



Town of Ellettsville
Department of Planning Services

1150 W. Guy McCown Drive, Ellettsville, IN 47429 ♦ (812) 876-8008 ♦ planning@ellettsville.in.us

**Plan
Commission
Application**

Case No. 2024-26 Date Received _____

Applicant Check if Applicant is Property Owner
 Name Digital Resources Acquisitions LLC. Date September 17, 2024
 Address P.O. Box 31 City/Town/Zip Smithville, IN 47458
 E-mail gbowlen@icloud.com Phone No. () 812-360-3953

Property Owner (If same as applicant, proceed to Property Information section)
 Name Umbarger Farms LLC.
 Address 186 S. 600 East, City/Town/Zip Franklin IN 4631
 E-mail _____ Phone No. () _____

Property Information
 Address 6140 N. Starnes Road City/Town Ellettsville, IN
 Proposed Use Light industrial Acres 331 Proposed Lots (subdivisions) All 5 parcels

Application Type

Annexation <input type="checkbox"/>	PUD/Amendment <input type="checkbox"/>	<u>Subdivisions</u>
Change of Zoning <input checked="" type="checkbox"/>	Waiver Request <input type="checkbox"/>	Preliminary Plat <input type="checkbox"/>
Development Plan <input type="checkbox"/>	Other <input type="checkbox"/>	Final Plat <input type="checkbox"/>
		Plat Amendment <input type="checkbox"/>

Certification
 I certify that the information contained in this form is complete and accurate.
 Applicant (sign) *Gregory M. Bowlen* Manager Member
 Applicant (print) Gregory Bowlen

Parcel No. 5 parcels Zoning A-1 Flood Zone: Yes No
 Subdivision Umbarger Parcels Lot No. N/A Petition Fee \$ 250.00
 Payment Method C-Card Receipt No. 411517 Check No. N/A

TOWN OF ELLETTSVILLE

Receipt: 411517

09/17/24

1150 GUY MCCOWN DRIVE
PO BOX 8
BLOOMINGTON, IN 47404

Cashier: DENISE
Received Of: GREGORY BOWLEN

(812) 876-2297

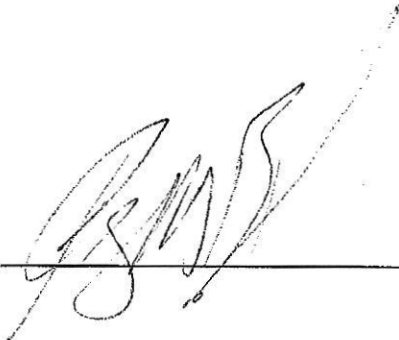
WWW.ELLETTSVILLE.IN.US

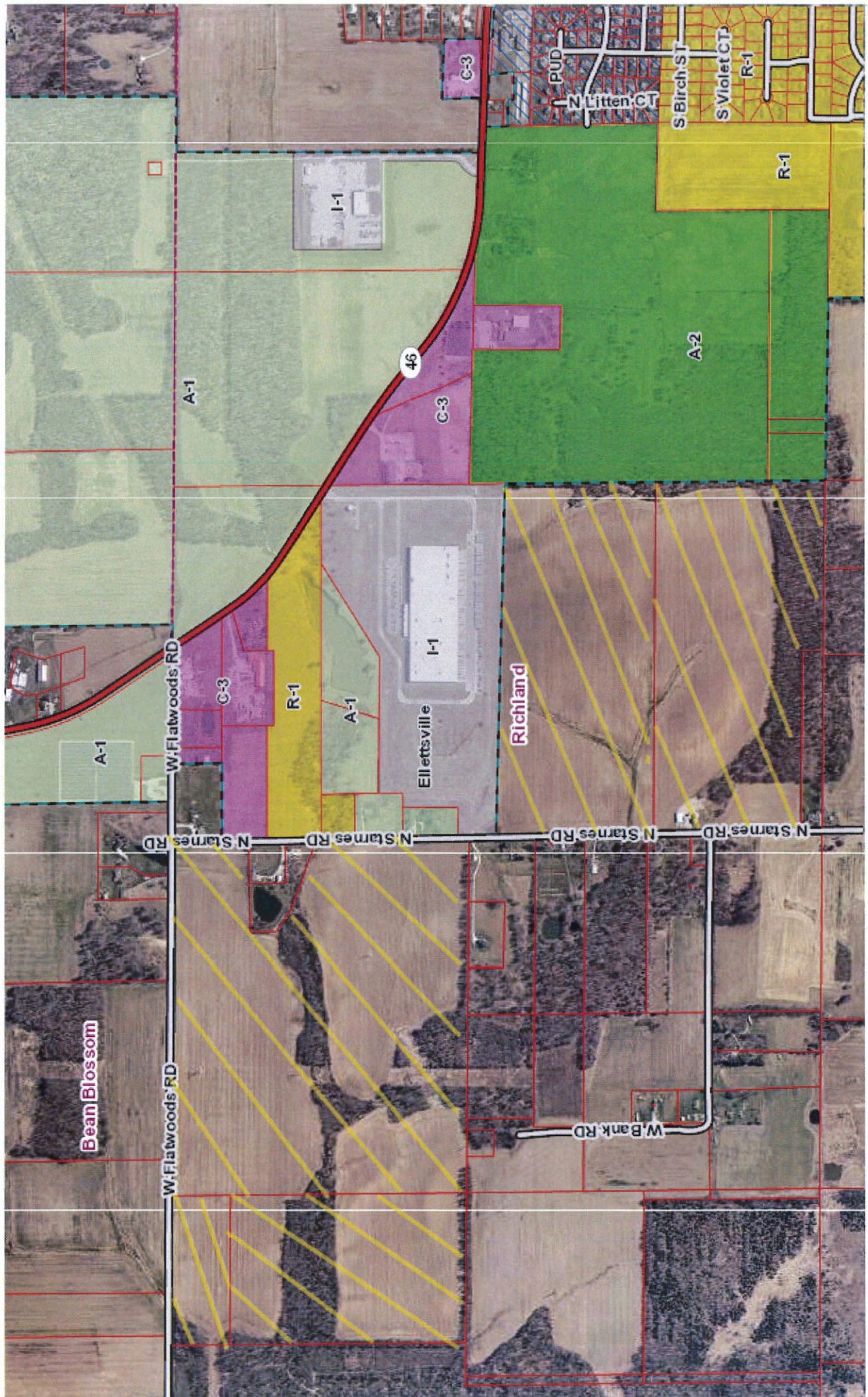
The sum of: **250.00**

FILE FEE	PC24-26-RZ-UMBARGER PARC		250.00
		1101-000.00-04102.00	250.00
		Total	<u>250.00</u>

TENDERED:	CREDIT CARD	162808184	250.00
	Credit Card Fee	162808184	7.50

Signed: _____







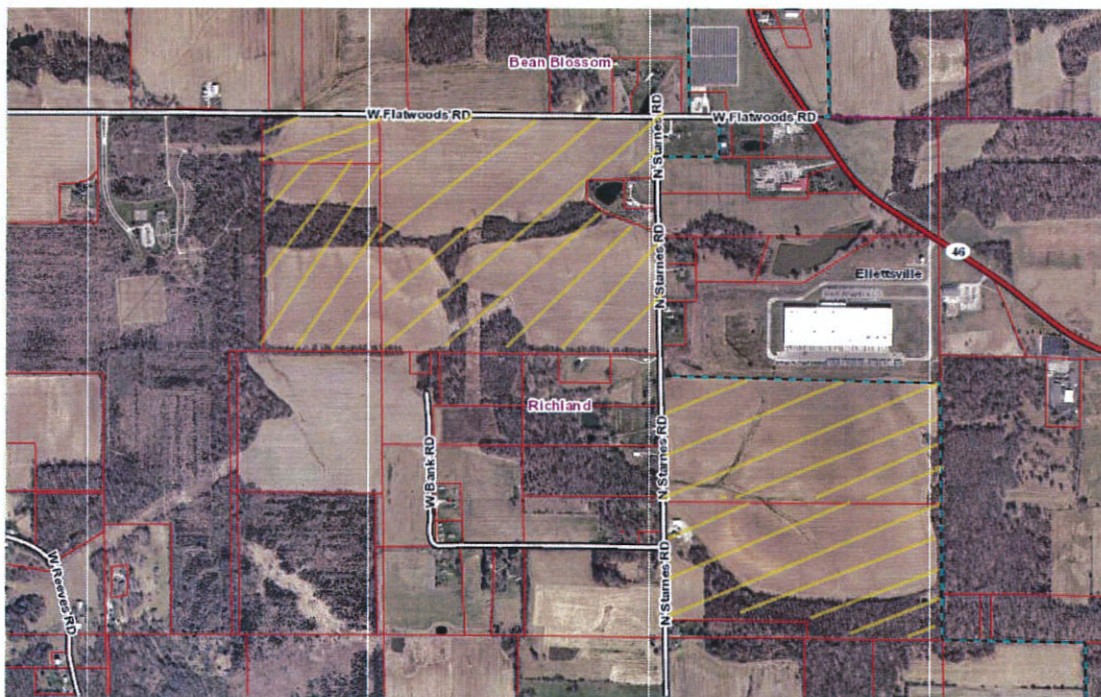
Town of Ellettsville

Department of Planning & Development

PC 24-26 – Zoning Map Amendment Petition Staff Report

Petition

Case - PC 24-26 – Zoning Map Amendment. A request by Digital Resources Acquisitions LLC to rezone five (5) parcels formerly known as the “Umbarger Parcels” from A-1; Agricultural to I-1; Industrial. The subject parcels are located at W. Flatwoods Road, N. Starnes Road and 6140 N. Starnes Road .



Surrounding Zoning Districts & Uses

	Zoning District	Property Use
North & West:	I-1: Light Industrial	Commercial Warehouse
	A-1: Agricultural	Residential
	R-1; Single Family Residential	Vacant Lot
	C-2; General Business	Commercial Business
	AG/RR: Agriculture/Rural Reserve (County)	Single Family Residential, Vacant Land & Agricultural Land
South:	AG/RR: Agriculture/Rural Reserve (County)	Agriculture/Residential (County)
East:	C-2; General Business	Mixed-Use Village Center

Considerations

1. The petitioner is requesting to rezone 343 acres from A-1; Agricultural to I-1; Light Industrial, located as follows:
 - 6140 N. Starnes Road; Parcel No. 53-04-05-400-003.000-011; 111 Acres
 - N. Starnes Road, Parcel No. 53-04-05-400-004.000-011; 37 Acres
 - N. Starnes Road; Parcel No. 53-04-05-200-003.000-011; 48 Acres
 - W. Flatwoods Road; Parcel No. 53-04-06-100-002.000-011; 135 Acres
 - W. Flatwood Road; Parcel No. 53-04-06-100-001.000-011; 12 Acres
2. Indiana Code (IC 36-7-4-603) requires that the Plan Commission and the legislative body shall pay reasonable regard to:
 - a. The comprehensive plan;
 - b. Current conditions and the character of current structures and uses in each district;
 - c. The most desirable use for which the land in each district is adapted;
 - d. The conservation of property values throughout the jurisdiction; and
 - e. Responsible development and growth.
3. The property is currently used for agricultural purposes.
4. Three (3) of the parcels are bordered by Monroe County on three (3) sides and to the east they are bordered by Commercial 2; General Business, Resident 1 with a commercial use; Agricultural-1 with a residential use and Industrial 1; Light Industrial.

Two (2) of the parcels are bordered by Monroe County to the south, Industrial 1 to the north, Commercial 2 which will have single family, multi family and commercial when approved and Monroe County to the south.
5. The *Ellettsville Comprehensive Plan*, adopted on July 24, 2023, designates the land to be a business district.
6. Pursuant to the Unified Development Ordinance, L-1; Light Industrial, provides for a low-intensity, light and medium intensity industrial activities that are not visible from a public street and are compatible with surrounding zoning districts.

Analysis of Required Findings

1. **Comprehensive Plan:** The change of zoning (is or is not) substantially in compliance with the existing comprehensive plan.

Staff Finding:

The *Ellettsville Comprehensive Plan* (Chapter 4, p. 71) designates the area west of Ellettsville as a westside business park. The intent of a Light Industrial District is to provide for low-intensity, light and medium intensity industrial activities that are not visible from a public street and are compatible with surrounding zoning districts.

2. **Current Conditions:** The change of zoning (is or is not) based on the current conditions of the property and the surrounding character of the land.

Staff Finding:

The primary reason Industrial-1 zoning is recommended for the subject property located on the western edge of Ellettsville is due to a property zoned Industrial 1 and the potential of other

properties that will have similar mixed-uses. For example, there is the potential for Smithville Communications, north of the parcels to develop a project that is analogous with the subject parcel.

- 3. Use of the Property:** The change in zoning (does or does not) result in allowance of the most desirable use of the property.

Staff Finding:

The designation of Industrial 1 zoning aligns with the *Ellettsville Comprehensive Plan* for a westside business district.

- 4. Conservation of Property Values:** The use or value of adjacent properties and those throughout the Town (will or will not) be affected in a substantially adverse manner.

Staff Finding:

The rezoning of this property to Industrial 1; Light Industrial, should have no effect on neighboring properties along State Road 46 which are either undeveloped, residential, industrial or commercial. The single-family homes to the east may require a buffer from any development but should not be otherwise harmed by a mixed-use property with Commercial-3 zoning.

- 5. Responsible Development:** The change in zoning (does or does not) promote the responsible development and growth of the property.

Staff Finding:

As stated in the *Ellettsville Comprehensive Plan*, this section of Ellettsville is best suited for a business center. Pursuant to the Unified Development Ordinance, L-1; Light Industrial, provides for a low-intensity, light and medium intensity industrial activities that are not visible from a public street and are compatible with surrounding zoning districts. Light Industrial zoning brings a conscientious and intentional design process that will cultivate responsible development and growth of the parcels.

Plan Commission Action

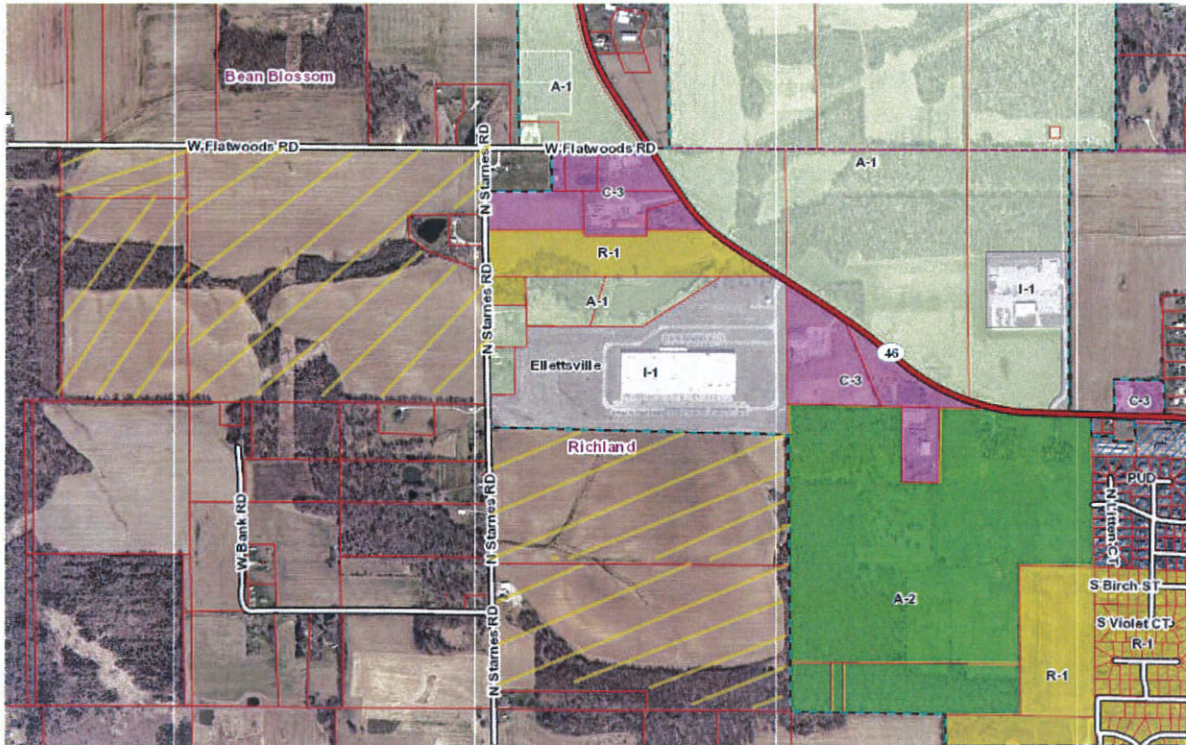
The Plan Commission action shall be in the form of a favorable, unfavorable, or no recommendation to Town Council, which takes final action on the zoning map amendment petition.

Staff Recommendation

The change in zoning of this parcel from Agricultural-1 to L-1; Light Industrial is already well covered in the *Ellettsville Comprehensive Plan* as this area of Ellettsville is designated to accommodate a business district/business park. The zoning of Industrial 1 is the best avenue for development of a business district with light industrial under the Unified Development Ordinance. Therefore, Staff recommends a *favorable recommendation* be forwarded to the Town Council to amend the zoning for the parcels outlined in Paragraph 1 from A-1; Agricultural to I-1; Light Industrial.

Submitted by Denise Line
Director of Planning, Town of Ellettsville
September 7, 2023

Surrounding Zoning Districts



Staff Photos



TOWN OF ELLETSVILLE - PLAN COMMISSION

Notice of Public Hearing

The Ellettsville Plan Commission will hold a public hearing to consider a petition by Digital Resources Acquisitions LLC, Case Number PC 24-26, for consideration of a zoning map amendment for five (5) parcels from Agricultural to Industrial 1 on the 3rd day of October, 2024, at 6:00 p.m., at Ellettsville Town Hall located at 1150 W. Guy McCown Drive. Subject parcels are located at the north terminus of N. Starnes Road, south terminus of N. Starnes Road and the east terminus of W. Flatwoods Road and more fully described herein as:

Parcel No. 53-04-05-400-004.000-011

The Northwest Quarter of the Southeast Quarter of Section 5, Township 9 North, Range 2 West, containing 37 acres, more or less.

Parcel No. 53-04-05-400-003.000-011

The Northeast Quarter of the Southeast Quarter and the South Half of the Southeast Quarter of Section 5, Township 9 North, Range 2 West, containing 111 acres, more or less.

Parcel No. 53-04-05-200-002.000-011

A pair of the North Half of the Northwest Quarter of Section Five (5), Township Nine (9) North, Range Two (2) West, Monroe County Indiana, and more particularly described as follows:

Beginning at a point on the East line of said Half Quarter Section, said point being North 1 degree, 26 minutes 25 seconds East 31.20 feet from the Southeast corner of said Half Quarter Section, said point also being in the centerline of a county road, thence North 01 degree 26 degrees 25 seconds West 257.33 feet along said road to a nail found; thence leaving said East line and said centerline South 88 degrees 33 minutes 35 seconds West 315.36 feet to a one-half inch rebar found; thence North 01 degree 26 minutes 25 seconds West 256.26 feet to a one-half inch rebar set; thence South 89 degrees 01 minute 22 seconds West 361.32 feet to one-half inch rebar set; thence South 01 degree 22 minutes 34 seconds East 195.29 feet to a one-half inch rebar set; thence South 55 degrees 26 minutes 13 seconds East 198.78 feet to a inch-half inch rebar set; thence South 69 degrees 50 minutes 12 seconds East 550.07 feet to the place of beginning. Containing 3.96 acres, more or less.

Parcel No. 53-04-06-100-001.000-011

A part of the Northeast quarter of Section Six (6), Township Nine (9) North, Range Two (2) West, bounded as follows: Beginning at the Northeast corner of said Northeast quarter section, running thence South Twenty-Eight (28) rods and three (3) links, thence west sixty-seven (67) rods and twenty-two (22) links, thence North twenty-eight (28) rods and three (3) links, thence east to the place of beginning, containing twelve (12) acres, more or less.

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Interested persons desiring to present their views upon said request, either verbally or in writing, will be given the opportunity to be heard at the above-mentioned time and place. Written suggestions, photographs and/or other documentation, or objections to provisions of said request may be submitted to the Ellettsville Planning Department prior to 11:00 a.m. on the day of the hearing.

The petition may be viewed at the Ellettsville Planning Department, 1150 W. Guy McCown Drive, Ellettsville or online at www.ellettsville.in.us. The hearing may be continued from time to time, as necessary.

Digital Resources Acquisitions LLC

Petitioner

{Parcels are designated with “// /”}



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Digital Resources Acquisitions LLC

Petitioner

9/23/24

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Petitioner

HSPAXLP
Publication Dates
LSBN0163154

From: [Bloomington Legals](#)
To: [Line, Denise](#)
Subject: Thank you for placing your order with us.
Date: Thursday, September 19, 2024 12:31:55 PM
Attachments: [LSBN01631540.pdf](#)

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

We appreciate you using our online self-service ads portal, available 24/7. Please continue to visit Bloomington Herald Times's online Classifieds [HERE](#) to place your legal notices in the future.

Changes and/or cancellations may not be honored up to 2 business days prior to your first publication date.

Job Details

Order Number: LSBN0163154
Classification: Govt Public Notices
Package: Plan Commission
Additional Options: 1 Affidavit \$0.00
Total payment: \$60.00

Account Details

Town Of Ellettsville
Po Box 8
Ellettsville, IN ♦ 47429-0008
812-876-3860
dline@ellettsville.in.us
Town Of Ellettsville

Schedule for ad number LSBN01631540

Mon Sep 23, 2024
Bloomington Herald Times All Zones

Notice of Public Hearing Town of Ellettsville Plan Commission

The Ellettsville Plan Commission will hold a public hearing to consider a petition by Digital Resources Acquisitions LLC, Case Number PC 24-26, for consideration of a zoning map amendment for five (5) parcels from Agricultural to Industrial 1 on the 3rd day of October, 2024, at 6:00 p.m., at Ellettsville Town Hall located at 1150 W. Guy McCown Drive. Subject parcels are located at the north terminus of N. Starnes Road, south terminus of N. Starnes Road and the east terminus of W. Flatwoods Road and more fully described herein as:

Parcel No. 53-04-05-400-004.000-013: The Northwest Quarter of the Southeast Quarter of Section 5, Township 9 North,

Range 2 West, containing 37 acres, more or less.

Parcel No. 53-04-05-400-003.000-013: The Northeast Quarter of the Southeast Quarter and the South Half of the Southeast Quarter of Section 5, Township 9 North, Range 2 West, containing 111 acres, more or less.

Parcel No. 53-04-05-200-002.000-011: A pair of the North Half of the Northwest Quarter of Section Five (5), Township Nine (9) North, Range Two (2) West, Monroe County Indiana, and more particularly described as follows: Beginning at a point on the East line of said Half Quarter Section, said point being North 1 degree, 26 minutes 25 seconds East 31.20 feet from the Southeast corner of said Half Quarter Section, said point also being in the centerline of a county road, thence North 01 degree 26 degrees 25 seconds West 257.33 feet along said road to a nail found; thence leaving said East line and said centerline South 88 degrees 33 minutes 35 seconds West 315.36 feet to a one-half inch rebar found; thence North 01 degree 26 minutes 25 seconds West 256.26 feet to a one-half inch rebar set; thence South 89 degrees 01 minute 22 seconds

West 361.32 feet to one-half inch rebar set; thence South 01 degree 22 minutes 34 seconds East 195.29 feet to a one-half inch rebar set; thence South 55 degrees 26 minutes 13 seconds East 198.78 feet to a inch-half inch rebar set; thence South 69 degrees 50 minutes 12 seconds East 550.07 feet to the place of beginning. Containing 3.96 acres, more or less.

Parcel No. 53-04-06-100-001.000-011: A part of the Northeast quarter of Section Six (6), Township Nine (9) North, Range Two (2) West, bounded as follows: Beginning at the Northeast corner of said Northeast quarter section, running thence South Twenty-Eight (28) rods and three (3) links, thence west sixty-seven (67) rods and twenty-two (22) links, thence North twenty-eight (28) rods and three (3) links, thence east to the place of beginning, containing twelve (12) acres, more or less.

Parcel Nos: 53-04-06-200-002.000-011 & 53-04-06-100-002.000-011: The Northwest quarter of Section 5, Township 9 North, Range 2 West, containing one hundred thirty-five (135) acres, more or less. Also, a part of the Northeast quarter of Section 6, Township 9 North, Range 2 West

SNIP 9 NORTH, Range 2 WEST, bounded and described as follows, to-wit: Beginning at a point in the East line of said Northeast quarter, 29 rods and 3 links south of the Northeast corner thereof; running thence South on said line 108 rods and 25 links; thence west 67 rods and 22 links to a stone; thence North 108 rods and 25 links, thence East 67 rods and 22 links, more or less, to the place of beginning. Containing forty-eight (48) acres, more or less: and containing in all one hundred eighty-three (183) acres, more or less.

Interested persons desiring to present their views upon said request, either verbally or in writing, will be given the opportunity to be heard at the above-mentioned time and place. Written suggestions, photographs and/or other documentation, or objections to provisions of said request may be submitted to the Ellettsville Planning Department prior to 11:00 a.m. on the day of the hearing. The petition may be viewed at the Ellettsville Planning Department, 1150 W. Guy McCown Drive, Ellettsville or online at www.ellettsville.in.us. The hearing may be continued from time to time, as necessary.

Digital Resources Acquisitions

Digital Resources Acquisitions

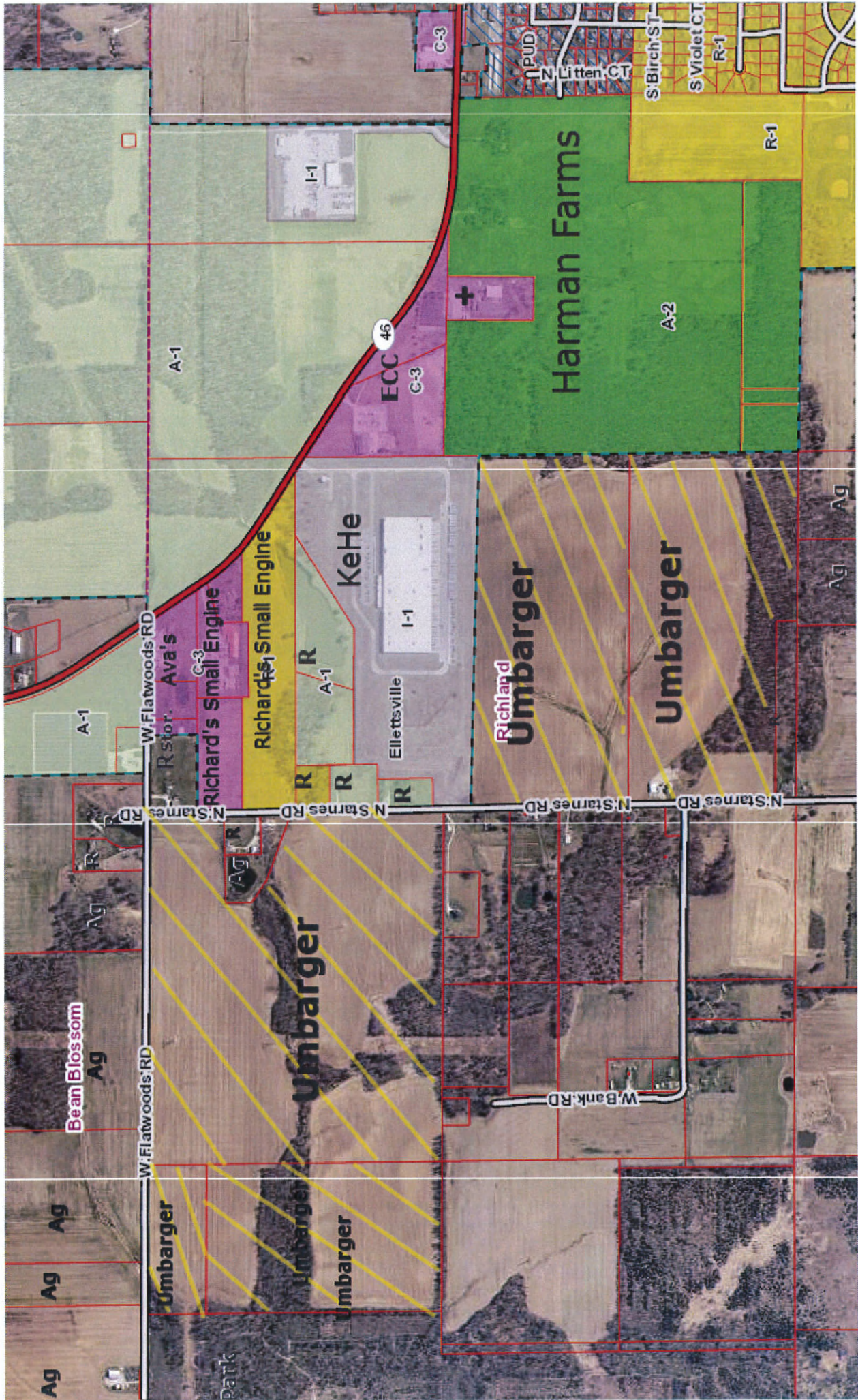
LLC

Petitioner

HSPAXLP

Publication Dates

LSBN0163154



Harman Farms

Umbarger

Umbarger

Umbarger

Umbarger

Bean Blossom

Richard's Small Engine

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Ellettsville

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Ava's Rstor.

W Flatwoods RD

W Flatwoods RD

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Name and Address of Sender

Check type of mail or service

Adult Signature Required Priority Mail Express

Adult Signature Restricted Delivery Registered Mail

Certified Mail Return Receipt for Merchandise

Certified Mail Restricted Delivery Signature Confirmation

Collect on Delivery (COD) Signature Confirmation Restricted Delivery

Insured Mail

Priority Mail

Affix Stamp
(for additional Postmark with)



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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Registered Mail Value	Sender if COD	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee
1.	Indiana WEH, LLC 2900 Linden Lane, Ste. 300 Silver Spring, MD 20910													
2.	Michael Harman & Julia Miller 4725 N. Campbell Park Road Bloomington, IN 47404													
3.	RBBCSC 600 S. Edgewood Drive Ellettsville, IN 47429													
4.	Lifeway Baptist Church of Bloomington, Inc. 7821 W. State Road 46 Ellettsville, IN 47429													
5.	Chapel Hill Wilderness LLC PO Box 381 Ellettsville, IN 47429													
6.	Keith Weathers, Kirk Weathers Kyle Weathers & Katrina Weathers 5505 N. Starnes Road Gosport, IN 47433													
7.	Debra Kerr 5498 E. Calvertville Road Bloomfield, IN 47424													
8.	Marc & Joni Fishman 6465 N. Starns Road Gosport, IN 47433													

Handling Charge - If Registered and over \$50.000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

5
SEP 25 2024

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

8 of 8 total 24

24

Postmaster, Per (Name of receiving employee)

D. [Signature] D. [Signature]

Complete in Ink

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Name and Address of Sender	Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.
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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Charles & Sandra Mundy 6433 N. Starns Road Gosport, IN 47433													
2.	Gerald & Tracey Johnston 6339 N. Starns Road Gosport, IN 47433													
3.	Sturgis Holdings LLC 9265 E. Woodview Drive Bloomington, IN 47401													
4.	Loren & Edna Webb 6161 N. Starns Road Gosport, IN 47433													
5.	Donetta & Arthur Stevens 6870 N. Starnes Road Gosport, IN 47433													
6.	Richard & Jennifer Gieselman 8273 W. State Road 46 Ellettsville, IN 47429													
7.	MG3 Properties LLC 5857 W. State Road 46 Ellettsville, IN 47429													
8.	Laurie & Norman Wampler 6706 N. Starnes Road Gosport, IN 47433													

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)
0058 total 24	24	<i>[Signature]</i>



Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service		Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.												
		<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Priority Mail														
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1.	Monroe County Board of Commissioners 100 W. Kirkwood Avenue, Rm. 323 Bloomington, IN 47404															
2.	Sarah Naylor 7170 N. Old State Road 37 Bloomington, IN 47408															
3.	Dustin & Amanda Martin 3710 W. Division Road Bargersville, IN 46106															
4.	Hoosier Energy REC Inc. Edward W. Merry Prop. Acct. PO Box 908 Bloomington, IN 47402															
5.	Martha Wainscott 8644 W. Flatwoods Road Gosport, IN 47433															
6.	Daniel Hale 8610 N. Starnes Road Gosport, IN 47433															
7.	Theresa & Ronald Arthur 1502 W. Lawson Road Bloomington, IN 47404															
8.	Larry Neidigh 2220 W. Vernal Pike Bloomington, IN 47404															
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)												
8 of 8 total 24		24		J. Neidigh												

Line, Denise

From: A.J. Bowlen <ajbowlen@gmail.com>
Sent: Tuesday, September 17, 2024 8:16 AM
To: Line, Denise
Subject: Umbarger/Digital Resources

Good morning,

Is there a specific form that we need to have the Umbargers sign to authorize the request for rezoning?

I understand that you are able to add this to the agenda for the October meeting, correct?

Thank you,

A.J. Bowlen
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www.ajbowlen.com

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Line, Denise

From: Greg Bowlen <gbowlen@icloud.com>
Sent: Friday, August 9, 2024 9:31 AM
To: Line, Denise
Subject: Contact information

Follow Up Flag: Follow up
Flag Status: Completed

Denise,
Hope you're doing well I do apologize for the delayed response on contact information.

Digital Resources Acquisitions, LLC
POB 31
Smithville, IN 47458

Greg Bowlen
"gbowlen@icloud.com"
812-360-3953

It is very exciting the possibilities of what we're doing here for the Ellettsville community for Monroe County itself. Brief update we had a very good conversation with Hoosier Energy today on getting All applications and needed documentation to proceed with project.

Thanks,
Greg

Line, Denise

From: A.J. Bowlen <ajbowlen@gmail.com>
Sent: Friday, September 27, 2024 2:59 PM
To: Line, Denise
Cc: Greg Bowlen; AJ Bowlen; kwault@gmail.com
Subject: Re: Need to schedule a meeting

Denise,

I am available.

Thank you,

A.J. Bowlen

Broker/REALTOR

RE/MAX Acclaimed Properties

812-345-3712

www.ajbowlen.com

On Fri, Sep 27, 2024, 2:49 PM Line, Denise <dline@ellettsville.in.us> wrote:

Good afternoon,

Would it be possible for you to meet with Mike Farmer and I on Monday, September 30th, at 9:00 a.m.? I don't have the email address for the other gentleman.

Thanks,

Denise

Denise Line

Planning Director

Town of Ellettsville

PO Box 8

Ellettsville, IN 47429

Telephone: (812) 876-8008

Fax: (812) 876-876-8010

www.ellettsville.in.us

Line, Denise

From: Line, Denise
Sent: Friday, September 27, 2024 2:50 PM
To: Greg Bowlen; aj.bowlen@homefinder.org
Subject: Need to schedule a meeting

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Line, Denise

From: A.J. Bowlen <ajbowlen@gmail.com>
Sent: Tuesday, September 17, 2024 8:51 AM
To: Line, Denise
Subject: Re: Umbarger/Digital Resources

Thank you Denise.

Thank you,

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On Tue, Sep 17, 2024 at 8:42 AM Line, Denise <dline@ellettsville.in.us> wrote:

Nothing specific – a short note or an email will suffice.

Thanks,

Denise Line

Planning Director

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Subject: Umbarger/Digital Resources

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From: Line, Denise
Sent: Tuesday, September 17, 2024 8:42 AM
To: aj.bowlen@homefinder.org
Subject: RE: Umbarger/Digital Resources

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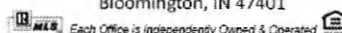
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Subject: Re: Umbarger/Digital Resources

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Denise Line

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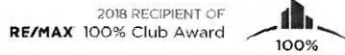
aj.bowlen@homefinder.org

www.ajbowlen.com

3695 S. Sare Road

Bloomington, IN 47401

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Line, Denise

From: Line, Denise
Sent: Monday, September 30, 2024 2:30 PM
To: AJ Bowlen; Greg Bowlen; kwault@gmail.co
Subject: Rezone of the Umbarger Parcels (5)
Attachments: PC 24-26__Staff Report.pdf; October 3 2024_Zoom Notice.pdf

Good afternoon,

Pursuant to our meeting earlier today, attached please find the staff report for the rezone of the Umbarger parcels and the zoom link for the meeting on Thursday. I won't have my presentation notes ready until Wednesday or Thursday but will send them to you when I finish them.

Please let me know if you have any questions or need additional information.

Denise Line
Planning Director
Town of Ellettsville
PO Box 8
Ellettsville, IN 47429
Telephone: (812) 876-8008
Fax: (812) 876-876-8010
www.ellettsville.in.us

Line, Denise

From: Jackson Umbarger <jumbarger@umbargerandsons.com>
Sent: Tuesday, September 17, 2024 11:35 AM
To: Line, Denise
Cc: ericrichards@landproz.com; marty.umbarger@gmail.com; Tom Umbarger
Subject: rezone

Dear Denise,

I hope this message finds you well. My name is Jackson Umbarger, and I represent Umbarger Farms in Monroe County, Indiana. I am writing to formally grant permission for this email to serve as confirmation that we authorize the submission of our rezoning application.

We are looking forward to a positive outcome and appreciate your efforts in overseeing this process.

If you need any further information regarding the rezoning, please reply all, and we will be happy to assist.

Below are the contact details for the partners involved in this project:

- **Jackson Umbarger**
Phone: 317-714-2483
Email: jumbarger@umbargerandsons.com
- **Martin Umbarger**
Phone: 317-710-1325
Email: marty.umbarger@gmail.com
- **Thomas Umbarger**
Phone: 317-714-2055
- Umbarger06@aol.com

Thank you again for your attention to this matter.

Best regards,
Jackson Umbarger
Umbarger Farms
317-714-2483