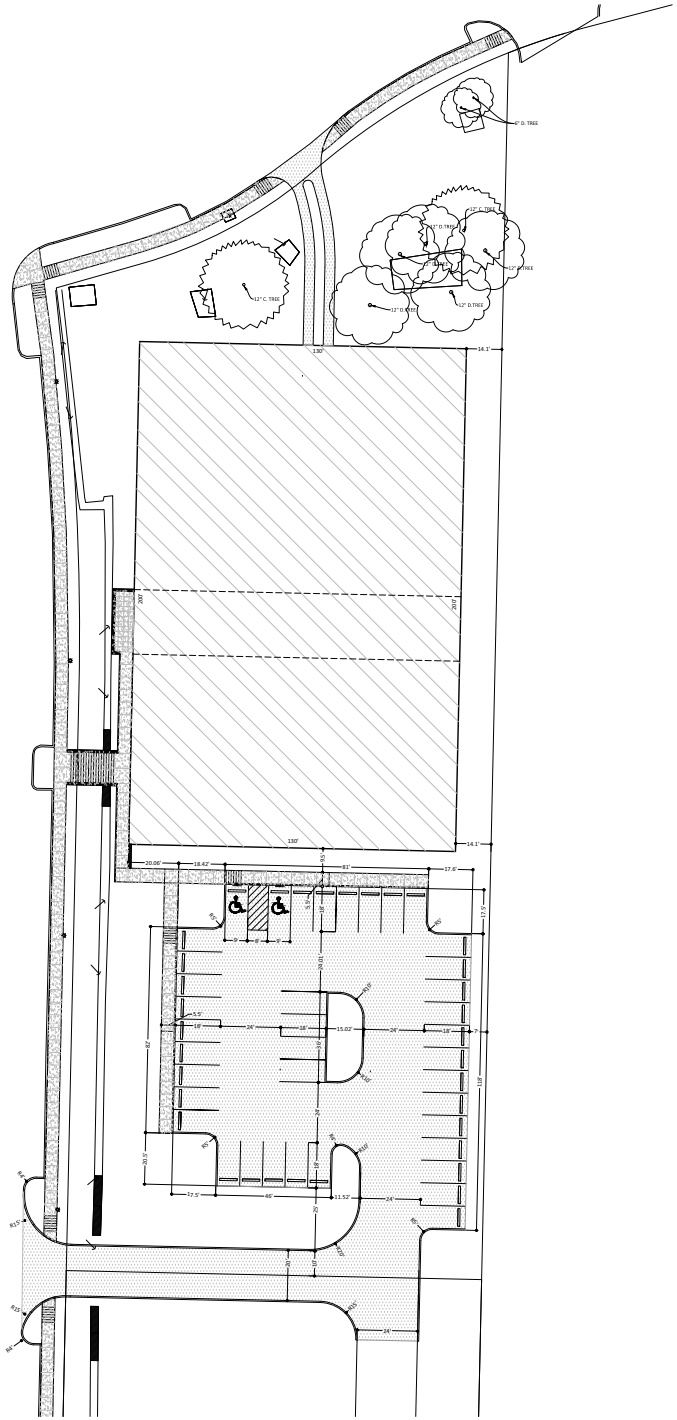
Included with this petitioners statement is the application form and fee, as well as the site, grading and drainage, utility and landscape plans for the site and conceptual elevations of the proposed building. Also included is tabulation information regarding the landscape plan requirements and the filing fee. Notices will be sent to adjacent property owners as required.

Please contact me if you have any questions.

Sincerely,

Dan Neubecker, Project Manager
Bledsoe Riggert Guerrettaz

xc: Tommy and Leslie Berry, BUGS-BUSS
File – Project No. 7303



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB, POINT OF TANGENCY, EDGE OF PAVEMENT, OR EDGE OF WALK, UNLESS OTHERWISE NOTED. ALL RADII ARE TO FACE OF CURB UNLESS NOTED OTHERWISE. CURB AND WALL COORDINATES ARE TO THE BACK, UNLESS NOTED OTHERWISE. COORDINATE DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND CENTER SIDEWALKS WITH RESPECTIVE ENTRANCES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS REQUIRED TO VERIFY FIELD CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
3. ALL DISTURBED AREAS SHALL RECEIVE 6" OF TOP SOIL, MULCH AND SEED OR BE IMPROVED AS NOTED OTHERWISE.
4. REFER TO PLAN FOR DETAILS CORRESPONDING TO PLAN NOTES.
5. SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL STREET CUTS FOR UTILITIES AND OTHER IMPROVEMENTS SHALL BE REPAIRED TO MATCH EXISTING PAVEMENT SECTION OR BETTER.

PLAN NOTES

1. ---

LEGEND

- LIMITS OF NEW ASPHALT PAVEMENT
- LIMITS OF NEW 4" THICK CONCRETE PAVING
- PAVEMENT STRIPING 2' O.C.
- LIMITS OF ASPHALT PAVEMENT PATCH
- PROPOSED BUILDING

Bledsoe Riggert Guerrettaz
Inter-disciplinary • Civil, Environmental

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Phone: 812.336.8277
Fax: 812.336.0817
www.brgcivil.com

BLOOMINGTON BEDFORD PAOLI

PRELIMINARY NOT FOR CONSTRUCTION

BUGS-BUSS Youth Training Center
Street Address
Bloomington, IN 47403

BRG Project No: 7303

SITE IMPLEMENTATION PLAN

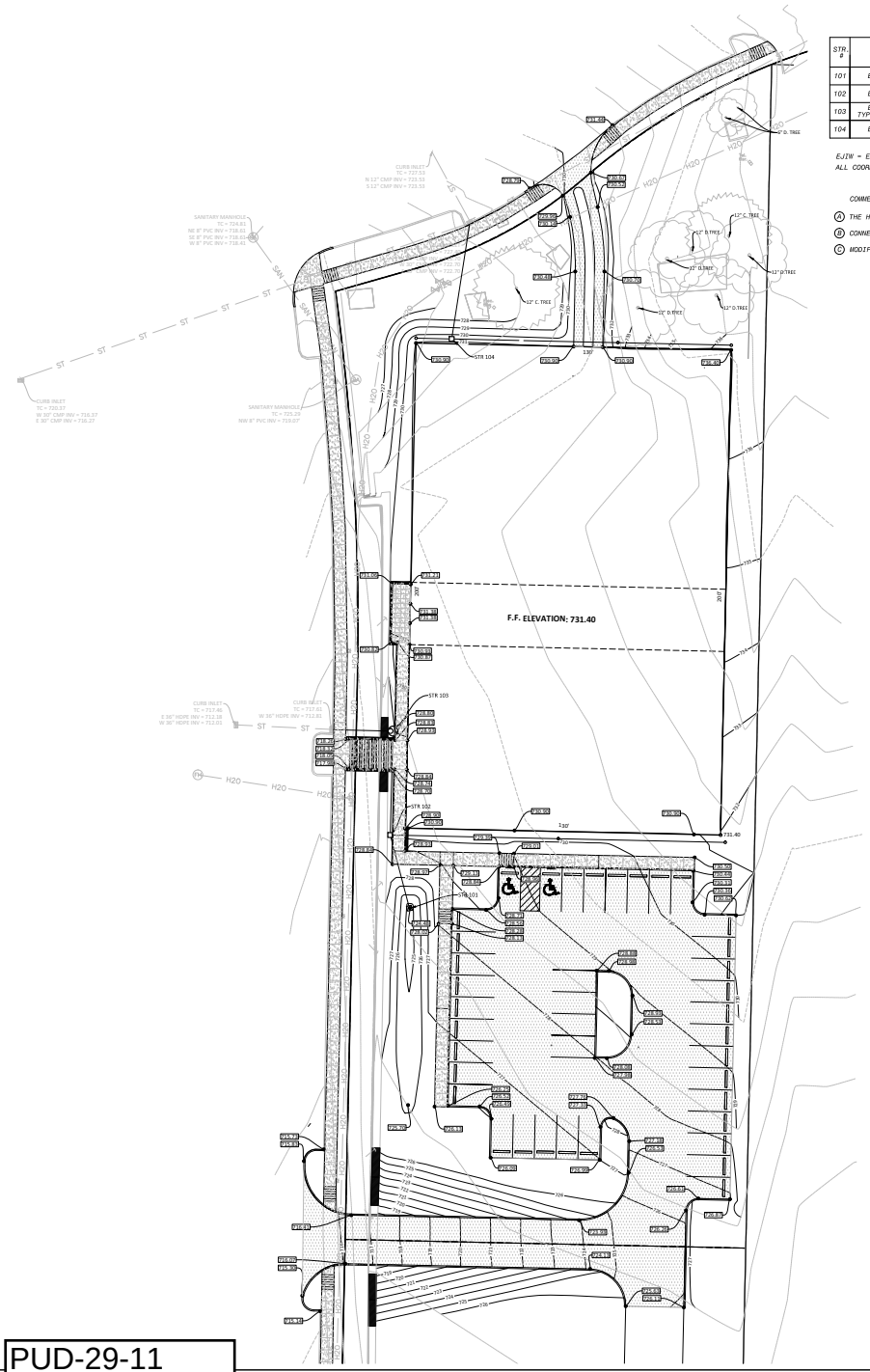
20 0 20
SCALE: 1" = 20'
NORTH

Date:	Issue:
---	---

Drawn By: **DLN**
Designed By: **DLN**
Checked By: **WSR**

C401

PUD-29-11
Site Plan



STORM STRUCTURE DATA TABLE

STR-#	CASTING	STRUCTURE TYPE	UP STR #	DN STR #	PIPE SPECIFICATIONS LENGTH, L	SIZE, D	TYPE	SLOPE	UP INV	DN INV	TOP OF CASTING	RIM ELEVATION	NORTHING	EASTING	COMMENTS
101	EJIW 5340	INLET TYPE 'A'	-	102	31'	12"	HDPE TYPE 'S'	3.23%	722.00	721.00	725.00	724.50	1416975.31	3101161.31	A
102	EJIW 8308	INLET TYPE 'A'	101/RD	103	43'	12"	HDPE TYPE 'S'	9.65%	721.00	716.85	728.70	728.70	1417005.38	3101153.29	A B
103	EJIW 1020 TYPE 'A' SOLID	48" CONE TOP MANHOLE	102	EXIST	25'	15"	HDPE TYPE 'S'	16.00%	716.85	712.85	728.85	728.85	1417048.22	3101154.41	A C
104	EJIW 8308	INLET TYPE 'A'	RD/RD	EXIST	49'	12"	HDPE TYPE 'S'	10.41%	727.90	722.80	730.40	730.40	1417209.83	3101178.62	A B C

EJIW = EAST JORDAN IRON WORKS OR APPROVED EQUAL
ALL COORDINATES ARE TO CENTER OF STRUCTURE

COMMENTS:

(A) THE HDPE TYPE 'S' PIPE SHALL BE DUAL WALL IN ACCORDANCE WITH ASSHTO M294.

(B) CONNECT BUILDING ROOF DRAINS TO 8" HDPE PIPE, AND CONNECT PIPE TO STRUCTURE

(C) MODIFY EXISTING DOWNSTREAM STRUCTURE TO ACCEPT NEW PIPE AND SEAL WATERTIGHT

GENERAL NOTES

1. GRADE ALL AREAS TO THE FINISH GRADES SHOWN.
2. CONTRACTOR TO VERIFY FIELD CONDITIONS WITH RESPECT TO THE PROPOSED GRADING PLANS AND NOTIFY ENGINEER OF ANY AND ALL DISCREPANCIES PRIOR TO BEGINNING WORK.
3. INSTALL AND MAINTAIN EROSION CONTROL DEVICES AS REQUIRED AND WHERE NECESSARY TO CONTROL SEDIMENT.
4. CONTRACTOR SHALL PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES AND FROM FLOODING PROJECT SITE AND SURROUNDING AREAS. PROTECT SUBGRADES FROM SOFTENING, UNDERMINING, WASHOUT AND DAMAGE BY RAIN OR WATER ACCUMULATION. THIS WILL REQUIRE SUPPLEMENTAL GRADING ABOVE AND BEYOND THAT SHOWN.
5. CONTRACTOR SHALL ADJUST ALL CASTINGS TO FINISHED GRADE.
6. CONTRACTOR SHALL ESTABLISH FINISH GRADES TO ENSURE POSITIVE DRAINAGE WITH NO PONDING.
7. LONGITUDINAL SIDEWALK SLOPE SHALL NOT EXCEED 5%, UNLESS NOTED OTHERWISE. TRANSVERSE SIDEWALK SLOPE SHALL NOT EXCEED 2%.
8. FINISH SURFACE GRADES OF ADA PARKING AREAS SHALL NOT EXCEED 1:50 IN ALL DIRECTIONS.
9. SPOT GRADES GIVEN AT THE FACE OF CURB INDICATE PAVEMENT EDGE/CURB INTERFACE (FLOW LINE) ELEVATION, UNLESS NOTED OTHERWISE. BOTTOM OF WALL ELEVATIONS INDICATE WHERE FINISH GRADE AND WALL MEET.

PLAN NOTES

1. ---

LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- 713.70 SPOT ELEVATION
- MEG MEET EXISTING GRADE
- TW TOP OF WALL
- BW BOTTOM OF WALL AT GRADE ELEVATION
- TS TOP OF STAIR
- BS BOTTOM OF STAIR
- FL FLOWLINE
- TC TOP OF CURB
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVING
- PROPOSED BUILDING

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PER INDIANA STATE LAW IC 8-1-26, IT IS MANDATORY THAT YOU CONTACT WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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BLOOMINGTON BEDFORD PAOLI

PRELIMINARY NOT FOR CONSTRUCTION

BUGS-BUSS Youth Training Center
Street Address
Bloomington, IN 47403
BRG Project No: 7303

SITE GRADING & DRAINAGE PLAN

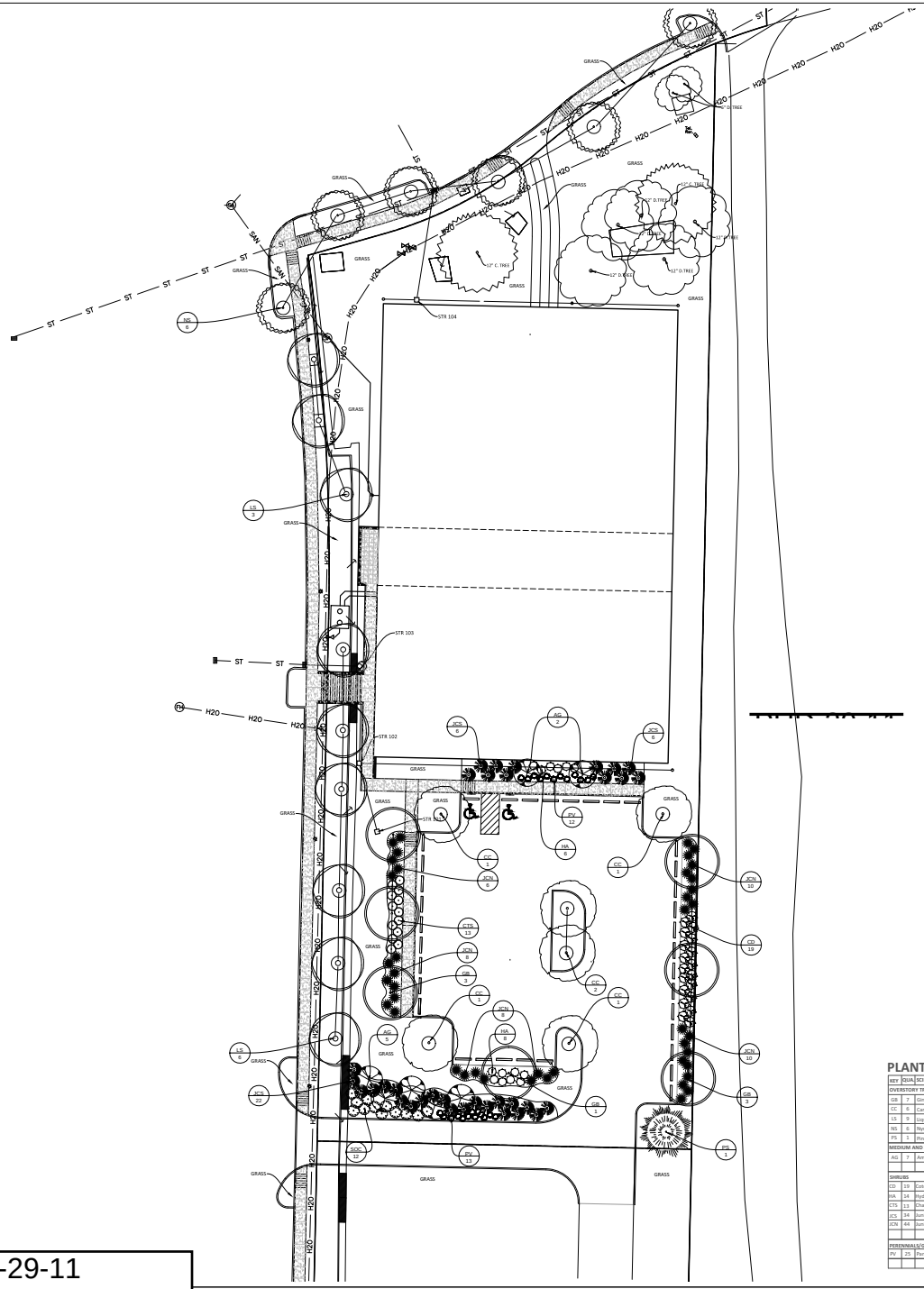
20 0 20
SCALE: 1" = 20'
NORTH

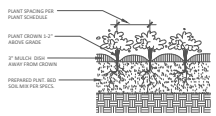
Date:	Issue:
---	---

Drawn By: DLN
Designed By: DLN
Checked By: WSR

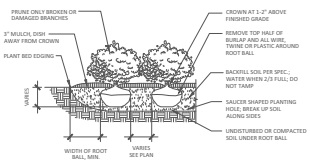
C501

PUD-29-11
Grading Plan

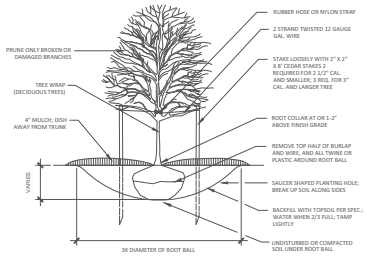




GROUNDCOVER PLANTING DETAIL



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

PLANTING SCHEDULE

KEY	QUA.	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION
OVERSTORY TREES					
GB	7	Gingko biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	2" Caliper Minimum	B & B
CC	6	Carpinus caroliniana	American Hornbeam	2" Caliper Minimum	B & B
LS	9	Liquidambar styraciflua	Sweet Gum	2" Caliper Minimum	B & B
NS	6	Nyssa sylvatica	Black Gum	2" Caliper Minimum	B & B
PS	1	Pinus strobus	Eastern White Pine	6' Height Minimum	B & B
MEDIUM AND SMALL TREES					
AG	7	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Servicoberry	2" Caliper Minimum	B & B
SHRUBS					
CD	19	Cotoneaster divaricatus	Spreading Cotoneaster	5 Gallon and 18" Height Minimum	Container
HA	14	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 Gallon and 18" Height Minimum	Container
CTS	11	Chaenomeles speciosa 'Texas Scarlet'	Texas Scarlet Flowering Quince	5 Gallon and 18" Height Minimum	Container
ICS	14	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 Gallon and 18" Height Minimum	Container
JCN	44	Juniperus chinensis 'Nicks Compact'	Nicks Compact Juniper	5 Gallon and 18" Height Minimum	Container
PERENNIALS/GRASSES					
PV	25	Panicum virgatum 'Rotstrahlbusch'	Rotstrahlbusch Red Switch Grass	1 Gallon and 18" Height Minimum	Container

GENERAL NOTES

1. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND VERIFY SITE CONDITION INFORMATION ON DRAWINGS PRIOR TO STARTING WORK AND PROMPTLY REPORT ANY DISCREPANCIES OR DEVIATIONS FROM THE INFORMATION SHOWN ON THE PLAN TO THE DESIGNER AND OWNER. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES AND CONDITIONS SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON THE LANDSCAPE PLAN. PLANT MATERIAL QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE IN THE PLANT LIST.
3. ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z 60-1996 AND CURRENT ASSOCIATION OF AMERICAN NURSERYMEN STANDARDS. NO PARK GRADE MATERIAL SHALL BE ACCEPTED.
4. SPECIMEN SIZES INDICATED ON PLANT SCHEDULE ARE MINIMUM ACCEPTABLE SIZES. LARGER SPECIMENS MAY BE UITLIZED.
5. ALL PLANTING MASSES SHALL BE CONTAINED WITHIN MULCH BEDS AND RECEIVE 4" THICK SHREDDED HARDWOOD MULCH OVER WEED BARRIER. ALL TREES OUTSIDE PLANTING BED AREAS SHALL RECEIVE A 5' MIN. DIAMETER MULCH RING AT BASE.
6. ALL LANDSCAPED AREAS NOT MULCHED SHALL BE SEEDED OR SODDED AS INDICATED, UNLESS NOTED OTHERWISE. ALL OTHER AREAS DISTURBED, GRADED OR OTHERWISE MODIFIED BY NEW CONSTRUCTION SHALL RECEIVE 6" OF TOP SOIL AND SEED. SEE SPECIFICATIONS FOR SEEDING REQUIREMENTS.
7. ALL PLANT MATERIAL SHALL BARE THE SAME RELATIONSHIP TO FINISH GRADE AS THE PLANT'S ORIGINAL GRADE PRIOR TO DIGGING. ALL PLANTS SHALL BE SET PLUMB. UNLESS NOTED OTHERWISE, IT IS THE CONTRACTOR'S OPTION TO STAKE TREES. HOWEVER, IT SHALL REMAIN THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL THE END OF CONTRACTED GUARANTEE PERIOD.
8. ALL PLANTINGS SHALL BE WATERED DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. WATER THOROUGHLY TO ENSURE ALL AIR POCKETS ARE REMOVED AROUND ROOT BALL.
9. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING PLANT MATERIAL UNTIL TIME OF ACCEPTED ESTABLISHMENT.
10. ALL PLANTING BED EDGES TO BE SPADE CUT UNLESS SPECIFIED WITH MOW STRIP OR OTHER INSTALLED EDGING.
11. PLACE BIODEGRADABLE STRAW BLANKET NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL ON SLOPES OF OR EXCEEDING 3:1 OR AS OTHERWISE INDICATED OR DIRECTED BY ENGINEER.
12. COORDINATE LANDSCAPE PLAN WITH ALL WATER QUALITY AND EROSION CONTROL MEASURES.
13. IF OWNER REQUESTS, PLANTS SHALL BE STAKED AND/OR FIELD-LOCATED BY DESIGNER AND CONTRACTOR. FINAL LOCATIONS OF TREES SHOULD BE ADJUSTED IF NEEDED TO AVOID OVERHEAD AND UNDERGROUND UTILITIES.
14. ANY PLANT MATERIAL SUBSTITUTIONS INSTALLED WITHOUT APPROVAL FROM DESIGNER AND/OR OWNER SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
15. ALL PLANTING MATERIALS, REGARDLESS OF SIZE SPECIFIED, SHALL BE OF SIZES THAT COMPLY WITH XXXXXX LANDSCAPING STANDARDS.
16. NO HEAVY MACHINERY/EQUIPMENT SHALL BE USED WITHIN ROOT ZONES OF EXISTING TREES THAT ARE TO REMAIN. CONTRACTOR SHALL ENSURE EXISTING TREES TO REMAIN ARE PROTECTED AND FULLY PRESERVED DURING THE CONSTRUCTION/GRADING PROCESS.

PLAN NOTES

1. ---

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"DIG SAFELY"

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CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544
CALL TOLL FREE
FOR A FREE, STATE LAW (IC8-1-26), PLACE MARKS ON YOUR PROPERTY WITHOUT DISTURBING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

LEGEND

- LIMITS OF NEW ASPHALT PAVEMENT
- LIMITS OF NEW 4" THICK CONCRETE PAVING
- PAVEMENT STRIPING 2' O.C.

Bledsoe Riggert Guerkema Rosenberg
Land Development • Surveying • Environmental
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BLOOMINGTON BEDFORD PAOLI

PRELIMINARY NOT FOR CONSTRUCTION

BUGS-BUSS Youth Training Center
Street Address
Bloomington, IN 47403
BRG Project No: 7303

SITE LANDSCAPE PLAN

20 0 20 NORTH
SCALE: 1" = 20'

Date:	Issue:
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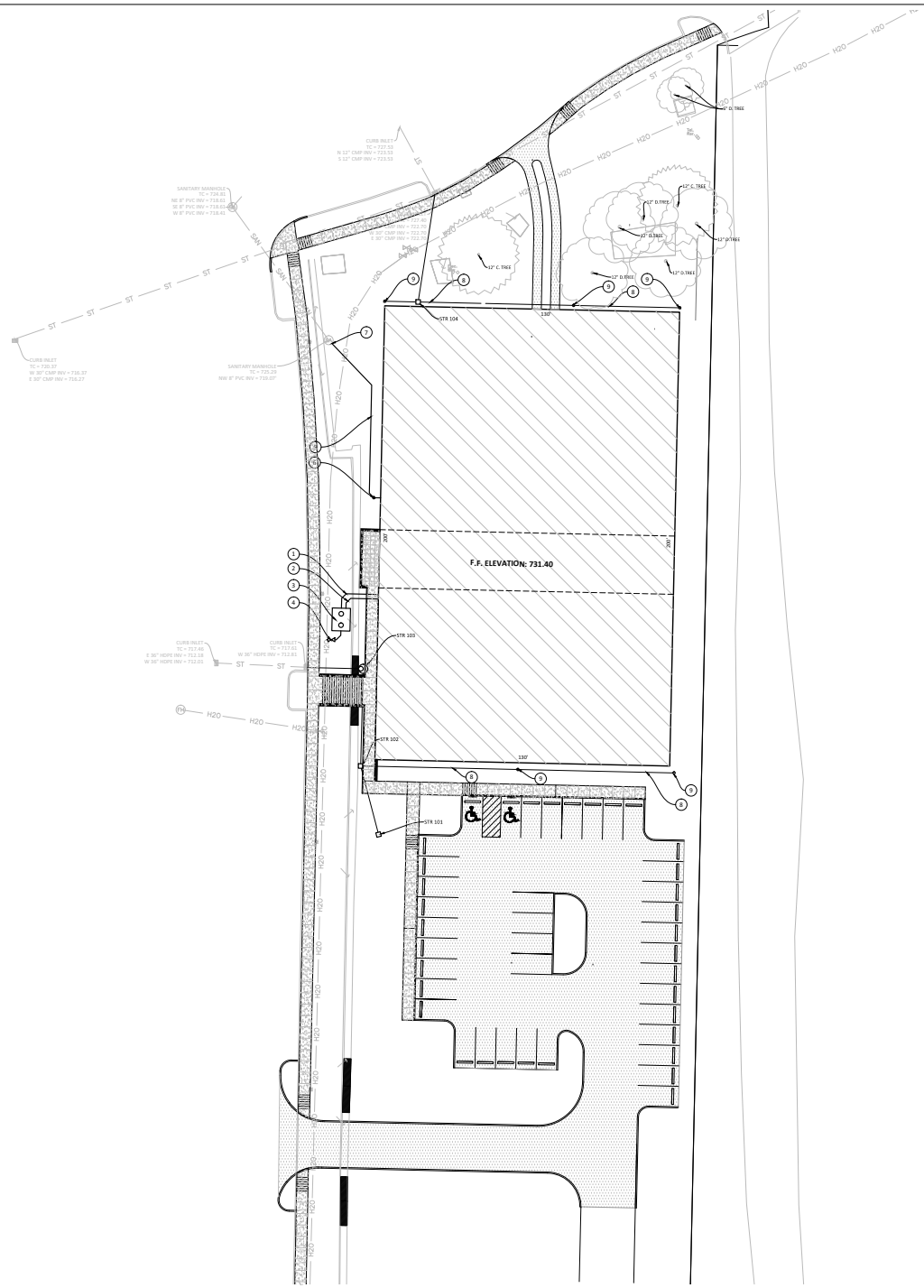
Drawn By: DLN
Designed By: DLN
Checked By: WSR

C701

PUD-29-11
Landscaping Plan



GENERAL NOTES

1. REFER TO DEMOLITION PLANS FOR SEQUENCE OF UTILITY REPLACEMENT TO ENSURE CONTINUOUS SERVICE OF ALL UTILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING AS REQUIRED TO COMPLETELY INSTALL THE WORK INDICATED.
3. CONTRACTOR SHALL COORDINATE EXACT UTILITY LOCATIONS WITH THE OWNER AND LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK. CONTACT THE INDIANA UNDERGROUND PLANT PROTECTION SERVICES INC. AT 1-800-382-5544 AND OTHER UTILITIES PRIOR TO ANY EXCAVATION ON THE SITE.
4. ALL WORK ASSOCIATED WITH WATER AND SEWER SYSTEMS SHALL COMPLY WITH THE STANDARDS & REQUIREMENTS OF THE INDIANA DEPT. OF ENVIRONMENTAL MANAGEMENT, THE INDIANA STATE DEPARTMENT OF HEALTH, THE AMERICAN WATER WORKS ASSOCIATION (AWWA), THE GREAT LAKES-UPPER MISSISSIPPI BOARD OF STATE PUBLIC HEALTH AND ENVIRONMENTAL MANAGERS (GLUMRB).
5. CONTRACTOR IS REQUIRED TO VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
6. CONTRACTOR SHALL SET ALL EXISTING AND PROPOSED CASTINGS AND CLEANOUT COVERS TO FINAL FINISHED GRADE.
7. A MINIMUM OF 18 INCHES VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SANITARY/STORM SEWER UNLESS OTHERWISE INDICATED, OR UNLESS WRITTEN PERMISSION IS GIVEN BY THE ENGINEER. SEWERS CROSSING WATER MAINS SHALL BE LAID TO MAINTAIN A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND OUTSIDE OF THE SEWER. BOTH WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF SCH 40 PVC PIPE BELOW THE SEWER MAIN. THE CROSSING SHALL BE ARRANGED SO THAT THE JOINTS IN THE SEWER MAIN WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE JOINTS IN THE WATER MAIN. THE CROSSING MUST BE AT A MINIMUM ANGLE OF 45° MEASURED FROM THE CENTERLINE OF THE SEWER AND WATER MAINS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.
8. A MINIMUM OF 10 FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SANITARY/STORM SEWER UNLESS OTHERWISE INDICATED, OR UNLESS WRITTEN PERMISSION IS GIVEN BY THE ENGINEER.
9. ALL SANITARY AND STORM LATERALS SHALL HAVE A MINIMUM COVER OF 24"- UNLESS NOTED OTHERWISE.
10. ALL SANITARY AND STORM LATERALS SHALL HAVE A MINIMUM SLOPE OF 1/8" PER FOOT UNLESS NOTED OTHERWISE.
11. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 48". INSTALL LINES WITH NO ISOLATED HIGH POINTS.
12. WHERE DISSIMILAR MATERIALS ARE JOINED TOGETHER CONTRACTOR SHALL USE A NON-SHEAR COUPLING EQUAL TO FERNCO.
13. CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE PLANS FOR ADDITIONAL UTILITY MODIFICATIONS AND NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION.
14. CONTRACTOR TO EXTEND ALL FOUNDATION, SUBDRAIN, UNDERDRAIN, INTERNAL DRAIN, ROOF DRAIN AND RETAINING WALL DRAIN PIPING TO THE NEAREST PROPOSED STORM STRUCTURE WHILE MAINTAINING POSITIVE FLOW, UNLESS NOTED OTHERWISE. ALL CONNECTIONS SHALL BE WATER TIGHT.

PLAN NOTES

1. FIRE PROTECTION LINE
2. 2" DOMESTIC WATER LINE
3. FIRE VAULT WITH POST INDICATOR AND STORZ FIRE DEPARTMENT CONNECTION
4. TAPPING VALVE AND SADDLE
5. 6" SANITARY LATERAL
6. SANITARY CLEANOUT
7. MODIFY EXISTING SANITARY STRUCTURE TO ACCEPT SANITARY LATERAL
8. 8" HDPE STORM PIPE - CONNECT ROOF DRAINS AND SLOPE TO DRAIN TO NEAREST STORM STRUCTURE - 12" MINIMUM COVER
9. STORM CLEANOUT

LEGEND

- LIMITS OF NEW ASPHALT PAVEMENT
- LIMITS OF NEW 4" THICK CONCRETE PAVING
- PAVEMENT STRIPING 2' O.C.
- LIMITS OF ASPHALT PAVEMENT PATCH
- PROPOSED BUILDING

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Bledsoe Riggert Guntzviller
Engineers - Surveyors

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BRG Project No: 7303

SITE UTILITIES PLAN

20 0 20
SCALE: 1" = 20'
NORTH

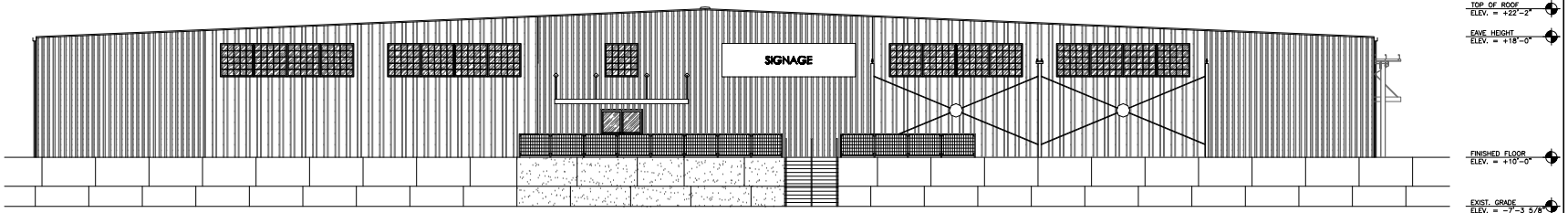
Date:	Issue:
---	---

Drawn By: DRH
Designed By: DRH
Checked By: WSR

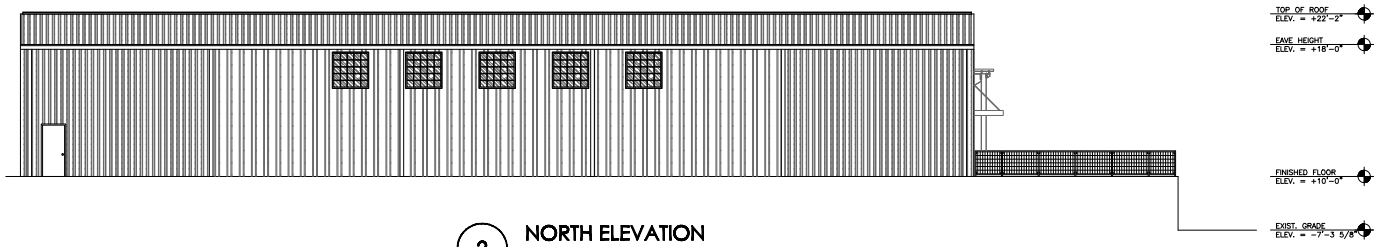
C601

PUD-29-11
Utility Plan

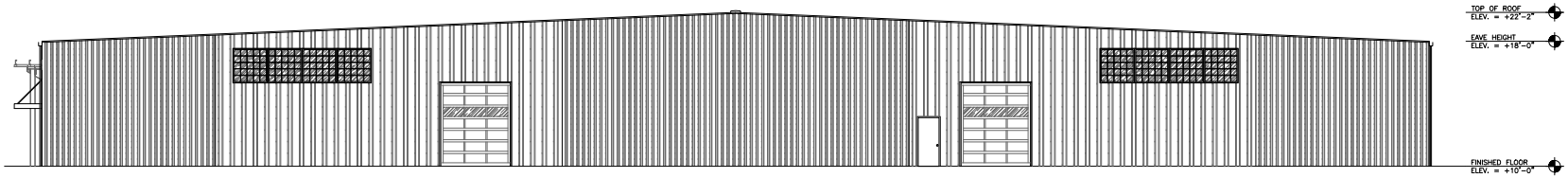
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR HOME REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO TABOR BRUCE ARCHITECTURE & DESIGN INC.



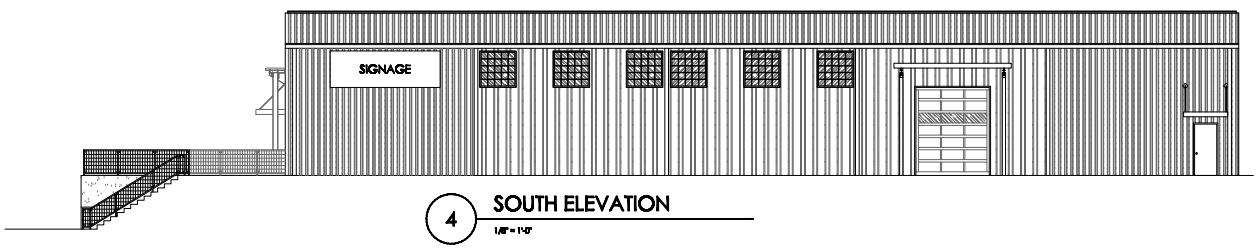
1 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

TABOR BRUCE
ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET - BLOOMINGTON, IN. 47401
TELEPHONE: (812) 339-4088 FACSIMILE: (812) 339-8488

REVISIONS

A NEW FACILITY FOR:
BLOOMINGTON UNITED GYMNASTICS & BLOOMINGTON UNITED SOCCER SCHOOL
-
BLOOMINGTON, INDIANA 47404

PROJECT NO.	XXXX
DATE	08/15/11
DRAWN BY	DRAWN BY
CHECKED BY	D. BRUCE

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NO.
AE201

J:\CURRENT\2011\Community\Victory\Concepts\#1\9527111\AE201 Exterior Elevations.dwg, AE201 (2), 9/20/2011 3:13:49 PM

PUD-29-11
Building Elevations

A NEW THREE STORY BUILDING

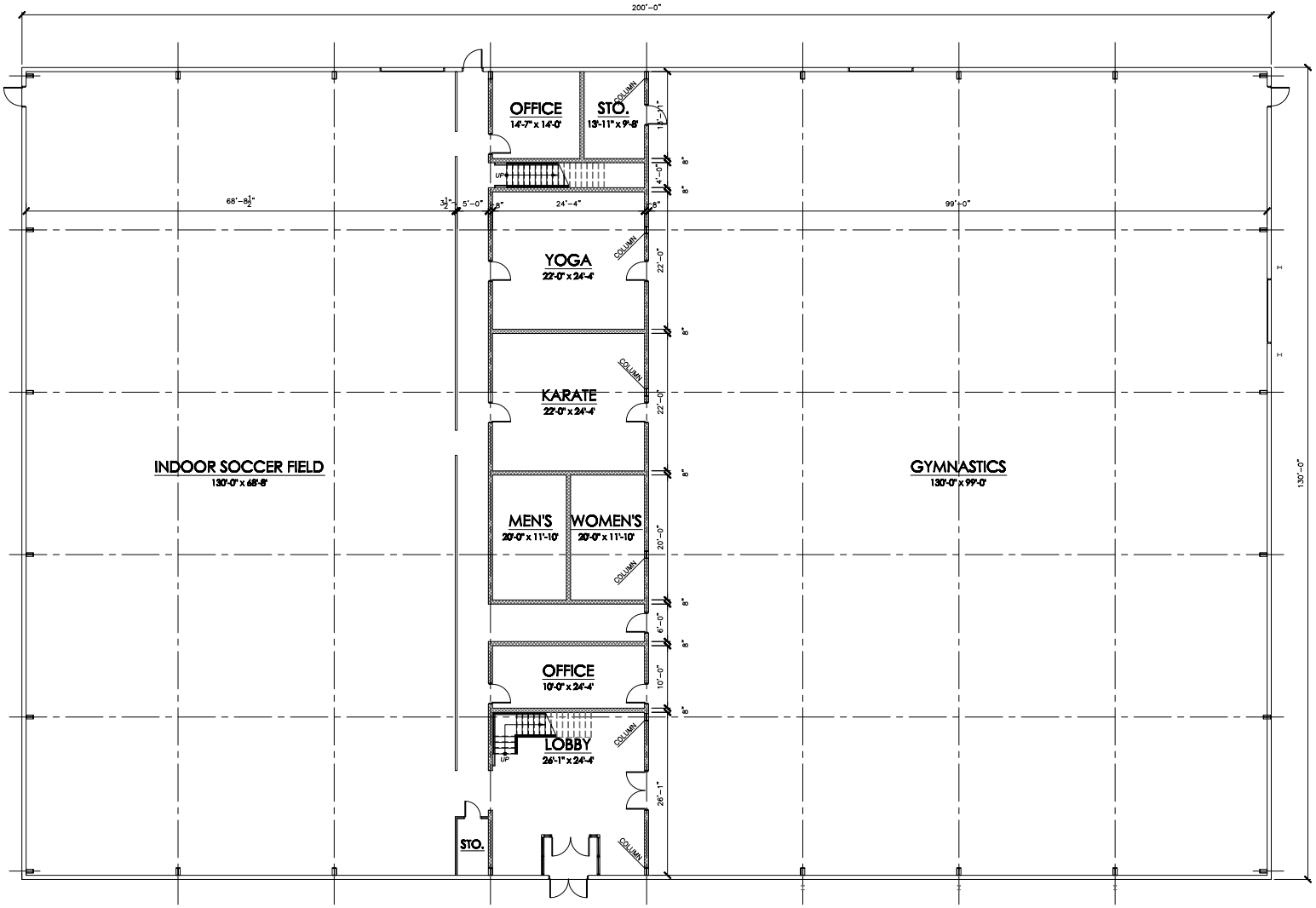
SCALE: 1/8"=1-0"

WOOLERY STONE MILL AT WOOLERY FARM

PREPARED BY KIRKWOOD DESIGN STUDIO P.C. ARCHITECTS

07.10.02

PUD-29-11
Buildings approved on Keg Road



PUD-29-11
First Floor Plan

FIRST FLOOR PLAN

N

A NEW FACILITY FOR:
BLOOMINGTON UNITED GYMNASTICS
& BLOOMINGTON UNITED SOCCER SCHOOL

CONCEPTUAL LAYOUT

1/8" = 1'-0"

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09/27/11

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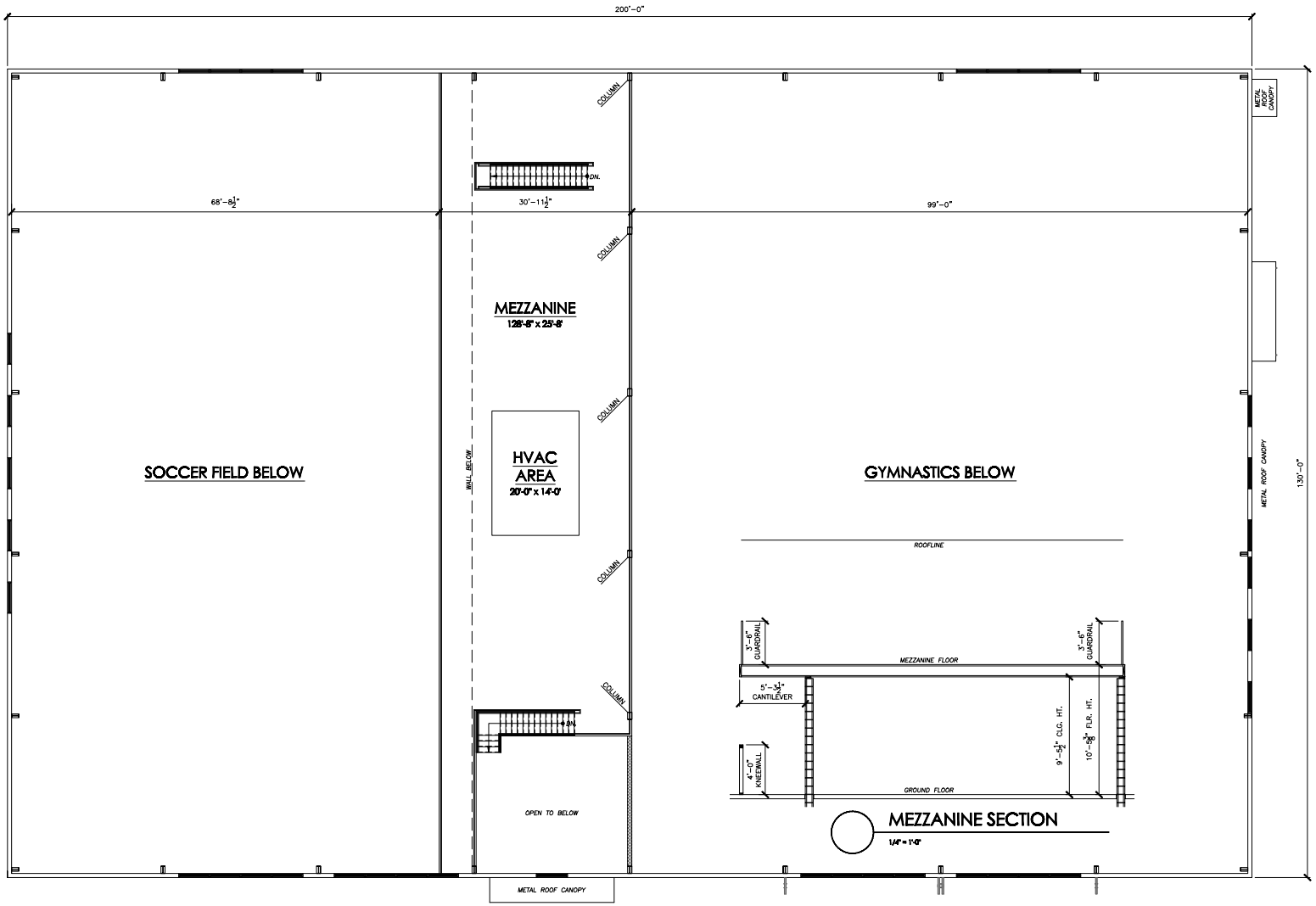

PUD-29-11
Second Floor Plan

MEZZANINE PLAN

N

A NEW FACILITY FOR:
BLOOMINGTON UNITED GYMNASTICS
& BLOOMINGTON UNITED SOCCER SCHOOL

CONCEPTUAL LAYOUT

1/8" = 1'-0"

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09/27/11

TABOR BRUCE
ARCHITECTURE & DESIGN INC.

J:\CURRENT\2011\Commercial\Hinkley\Conceptual\092711\AE\B2 Mezzanine Plan.dwg, CONCEPT, 9/26/2011 3:15:07 PM

E-Mails concerning PUD-29-11/ORD 12-01

From: Boltinghouse, Robert <rboltinghouse@rbbcsc.k12.in.us>
Date: Mon, Nov 7, 2011 at 8:55 AM
Subject: Bloomington United Gymnastics
To: "roachja@bloomington.in.gov" <roachja@bloomington.in.gov>

Dear Mr. Roach,

I wanted to contact you on behalf of Bloomington United Gymnastics. I have learned the gymnastics school has applied to build a new facility off of Tapp Road. I feel this would be a great addition to the Bloomington community. My daughter currently participates for Bloomington United but aside from this, I am a teacher at Edgewood High School. Through my work at Edgewood I am aware of many students who use the current facility for either gymnastics, cheerleading or soccer. I am able to see a direct impact these two organizations have on the students in our school. With a new facility closer to Hwy 37 and space to accommodate more athletes and adult programs I feel the facility would be used by members of other communities, not just Monroe County. I just wanted to contact you and make you aware of my support for the Bloomington United Schools and the building of a new facility. Thank you for your time and consideration on this matter.

Sincerely,
Robert Boltinghouse
812-325-3893

From: toni arcuri <toniarcuri7@gmail.com>
Date: Mon, Nov 7, 2011 at 8:43 AM
Subject: In Support of BUSS/BUGS Facility Project - Letter to Planning Commission
To: roachja@bloomington.in.gov

Dear Mr. Roach & Bloomington Planning Commission:

I am writing in support of the proposed BUSS/BUGS Facility Project. I urge the Commission to pass an amendment to allow 'recreational center' use for the Planned United Development at the Woolery mill.

Bloomington has a shortage of indoor recreational areas, and this project would be a tremendous asset to the community.

As a parent and manager of a Cutters team (Girls U17 White) and as a board member of the BHSS Girl's Soccer Booster Club - I know that it can be quite a challenge to procure practice space for winter soccer. We struggle with it constantly. Twin Lakes is a great facility - but books up very far in advance. In order for our players to play at a highly competitive level, they need consistent and frequents training throughout the colder months.

Again - I request that the Planning Commission fully support the proposed development and change the zoning as requested by Mr. Berry.

Sincerely,
Toni Arcuri
8383 S Mt Zion Rd
Bloomington, IN 47403
812-327-6665

From: Rommel, Lorin <lrommel@monroecountyymca.org>
Date: Mon, Nov 7, 2011 at 8:01 AM
Subject: re: support of BUGS/BUSS and the new building site on Tapp Rd.
To: roachja@bloomington.in.gov

Dear Mr. Roach,

In case I am unable to attend this evening's Plan Commission meeting, I am registering my support via email for Lesli and Tommy Berry's BUGS/BUSS proposed building project on Tapp Road. Would you please forward this email to members of the Plan Commission?

Thank you,
Lorin Rommel

From: <pdiprimio@aol.com>
Date: Mon, Nov 7, 2011 at 5:10 AM
Subject: Woolery Mill proposal
To: roachja@bloomington.in.gov

Mr. Roach:

My name is Pete DiPrimio. Our family is a long-time member of the Bloomington soccer community. Our son, Vince, is a senior at North High School. He has earned an athletic scholarship to play at the University of Evansville next season. The Cutters program was a HUGE factor in his development -- as was the coaching and instruction of Tom Berry -- to earn that scholarship, and the future opportunities it represents.

Tom and Lesli Berry are proposing to expand their existing soccer and gymnastics schools on vacant land near Woolery Mill on Tapp Road. It would be provide a positive boost to both sports. It would help ensure that future families and players could develop enough to earn college scholarships.

I know this will require the approval of the Bloomington Plan Commission. I and my family strongly support the approval. We hope you and the commission agree. If you need additional information or input, my phone number is 812-327-6539.

Thanks for your consideration:
Pete DiPrimio

From: Don <donald_madvig_266@comcast.net>
Date: Sun, Nov 6, 2011 at 11:22 PM
Subject: BUGS/BUSS
To: roachja@bloomington.in.gov

Dear Mr. Roach,

As a long-time youth, high school, and university coach in the Bloomington community, I am writing in support of the new BUGS/BUSS building being proposed as an addition to the Woolery Mill Development. I realize that such a change would require the addition of “recreation center” as an option for buildings within the PUD, and would like to extend my support of such a plan.

I have had the good fortune to be involved with BUSS and Tommy Berry for many years, and know the dedication with which he and his wife have pursued this idea, as well as supporting the well-being and good health of children in this community. They are long-time Bloomingtonians themselves, and their plan is one that would provide great benefit to the city as a whole, and to the development in particular. The option to provide a larger space to this effort will bring many benefits to Bloomington residents and visitors, and I hope the City Council will realize that there is significant support for this effort among the soccer and larger community.

Thanks in advance for your consideration –
Don Madvig

From: <ejcraig2@comcast.net>
Date: Sun, Nov 6, 2011 at 8:48 PM
Subject: PUD adjustment for Recreation Center on Tapp Road
To: roachja@bloomington.in.gov

Dear Plan Commission and City Council,

We would like to express our support for the Berry family and their proposed recreation center on Tapp Road. We hope that the Plan Commission and the City Council will find a way to change the PUD to allow the development of the recreation center on Tapp Road.

Sincerely,
Earl and Rhonda Craig
4805 East State Road 45
Bloomington, IN 47408

From: Meg Oyler <oylermeg@yahoo.com>
Date: Sun, Nov 6, 2011 at 8:47 PM
Subject: In support of Lesli and Tommy Berry's Gymnastics/Soccer Complex
To: roachja@bloomington.in.gov
Cc: unitedgym@hotmail.com

Dear Mr. Roach,

I ask that you please forward my email to all the members of the planning committee.

I am one of Lesli Berry's gymnasts. I have been a gymnast at Bloomington United Gymnastics School for the past 12 years. Please make it possible for us to get a new gym. I spend over 16 hours each week at the current gym and am excited to think that I could have the opportunity to work out at a bigger and better equipped gym.

If the planning commission votes in favor of the new gym being built, you are giving kids like me the chance to do skills that we can't do in our current gym that will enable us to compete with the bigger gyms in not just Indianapolis but across the country.

Thank you.
Meg Oyler

From: slo109@aol.com <slo109@aol.com>
Date: Sun, Nov 6, 2011 at 8:27 PM
Subject: My support for Lesli and Tommy Berry's Gymnastics and Soccer Complex on Tapp Road
To: roachja@bloomington.in.gov
Cc: unitedgym@hotmail.com

Dear Mr. Roach,

I ask that you please forward my email to all the members of the planning committee.

It is my understanding that Lesli and Tommy Berry's proposed gymnastics/soccer complex on Tapp Road is on tomorrow evening's agenda. As a parent of three children who have been athletes of the Berry's, I ask that you approve the amendment needed for this local couple to build their athletic complex. Their project will enhance this area that for so long has been an eye-sore and contributed nothing in the enhancement of our community. As Tapp Road is one of the major entry ways into Bloomington, what better way for visitors to enter our community than by driving past a facility dedicated to physical fitness for our children?

Plus, your support in making this complex a reality for this local couple shows our government's commitment to local business owners as well as the health and fitness of Bloomington children.

Thank you.
Stephanie Oyler

From: PATRICIA A GUNKEL <pgunkel@mccsc.edu>
Date: Sun, Nov 6, 2011 at 7:34 PM
Subject: Recreational Center Request from Tommy Berry
To: "roachja@bloomington.in.gov" <roachja@bloomington.in.gov>

I have known Tommy Berry for a long time, since he was a soccer coach to Bloomington North soccer boys in the late 1990's. I think his ability to work with athletes of all ages is a great asset to the recreational community of Bloomington.

From his days as a Cutter to his years as an IU student, my 25 year old son has been able to be a part of a large and active soccer community because of the facility operated by Tommy. My granddaughter has taken gymnastic lessons from his wife and now is part of the Cutters program with leadership from Tommy. I feel it would be a positive addition to the recreational and sporting opportunities in Bloomington to make it possible for Tommy and his wife to create their own facility in the proposed location. I think Bloomington should encourage people like Tommy and his wife who have been dedicated to teaching local youth for several years. I hope you will support their request.

Sincerely,
Pam Gunkel

From: Jared Beard - White Iron Data <jared@whiteirondata.com>
Date: Sun, Nov 6, 2011 at 6:17 PM
Subject: A Message In Support of Tom and Leslie Berry and BUGS and BUSS Facility Project
To: roachja@bloomington.in.gov
Good evening Mr. Roach

I am writing in support of Tom and Leslie Berry's New BUGS/BUSS Facility Project. We have 3 little ones who have benefited greatly from the time and efforts of Tom and Leslie. There programs and coaching skills are some of the best this community have to offer.

Their current facility is not reflective of the success, quality, professionalism and concern they have for their clients. Their newly proposed facility would be an excellent addition to the south side of Bloomington and would provide world class facilities within walking distance of many in our community who would benefit.

Our children have enjoyed both the soccer and the gymnastics programs and we look forward to supporting their programs in their new facility.

Thanks
Jared Beard

From: Harold Dumes <harold@dumesinc.com>
Date: Sun, Nov 6, 2011 at 3:32 PM
Subject: Woolery Stone Mill Project
To: roachja@bloomington.in.gov

Dear Mr. Roach:

I am writing to let you know that my wife and I fully support Tom and Leslie Berry's current plans for their new gymnastics and soccer facility at the Woolery Stone Mill property on Tapp Road.

We have known the Berrys for years, are aware of their many contributions to the community, and are really happy that our eldest daughter had the opportunity, as a teenager, to train with Leslie.

This new facility appears to be an excellent match for the Woolery Stone property and will clearly be a great addition to Bloomington's 'menu' of community resources and attractions.

Thanks for conveying our support of this facility's current plans to the Bloomington Plan Commission on Monday, November 7,

Sincerely,
Harold Dumes

From: bob labis <boblabishomes@hotmail.com>
Date: Sun, Nov 6, 2011 at 10:55 AM
Subject: Support for BUSS
To: roachja@bloomington.in.gov
Jim,

My family and I would like to share with you our support for PUD approval for a new BUSS and BUGS facilities on Tapp road. A larger training facility is needed for our local youth and the location would be better suited for all families. Tommy has provided valuable training for our community and this is a needed step to continue his commitment to our community.

Thank you,
Bob & Laura Labis

From: Beky Makris <bekymakris@gmail.com>
Date: Sun, Nov 6, 2011 at 8:55 AM
Subject: New BUSS/Recreation facility
To: roachja@bloomington.in.gov

Greetings! I am very excited about the idea of a new, improved and larger facility as proposed by Tommy and Leslie. So many.children (and adults) will benefit from access to a bettet year round facility. Please support any necessary PUD changes to make this happen at the Woolery Mill Development location.

I am the mother of 2 kids who have greatly enjoyed all that BUSS and BUGs have offered over the years. I have one younger child who will soon begin to participate as well. Our community should go out of it's way to support a committed and sucessful local couple (Bussy's) in their quest to provide such a facility that is otherwise lacking in Bloomimgton.

Sincerely,
Beky Makris

From: Scot Moore <sipdoc@hotmail.com>
Date: Sun, Nov 6, 2011 at 8:28 AM
Subject: Soccer and gymnastics facility
To: roachja@bloomington.in.gov

Dear Mr. Roach,

I am writing to tell you of my support for the proposed soccer/gymnastics facility at the Woolery Stone Mill. As a busy mother of 4 children, all my children have participated in classes at BUSS and BUGS over the years. There were many times that I wished I could exercise while my children were enjoying their chosen activity. What a wonderful opportunity for these 2 businesses, who give so much to the children of our community, to provide activity opportunities to entire families. I hope you consider their proposal. They have my full and enthusiastic support.

Best,
Ann Moore

From: Jeff Chudy <Jeff.Chudy@uscm.org>
Date: Sat, Nov 5, 2011 at 8:37 PM

Subject: Dear Planning Committe
To: "roachja@bloomington.in.gov" roachja@bloomington.in.gov

We are in wholehearted support behind the efforts of the Berry's to build and develop this new facility off of Tapp road to help further enhance and embrace the healthy lifestyles and goals of Monroe county families and beyond. We trust and give our full vote of confidence to the Berry's in regards to this endeavor.

This particular venture is not a "repeat" of any existing facility and will be an investment towards more fitness and whole-person health in our community.

One of our sons (we have 5 children) is currently enrolled in his 3rd session of indoor/winter soccer training-an invaluable aspect of his soccer experience as a varsity player.

Thanks for considering this effort as well as we encourage a "yes" vote.

Jeff and Lisa Chudy

From: Michel Chaouli <michel.chaouli@gmail.com>
Date: Sat, Nov 5, 2011 at 6:53 PM
Subject: Plans for a new facility for the Bloomington United Soccer School
To: "roachja@bloomington.in.gov" <roachja@bloomington.in.gov>
Cc: Marie Deer <mariedeer1961@gmail.com>

Dear Members of the Planning Commission,

I understand from Tommy Berry that he and his wife are planning to construct a new building for their combined soccer and gymnastics schools. Both of our sons have taken part in Mr. Berry's soccer schools many times, and we have been very impressed with his dedication and professionalism. I very much support his effort for the new facility. It will be a boon to Bloomington youth. I urge you and your colleagues to approve his application.

With best wishes,
Michel Chaouli
1220 E 1st St
Bloomington, IN 47401
812-330-1776

From: Roger Innes <rinnes@indiana.edu>
Date: Sat, Nov 5, 2011 at 6:05 PM
Subject: Support for Tommy Berry's proposed recreation center at the Woolery Mill on Tapp Road
To: roachja@bloomington.in.gov

Dear Plan Commission,

I am writing to express my strong support for Tommy Berry's proposal to construct an indoor soccer and gymnastics facility at the site of the old Woolery Mill on Tapp Road. Although my son is now grown, he spent many years playing soccer at Tommy's current facility on the far west side of Bloomington. This location was very inconvenient and offered nothing for parents to do while their children worked out. I would have LOVED to have had this facility located at the Woolery Mill as it would have enabled me to use the Clear Creek bike trail to do my own workouts while my son played soccer. It also would have saved me about 10 minutes of driving each way, thus reducing my carbon footprint.

Furthermore, if the proposed improvements to Gordon Pike come to pass, it will make it possible to reach the proposed facility on bicycle from the south side of Bloomington while staying on a bike path the entire way (e.g. Jackson Creek trail to Rhorer Rd/Gordon Pike trail to Clear Creek Trail). This exception to the current PUD for the Woolery Mill should be strongly supported by the plan commission as it is consistent with many of the goals of the commission (e.g. encourage more use of bike trails, reduce driving, encourage a healthier life-style of youth and adults, etc.). Thank you for considering my comments.

Roger Innes
2401 E. Rhorer Road
Bloomington IN 47401

From: Kay Connelly <connelly@indiana.edu>
Date: Sat, Nov 5, 2011 at 5:53 PM
Subject: New BUSS/BUGS Facility Project - Plan Commission
To: roachja@bloomington.in.gov
Cc: Tommy Berry <tommy@busoccer.com>

Jim,

I am a long time Bloomington resident and have two children. I am unable to attend the planning commission meeting on Nov 7th, so would like to show my support for the proposed BUSS/BUGS project on Tapp Road through this email. Both of my boys have been active in the Bloomington Cutters Soccer program, and have attended practice sessions at BUSS every winter. In addition, both my husband and myself play regularly at BUSS over the winter months. Being able to move out of the current warehouse facilities into a facility that is accessible via the clear creek trail would benefit a large and vibrant soccer community which could more easily access the facility. Indeed, I would relish the opportunity to bike to the facility since it would be on a bike-friendly path (I will not bike to the west side of town on 2nd or 3rd for safety reasons).

I hope you will support the change in zoning and help make a more "active" Bloomington possible.

Thank you so much,
Kay Connelly
Associate Professor
Computer Science
Indiana University

From: Kari Semadeni <ksemadeni@gmail.com>
Date: Fri, Nov 4, 2011 at 3:43 PM
Subject: New BUGS Gym Building Site on Tapp Road
To: roachja@bloomington.in.gov

Dear Bloomington City Planning Department,

Please, please consider changing the PUD to allow the new Bloomington United Gym to be built on Tapp Road.

BUGS gym is important to my family. My daughter is on the team and we drive to the gym 3 times a week. She is 10 years old and spends 10 hours a week training to improve her skill and exercising to improve her health. The positive supportive environment is helping to shape her into the kind of adult she will become. She is learning to set and reach goals, interact with fabulous mentors, and enjoy time with peers. She benefiting in so many positive ways from the opportunities and she is developing a great self-concept and confidence in herself that comes from her experience at BUGS.

A new building is needed for the staff, the students and their parents. Lighting and sufficient space are critical to their success as gymnasts. Not only would current coaches, gymnasts and their families benefit, but an improved environment could attract additional quality coaching staff and additional students. Both of which, benefit everyone.

The opportunity to host gymnastics meets for gymnasts from all around the state in our own facility, without having to rent and set up at a different location would save the gym money and the parents a lot of time. The undertaking is so large and due to a variety of circumstances, we have not been able to host for the last two years. Something that is very unfortunate. In my 4 years of living in Bloomington I have had the opportunity to travel to neighboring towns to attend meets where my daughter is competing. We have had such a good experience staying in and learning about other Indiana towns. I love the idea of sharing some of the things that are so great about Bloomington with people from other towns who might not otherwise visit.

The location of the new building matters. The easy access to Hwy 37 is critical for many of us who spend so much time at BUGS. The beautiful Tapp road location would be amazing with the walking trail and the fun old Woolery Mill and limestone wall!

We have been so pleased with everything and hope BUGS will have much success for years to come. We feel Bloomington is lucky to have such dedicated and successful business owners.

Thank you so much for reading this and considering this request!

Kari Semadeni

From: Lori Gill <lrgillrn@aol.com>
Date: Mon, Nov 7, 2011 at 9:55 AM
Subject: BUGS/BUSS
To: "roachja@bloomington.in.gov" <roachja@bloomington.in.gov>

To whom it may concern,

We are in full support of the proposed facility that Lesli and Tom Berry have proposed. Both of our children have utilized the BUGS facility and it has been an excellent learning experience and a positive environment.

More and updated facilities are needed in order to continue these healthy lifestyle activities for the children if this community.

Thank you,
Jeremy and Lori Gill

From: Ann Buehler <annbuehler@comcast.net>
Date: Mon, Nov 7, 2011 at 10:09 AM
Subject: Bloomington United Gymnastics
To: James Roach <roachja@bloomington.in.gov>

Members of the Plan Commission, I would like to express my support for Bloomington United Gymnastics School (BUGS) and Bloomington United Soccer School (BUSS) and their desire to build a new facility on Tapp Road. I ask that you would approve their proposal.

I have five children, three of which are now at Indiana University as students and two that are in elementary school at Marlin Elementary. All three of my older children spent time in the facilities in their current location. The Berry's make a tremendous impact on the children of our community. The programs they have put together create an atmosphere of learning, respect and hard work. They have touched many lives over the years and need a space to expand. The location on Tapp Road would be advantageous to us parents as it would enable us to access the Clear Creek Trail while our children are participating in their activity. This is already an area of our city that has many children living in it. This facility would benefit those families as well as an alternative for physical activity for both the children and parents.

Once again, I express my support of BUGS and BUSS and ask that you consider and approve their proposal. Thank you.

Respectfully,
Ann Buehler

From: Rommel, John D. <jrommel@indiana.edu>
Date: Mon, Nov 7, 2011 at 10:12 AM
Subject: BUGS/BUSS Building Project
To: "roachja@bloomington.in.gov" <roachja@bloomington.in.gov>

Dear Mr. Roach:

Unfortunately, I will not be able to attend this evening's planning commission meeting where the building project for Bloomington United Gymnastics School/Bloomington United Soccer School will be discussed. I would like to voice my support for this project, as BUGS and BUSS provide a great service to those involved in the schools, as well as to the community at large. I believe the plans for the new facility are excellent in their scope and detail, and this new larger facility will provide even more opportunities for the community at large. I have been very impressed by the services they provide our community.

Thank you.

Sincerely,
John Rommel

From: Lisa Watson <LWatson@villagemp.com>
Date: Mon, Nov 7, 2011 at 9:41 AM
Subject: BUGS/BUSS site on Tapp Rd
To: "roachja@bloomington.in.gov" <roachja@bloomington.in.gov>

Planning Commission,
I cannot attend the meeting on Monday, but wanted to express my support for the project that will be presented by Tom and Lesli Barry located off of Tapp Road in front of the old Woolery Mill.
I think this would be a great location and a great addition to serve the Bloomington Community.

Thank you,
Lisa Watson

From: Chasteen, Elizabeth Lynn <echastee@indiana.edu>
Date: Mon, Nov 7, 2011 at 10:58 AM
Subject: Support of Bloomington United Gymnastics and Bloomington United Soccer Schools
To: "roachja@bloomington.in.gov" <roachja@bloomington.in.gov>

Mr. Roach,

I am writing in support of the proposed building project for Bloomington United Gymnastics and Soccer Schools at the Tapp Road location.

My family lives in the Southern Pines Addition not far from this location and I feel that a facility of this nature would only enhance the opportunities for the surrounding neighborhoods to participate in active lifestyles. The programs offered by

these Schools would be a great asset to the area. The new location will provide the these students with bigger and better facilities, and a better central location for the community as a whole.

My daughter is a gymnast with BUGS, and I have not found anyone more dedicated to providing the best sports environment for children than the people at Bloomington United Gymnastics School.

Again, I fully support the BUGS/BUSS building project proposed at the Tapp Road/Woolery Mill site and respectfully ask that the members of the Plan Commission do the same.

Beth Chasteen

From: Karl Clark <karl@kcdesignsprinting.com>
Date: Mon, Nov 7, 2011 at 11:08 AM
Subject: Soccer Facility
To: roachja@bloomington.in.gov

Jim, I just wanted to let you know that I'm very much in favor of the Berry's new project. I think it will be a positive addition to the area.

thanks
Karl Clark

From: laffoon <laffoon@bluemarble.net>
Date: Mon, Nov 7, 2011 at 11:10 AM
Subject: Bloomington United Gymnastics and Soccer new building proposal
To: roachja@bloomington.in.gov

Good Morning Mr. James Roach and other members of the Plan Commission,

I am writing to show my support for the new building proposal for the Bloomington United Gymnastics and Soccer building submitted by Tom and Lesli Berry. As a parent I know how important it is to find an activity in which a child is totally engaged and loves. Lesli Berry and the other coaches at Bloomington United Gymnastics have made gymnastics that activity for my child and so many others. They are totally immersed in not only training these young ladies in the sport of gymnastics, but are completely engaged in making sure they become well-rounded, disciplined, fun-loving young ladies as well.

A new building, such as the one that is being proposed, would enable them to not only continue to serve those that are presently attending, but also offer space for growth and enable many other youth of Bloomington the opportunity to take part in such a wonderful activity. The fact that this is a husband and wife team that is focused on providing a space that will include activities for youth of all ages speaks to their commitment to the youth of Bloomington and providing worthwhile activities that we all know keep youth from making questionable choices.

The young ladies that attend Bloomington United Gymnastics or "Bugs" as it is affectionately called take pride in their gym, in their sport and their coaches. They will be so excited to have a brand new gym that they can call their own. I and my daughter are in complete support of this endeavor and hope the Plan Commission will see fit to grant the new building proposal for the Bloomington United Gymnastics and Soccer Building.

Thank you,

Rochelle Laffoon

From: Tammy Kawanishi <tammykawanishi@yahoo.com>
Date: Mon, Nov 7, 2011 at 11:14 AM
Subject: Support for Lesli & Tommy Berry
To: "roachja@bloomington.in.gov" <roachja@bloomington.in.gov>

Dear Mr. Roach:

I will be unable to make the planning commission meeting this evening, but I wanted to convey my support for the amendment needed by Lesli and Tommy Berry to build off of Tapp Road. This building will house both Bloomington United Gymnastics School and Bloomington United Soccer School. Both of these businesses are locally owned and grown. The new building they are proposing will allow both businesses to expand and offer important activities for both children and their families. Children are becoming less and less active, the result of which are obesity and the health issues that follow sometimes until adulthood. These businesses exemplify what this community needs – good, safe, healthy alternatives to sitting on the couch doing nothing. I hope that you will pass this amendment, so that construction can start shortly.
Sincerely,

Tammy Kawanishi

From: sandra wellspost <sanchrsam@yahoo.com>
Date: Mon, Nov 7, 2011 at 11:18 AM
Subject: NEW BUSS/BUGS Facility Project - Plan Commission
To: roachja@bloomington.in.gov
Cc: tommy@busoccer.com

Mr Roach and the Members of the Plan Commission -

(I would first like to apologize for not being able to attend tonights meeting; however, my cancer has again spread and my new chemotherapy medications make me extremely sick at times and very tired.)

My name is Sandra Wellspost, I was born and raised in the great State of Indiana, I left this state in 1983 to serve for 23 magnificent years in the United States Marine Corps. While serving this country all over the world for all those years I had always planned to return to Indiana as I loved this state and all that it had offered me throughout my childhood. While away serving abroad in many conflicts, I saw severe devastation and children that had nothing to offer them not only in the countries but in their communities. I also served in countless areas throughout our great United States of America, I saw many different towns and cities some had great opportunities that offered much for their children and some had very little to offer but in all I have experienced and seen I still knew I would one day return to Indiana as that is where I wanted my children to spend some if not all of their childhood.

Shortly after returning from my last tour in Iraq in 2006, I was faced with some devastating news about my health and was eventually diagnosed with Stage IV Breast Cancer. At that time I retired from the military, not what I wanted, and moved to the state of Texas, where I had family and was assured I could get top-notch medical care to allow me to spend more time with my two children (Chris then 12, and Samantha 1) since my prognosis for a long life was not good. While there for a little over 3 years, even though I did not feel like I was at my final home, I noticed all of the different opportunities that they had available for the children and teens there. From the phenomenal schools, to the performing arts centers, to more importantly the athletic facilities. My children are both very athletically gifted. (My son Chris Post, lead Bloomington South this past year in goals, he was named as their Offensive MVP, and was named to the HT All Area First team as the Forward.) In Texas their were numerous athletic facilities that offered their children endless opportunities to excel in the sport of their choice, be it soccer, gymnastics, football, dance. Parents never had to leave the Plano/Allen area (North of Dallas) to get any training they desired to better their children in what they desired to do in life. This was not only great for the children/and families but it in turn gave back to the community as the community profited from the monies spent by the families as well as the schools having these exceptionally trained and talented children attending them.

Since moving back to Indiana in 2010, I have felt nothing but love from the community and finally feel that I have found that "Home and Family" that I so missed while I was away serving our country. My children love it here and have continued to grow and prosper in all that they desire to do. However, I see so many of my son's talented athletic friends who leave the Bloomington Area to seek training and teams in other cities/towns. I listen to their parents talk about the endless hours they spend traveling to these different areas just so that their children can get the best training and training facilities available to help them to be as successful as they can be. I myself am currently very torn about this as I have always sought out, and found the best training available and the best teams available, to ensure my son has always gotten the best opportunities available to make him the phenomenal athlete that he is today. I currently do feel that perhaps their are better training facilities located in other areas of Indiana, like his friends, where he may need to go to get additional training from.

Bloomington loses out on thousands if not hundreds of thousands of dollars yearly because of the limited number of training opportunities that are available here. That is apparent just by taking a look at just how many of our area's high school athletes who travel to Carmel, Center Grove, Indianapolis, etc to attend training in those areas or to play for teams in those areas. For those of you who are not aware, for a season (about 6 months) of my son playing on a Club Travel soccer team I on the average spend about $5 - 7 thousand dollars, if he desires to have additional training (which he always does) that cost can go up an additional $4-5 hundred dollars a month. This is something I as a parent am willing to do to give my son all the opportunities available to fulfill his dreams. I can honestly say that my son and I discuss almost on a daily basis the fact that their is better training available in other areas of Indiana and do we need to move him to teams and facilities outside of Bloomington to enable him to grow as a soccer player.

I strongly and whole heatedly feel that if the Planning commission were to approve the new BUSS/BUGS facility project it not only would give back to the community by all of the monies that would be spent by the families who travel here to train at that new expanded facility but it would give back to the community by having better trained children attending our schools. The bigger facility would allow the Berry's to not only offer the gymnastics and soccer training, but the chance for them to cover more areas such as martial arts, dance, etc. Bloomington has grown so much over the many years to show that it is a loving, family friendly environment aimed towards bettering the health and welfare of all who live here. This facility would only add to this healthy family oriented environment Bloomingon is coming to be known as. Most of the country knows Blooming ton, Indiana to be a "College Town" which is not bad in its own-right, but to make Bloomington known as one of the most "Healthy Family Friendly Environments" in the country would be fantastic. Children prosper and grow so much by being involved in athletic events, be it soccer or dance or martial arts, it is immeasurable. These things help their self esteem, confidence, and spirit not only making them better students but in the long run making them better and happier adults.

I only see positive results coming from your approval of the new BUSS/BUGS facility. This facility will have such a positive impact on our city, community, and children that I could not even begin to understand how this could not be approved. I myself am praying for this new athletic facility for my children. My daughter is 5 (6 in 2 weeks), she is currently involved in Gymnastics on Mondays, swimming on Tuesdays, Pom pom/Jazz/and Ballet classes on Wednesdays, swimming on Thursdays, skating and indoor soccer on Fridays, and horse riding lessons on Sundays. I would be so grateful for a facility that both my daughter and son can get the training they desire instead of my having to travel all over the place and miss seeing my son train since there are no combined facilities. Furthermore, I forsee in the very near future my having to travel out of the Bloomington area as there currently just is not the level of training/facilities that I want to allow my children to grow in their particular areas of interest. I have discussed this new facility with several of the parents of the teammates of both of my children and have yet to find anyone who does not agree that this is a much needed facility. As a long time resident of Indiana, a veteran, a coach of children's athletics, and more importantly as a PARENT OF A CURRENT AND FUTURE STUDENT AND ATHLETE in the Bloomington area I ask that the Planning Commission approve this project for all of the teens and children in the Bloomington area and the children that will travel here to use these fantastic facilities.

Sandi Wellspost
972-984-8769

From: Betty Schermer <bschermer@bluemarble.net>
Date: Mon, Nov 7, 2011 at 11:21 AM
Subject: Tom & Lesli Berry Bloomington United Gymnastics and Soccer Schools
To: roachja@bloomington.in.gov

Good Morning Jim,

Although we cannot attend the planning meeting this evening, we did want to be sure to send you an email to let you know we support the amendment to the PUD that the Berry's are requesting.

Our daughter has been at Bloomington United Gymnastics (BUGS) since she was 3 years old. So for the past 10 years we have had the opportunity to come to know both Lesli and Tom. They are committed to doing the best they can for the kids that they coach. It has been their dream to build a facility that will help them grow their business and help them to continue to assist young people in reaching their highest potential.

We realize that the planning commission has to keep in mind the needs of the neighborhoods as well as the needs of it's business owners. We believe the location they have picked is ideal. This training facility is not so different from Summit Elementary School that is located in a neighborhood close to where this facility would be. This will be a place where parents will be coming to pick up and drop off children. Just like the school. And just as the Rails to Trails have encouraged the residents of Bloomington to get out and be active, this new facility will also encourage families and young people to get up and get moving.

With a larger facility at this location both the gymnastics and soccer schools will be able to increase the numbers of students. With more students we would anticipate the needs for more coaches. In this economy any new job created is a bonus.

Thank you for your consideration and I hope that the planning commission will approve the amendment to the PUD.

Sincerely,
George & Betty Schermer

From: Sharon Hay <sharon.e.hay@gmail.com>
Date: Mon, Nov 7, 2011 at 11:37 AM
Subject: BUSS request for new facility on Tapp Road
To: roachja@bloomington.in.gov, tommy@busoccer.com

Mr. Roach,

Recently, Tommy Berry sent an email out to the soccer community letting us know about his plans to create a new facility out on Tapp Road. As I will be unable to make the meeting tonight, I wanted to send you a note to let you know that this facility would be an excellent addition to the soccer community. Tommy and Bloomington United Soccer School have been instrumental in getting our family involved in Bloomington soccer. All three of my boys participate in BUSS training and in Cutters soccer. My children have flourished under Tommy's leadership and guidance. My son Zachary has gone on to play on the Bloomington High School South's varsity soccer team and my second son Connor is hoping to follow in his footsteps. Soccer has connected us to the community in invaluable ways.

When Tommy outlined his plans for the new facility, I was especially pleased to see exercise opportunities for parents while their children are taking lessons with Tommy. After talking with other soccer parents, I think many of us would take advantage of this option to get some exercise ourselves. It can be challenging to find the time to devote to our own physical well being while we are carpooling children around town.

Our family would very much support and endorse the plan proposed by Tommy and his wife. The new facility would be a great addition to the soccer (and gymnastic) community.

Thank you for your consideration.
Sharon Hay

From: Kara Eurton <keurton@bluemarble.net>
Date: Mon, Nov 7, 2011 at 11:42 AM
Subject: BUGS/BUSS
To: roachja@bloomington.in.gov

Mr. Roach,

I am writing this email to express my complete support of Bloomington United Gymnastics (BUGS) as well as the Bloomington United Soccer School (BUSS) and their desire to build a new facility on Tapp Rd. My children have been a part of BUGS for many years and will remain active participants in their programs for many more years. Being able to build a larger facility is very important for both businesses. The new building will allow them to grow and be a more visible as well as accessible within the Bloomington Community. Bloomington has always emphasized how important it is to stay active and healthy, the Clear Creek Trail is a perfect example of this. The trail gives Bloomington families the opportunity to bike, walk, run, and skate their way to better health. BUGS/BUSS would be a tremendous addition to this area of Bloomington. It would provide even more opportunities for families and their children to stay active and fit. I hope that you will take all of the children and their families in mind when you make your decision about the new building for BUGS/BUSS. Both Lesli and Tommy have put a lot of money, time, and effort into making the new building a reality. We, the BUGS/BUSS families want to see this happen.

Thank you for your time,
The Eurton Family (Kara, Shawn, Kaylee, Riley, and Kendall)
keurton@bluemarble.net

From: Eric Rudd <eric@ericruddphotography.com>
Date: Mon, Nov 7, 2011 at 12:40 PM
Subject: New BUSS/BUGS Facility Project
To: roachja@bloomington.in.gov

Dear Mr. Roach,

I am writing to convey my support for the proposed facility currently in plan by Bloomington United Gymnastics School and the Bloomington United Soccer School.

My 6 year old son is a participant at both facilities and enjoys the quality of their programs. I too, am pleased with the attention to detail both Tommy and Lesli have when it comes to their businesses. I would welcome the proposed facility at the Tapp Road location as I feel it would be a wonderful addition to the Clear Creek Trail area. I also feel that if they are allowed to move forward with their business expansion, I can't but help think that it would be good for the local economy as well.

I know both Tommy and Lesli personally and know firsthand their commitment to our community. I urge you to strongly consider their request for city's support for this project.

Respectfully,
Eric Rudd

From: K Myers <kay.myers@hotmail.com>
Date: Mon, Nov 7, 2011 at 1:58 PM
Subject: FW: BUGS New Building Project
To: roachja@bloomington.in.gov

I am in support of a new BUGS/BUSS facility in the Tapp Road area. I am unable to attend this evenings Plan Commision meeting but wanted to support this cause.

Thank you
Kaycia Myers

From: <CJRCDA@aol.com>
Date: Mon, Nov 7, 2011 at 2:03 PM
Subject: BUGS building site on Tapp Road
To: roachja@bloomington.in.gov

Hi Mr. Roach,

I would like to comment on the City Council Planning meeting tonight on the proposed building for the gymnastics/soccer facility for Bloomington United Gymnastics. My husband, Dr. Keith Roberts and I feel that this would be a welcome addition to this area and that Bloomington needs a large facility for the gymnastics teams that would represent Bloomington. We feel that this will benefit the children of Monroe County and the parents with a space large enough to have all the teams and additional parking. The added activities for the facilities would be an added bonus.

Thank you for your time to consider this.

Sincerely, Cathy and Keith Roberts
2303 Moores Pike
Bloomington, IN 47401
(812)333-5437

From: Janelle Best <janellebest@hotmail.com>
Date: Mon, Nov 7, 2011 at 2:27 PM
Subject: BUGS/BUSS
To: roachja@bloomington.in.gov

Dear Bloomington's Plan Commission:
I am writing in support of the Berrys' and their proposed project on Tapp Road. I feel that this facility will be a great asset to Bloomington. I have been involved with the Bloomington United Gymnastics School for the past 5 years and have enjoyed watching them grow and develop as a gym. The philosophy and goals of the gymnastics school is one of the best in the area. I hope that they will be able to locate their new facility on the Woolery Mill property. It will provide many new healthy living opportunities plus allow more patrons to use the trail. The proposed project is a good fit for the area. I respectfully request that you amend the plan unit development to allow them to relocate their business. Thank you for your time.

Sincerely
Janelle Best

From: Mario Dzemidzic <mdzemidz@gmail.com>
Date: Mon, Nov 7, 2011 at 3:21 PM
Subject: support for the BUGS/BUSS facility
To: roachja@bloomington.in.gov
Cc: Michael Grubb <mjgrubb@bluemarble.net>

Dear Mr. Roach,

I am unable to attend today's meeting but would like to express my strong support for the new BUGS/BUSS facility on Tapp Road. Placed in the proximity of several recreational areas, it would add exciting and complementary recreational options for the children and adults alike. As a member of the Bloomington over-50 soccer team, who use the current facility year-round, I would like to share our enthusiasm and support for the new facility. Thank you very much,

Mario Dzemidzic, Ph.D.
2300 N. Fritz Dr.
Bloomington, IN 47408

From: Susan Elkins Goldsworthy <susan@elkinsapartments.com>
Date: Mon, Nov 7, 2011 at 3:59 PM
Subject: We support Berry petition for an indoor soccer & gymnastic facility
To: roachja@bloomington.in.gov

We are in support of the Berry petition for an indoor soccer & gymnastic facility. This will serve our community youth in a healthy way!

Susan & Rick Goldsworthy
812.339.2859/812.340.0966

From: Mike Campbell <mandk.campbell@att.net>
Date: Mon, Nov 7, 2011 at 4:36 PM
Subject: Support of BUGS/BUSS Building
To: roachja@bloomington.in.gov

Dear Mr. Roach and City Plan Commissioners:

I'm writing this email in support of the proposal for a new joint facility for BUGS and BUSS on the Woolery Mill site. I live on the north side of town. Currently I have children participating in programs at both BUGS and BUSS.

The combined location would be outstanding, and would allow for the addition of programs that my family would enjoy. The accessibility from 37, and the proximity to city walking trails would be ideal. Both businesses have been an important part of our community for many years, and the new proposed use is consistent with other business located near the proposed location. I would respectfully request your support of this proposal at tonight's meeting.

Sincerely,

Karin Campbell
1208 W Wintersweet Ct.
Bloomington, IN 47404
mandk.campbell@att.net

From: <ventureproperties2000@yahoo.com>
Date: Mon, Nov 7, 2011 at 4:45 PM
Subject:
To: "roachja@bloomington.in.gov" <roachja@bloomington.in.gov>

My daughter,Julia has played soccer since she was in kindergarten and is now a 7th grader. She has practiced with Tommy Berry all these years. Our family is behind Mr. and Mrs. Berry's planned facility. Please say yes to their rquest!

Denise Wood

From: Nathan and Ange <nathan_ange@yahoo.com>
Date: Mon, Nov 7, 2011 at 5:13 PM
Subject:
To: roachja@bloomington.in.gov

Mr. Roach,

I am writing in support of the proposed building project of BUGS/BUSS. I am unable to attend the planning meeting tonight and wanted to be sure that I showed my support. I truly believe that BUGS and BUSS are a great fit for the Tapp Rd construction. It will not only offer a great place for the whole family to get some exercise but also the soccer and gymnastics programs provide discipline and sportmanship lessons that are much needed. My little girl is a gymnast at BUGS and she has already learned very valuable skills that will help her not only in her gymnastics career but also in her life.

I hope you will really consider amending the zoning laws to allow the building project for BUGS/BUSS.

Thank you for your time,
The Childers Family

From: Heather DeMoss <hdemoss@gmail.com>
Date: Mon, Nov 7, 2011 at 5:46 PM
Subject: Bloomington United Gymnastics and Soccer
To: roachja@bloomington.in.gov

To the members of the Planning Commission and City Council,

Thank you for your time reading this letter and for your work serving the community. I am writing to express my support of Bloomington United Gymnastics and Bloomington United Soccer's, proposed building on Tapp Road. We have been associated with Bloomington United Gymnastics for more than seven years, and it is a wonderful organization owned by members of our community dedicated to enriching the lives of youth. We need more organizations like this! The planned expansion will enable more children to be reached and involved in youth activities, under the caring and watchful eye of Tom and Lesli Berry. Every young woman that has served as a coach to my daughters has been a role model, I am happy to have in their lives.

Living on the west side of Bloomington, I am also excited about the possibility of making use of the Clear Creek Trail! What a wonderful opportunity you have to bring more families in our community to the Clear Creek trail, that may not otherwise have the chance to make use of it. I understand it is your responsibility to consider many things when making a decision like this. I encourage you to support both of these businesses and the youth in our community by approving this proposed building.

Kind Regards,
Heather DeMoss
812.325.0796

From: <e.ringquist@comcast.net>
Date: Mon, Nov 7, 2011 at 7:38 PM
Subject: BUGS/BUSS Request

To: roachja@bloomington.in.gov

I am writing in support of the request by Tommy and Leslie Berry to amend the PUD on the Woolery Mill development to include "recreation center" as an approved use. My daughter has played soccer in Bloomington for 8 years and has taken several classes at Tommy's current facility. He is passionate about youth soccer and an expanded facility would be a great addition to the Bloomington soccer community. I encourage your support. Thanks.

Laurie Ringquist

From: Debbie Terrill <dtquilter@yahoo.com>
Date: Mon, Nov 7, 2011 at 8:38 PM
Subject: BUSS & BUGS
To: "roachja@bloomington.in.gov" <roachja@bloomington.in.gov>

Mr. Roach,

I'm writing in support of the proposition by the Bloomington United Soccer School and the Bloomington United Gymnastics School, as they endeavor to open a new joint facility on Tapp Road. My family has participated in sports and recreational events at both facilities and we've known the Berrys for many years, mostly through soccer. The way it has been described, by Berry and in the newspaper, the project sounds like it would be beneficial to our community, both because of the location's proximity to the Clear Creek Trail and in combining 2 athletic facilities into one large fitness center. We hope the Plan Commission will recognize how such a facility would be a benefit to individuals, families, and to the community as a whole.

Sincerely,
Debbie Terrill

From: Cara McGowan <clmcgowa@gmail.com>
Date: Mon, Nov 7, 2011 at 9:29 PM
Subject: BUGS new building project
To: roachja@bloomington.in.gov

Hello Mr. Roach,

Our children have been participating in programs at BUGS for several years. On weekday nights, the place is a zoo, and I am truly amazed how well they manage to shuffle kids from station to station. In deed they have outgrown their current location and I am in favor of the new location. I hope you will see the value in a new facility at the location off Tap Road. All of my children go to Summit Elementary and it will so nice to have access to so many different recreation activities that BUGS and BUSS have to offer the community. I hope you will vote to change the zoning to allow the Berry's to pursue this new building project.

Thank you,
Cara McGowan
Summit Elementary parent

From: Head, Julie S. <jhead@indiana.edu>
Date: Mon, Nov 7, 2011 at 10:26 PM
Subject: Letter in support of new Recreational Facilty on Tapp Road
To: "roachja@bloomington.in.gov" <roachja@bloomington.in.gov>

Dear Mr. Roach – I am writing on behalf of Tommy & Leslie Berry who are petitioning to build a recreational facility on Tapp Road in southwest Bloomington. Although the facility will not be built in time to benefit my children who are currently teenagers, I am very much in support of this facility and hope that the city will find a way to allow them to build in that area. Of course it would be nice if they could make use of an existing structure but I'm sure they have already determined that there are no buildings that would work for the plans that they have.

I have known both of these individuals for over 10 years and I feel they are very responsible and honest. I could not make the planning meeting tonight due to obligations at my job at IU. Thank you for considering my opinion.

Julie Head

From: Lueken, Joseph S <jlueken@indiana.edu>
Date: Tue, Nov 8, 2011 at 10:04 AM
Subject:
To: "roachja@bloomington.in.gov" <roachja@bloomington.in.gov>

Jim,

I am emailing you this note in full support of Tommy and Lesli Berry's aspirations of opening a 26,000 sq ft training facility on Tapp Road on the vacant land in front of the Woolery Mill. Tommy and Lesli have been positive role models for our young children in Bloomington for many years. This new facility would help promote soccer and gymnastics in Monroe County as well as promote well being and a healthy life style for all who become involved.

Please fully consider their aspirations of opening this facility. It will prove to be a positive for our community.

Regards,
Joe

From: Seán Connelly <sean@unknown-arts.org>
Date: Tue, Nov 8, 2011 at 8:24 AM
Subject: In Support of Cutters and BUSS
To: roachja@bloomington.in.gov

I am sorry that I did not write before the first meeting to give my support for the addition of BUSS and BUGS to the Mill project, but we were on vacation when we heard about the need for public support. We would be at the meetings in person, but are living in Paris, this year. The distance, however, does not make us forget how important BUSS has been to our family, and our time in Europe only accentuates the enthusiasm we feel for having a soccer facility that can be reached by means other than a car. While the distance to BUSS, Sportsplex and Karst are not prohibitive, the safety of the travel for non-motorized travel is. We would love to have the chance to take our children to soccer (as well as ourselves) by means of a pleasant walk or safe bicycle ride. Our enthusiasm for this project cannot be overstated.

Tommy has been an incredible benefit to the Bloomington community. He puts in countless hours with the kids and works hard to make sure that all kids have a chance to play. He stresses not only the competitive aspects of soccer, but the love of it that allows people my age and older to continue to play (I am 44, and playing is still a big part of my life). Our community matters to Tommy. He gives more, by far, than he gets back. I support this project wholeheartedly and the family behind it just as much. Thank you for your consideration and I hope you will find this decision an easy one.

--Seán Connelly

From: Rebecca Veidlinger <rveidlinger@co.monroe.in.us>
Date: Tue, Nov 8, 2011 at 6:29 AM
Subject: support for rezoning request of Bloomington United Gymnastics/Bloomington United Soccer School
To: roachja@bloomington.in.gov

Dear Mr. Roach,

I am writing to express my support for the rezoning request of BUGS/BUSS for the recreational facility near the Clear Creek Trail. This rezoning would permit BUGS and BUSS to move from rental properties in an out-of-the-way run down location to owner-occupied state-of-the-art recreational facilities. Our government should do everything possible to support these locally-owned businesses and to help them succeed in this difficult economic climate. By permitting them to build a new facility, both BUGS/BUSS and our community benefit.

Thank you,
Rebecca Veidlinger
Monroe County resident

From: Debra Gluesenkamp <debgluesenkamp@gmail.com>
Date: Fri, Nov 11, 2011 at 12:57 PM
Subject: Support for Tommy Berry
To: roachja@bloomington.in.gov

Dear Jim,

I would like to see the Berry's open their new facility. Tommy has been a positive role model to all three of my children. He business would be more of a service to the community than anything else. He and his wife present programs that will stay with kids the rest of their life. It is great to have someone committed in developing healthy minds, attitudes and bodies.

Thanks for your input on my behalf,
Debra Gluesenkamp

From: Stephanie Harris <stephanie.sbh@gmail.com>
Date: Fri, Nov 18, 2011 at 10:36 AM
Subject: BUSS Soccer
To: roachja@bloomington.in.gov

I whole heartedly support this business moving onto TAPP road.