

**AGENDA**  
**ELLETTSVILLE PLAN COMMISSION**  
**Town Hall**  
**1150 W. Guy McCown Drive**  
**Ellettsville, Indiana**  
**Thursday, March 3, 2022 - 6:00 P.M.**

**Pledge of Allegiance**

**Roll Call**

**Approval of Minutes –November 4, 2021 & February 3, 2022**

**Monthly Conflict of Interest Statement**

**Old Business**

Zoning Discussion

**New Business**

**Planning Department Update**

Next Meeting – April 7, 2022

**Privilege of the Floor – Non Agenda Items**

**Plan Commission Comments**

**Adjournment**

Planning Commission meetings are wheelchair accessible. The accessible entrance is located on the east side of the building. Accessible visitor parking spaces are located on the north side of the building. The Town further assures every effort will be made to ensure nondiscrimination in all of its programs activities, whether those programs and activities are federally funded or not. Close captioning of the public meetings is broadcast on Community Access Television Series.

# MEETING NOTICE

Thursday, March 3, 2022, at 6:00 p.m.

The Town of Ellettsville Plan Commission will conduct its regularly scheduled meeting on Thursday, March 3, 2022, at 6:00 p.m., local time.

The meeting will be conducted at Town Hall. Plan Commission members will attend the meeting in person. The public is invited to attend in person or by remote access. The meeting will be available by Zoom.

Topic: Plan Commission 03-03-22

Time: March 3, 2022, 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88652247879?pwd=NS9NYWw4c1h1VURpSG5hS2ZJaXRWUT09>

Meeting ID: 886 5224 7879

Passcode: 229305

One tap mobile

+13017158592,,88652247879#,,, \*229305# US (Washington DC)

+13126266799,,88652247879#,,, \*229305# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 886 5224 7879

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Agendas and meeting packets can be obtained online at [www.ellettsville.in.us](http://www.ellettsville.in.us) or by submitting an email request to: [planning@ellettsville.in.us](mailto:planning@ellettsville.in.us).



# *Town of Ellettsville*

## *Department of Planning & Development*

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**To: Ellettsville Plan Commission**

**From: Kevin Tolloty, Director of Planning**

**Date: February 25, 2022**

**Subject: Zoning Updates**

**Topics:**

- Permitted Zoning Uses, particularly commercial districts
  - Which uses are permitted that should not be?
  - Any uses not permitted that should be?
  - Which uses should be limited for C-1 (Neighborhood Commercial) and C-2 (Downtown)?
    - Are our C-1/C-2/C-3 zones in the proper locations?
  
- Development Plans
  - Should we have specific landscaping and/or buffering requirements?
  - Should we require parks/trails in developments?
  - Should we have lighting requirements?
  - How should streetscapes look? Street trees in front of/behind sidewalk?
  - Should we require traffic impact analyses?
  
- Stormwater/Grading
  - Are our current stormwater guidelines effective for continued development?
  - Should we require multiple inspections during installation to ensure they are correctly built?
  - Who should maintain retention ponds and related structures in subdivisions?

This is just a sampling of possible discussion points. The goal is for the Plan Commission to provide enough feedback that I can start working on some amendments to fix our most pressing needs. I am also going to propose that we contract with a consultant for a full revision of our zoning and subdivision regulations. Any comments and ideas that come from this and ensuing discussions will further facilitate any zoning revisions.

Land Use	C-1	C-2	C-3	Land Use	C-1	C-2	C-3
<b>Commercial/Services</b>				Extended Care Facility			x
Adult Entertainment				Farm Supply Store			
Antique Shop				Feed Mill			
Art Gallery	x	x	x	Gasoline and Diesel Fuel Service Station			R <sub>1</sub>
Auction Barn				Gun Sales & Repair (No shooting range)	x	x	x
Auto & Truck Repair Facility (Under 4 tons gross vehicle weight)			x	Health Maintenance Facility			x
Auto, Truck, Motorcycle, Manufactured Housing, and RV Washing, Sales or Service Facility (vehicles over 4 tons)			R <sub>1</sub>	Heavy Equipment Sales & Service			R <sub>1</sub>
Babysitting	x	x	x	Home Occupation	x	x	x
Bakery (with retail, <10,000 sq.ft.)	x	x	x	Home Occupation (Not permitted by right)			
Bed & Breakfast (up to 4 guest rooms)	x	x	x	Hotels & Motels	x	x	x
Bed & Breakfast (more than 4 guest rooms)	x	x	x	Kennel			x
Bicycle Sales & Repair	x	x	x	Laundromat	x	x	
Building Materials Sales			R <sub>1</sub>	Laundry & Dry Cleaning			x
Building Trades Shops (Including assembly and millwork)				Liquor Store	x	x	x
Car Wash (Under 4 tons gross vehicle weight)			x	Micro-Brewery	x	x	x
Car & Truck Wash (any size)				Mini Rental Storage Facility			x
Catering	x	x		Mini Warehouses			
Child Care Facilities (Including centers, ministries or pre-schools)	x <sub>3</sub>	x <sub>3</sub>		Neighborhood Serving Store (< 3000 sq.ft.)			
Child Care Home	x	x	x	Other/Unlisted Commercial Uses	SE	SE	SE
Communications Facility (attached)	x	x	x	Outpatient Medical/ Dental/Health Offices & Clinics	x	x	x
Communications Facility (detached)				Parcel Post Distribution Facility			R <sub>1</sub>
Convenience Store			x	Pawn Broker/Shop			x
Day Care Center				Personal Services (Including barber, beauty, tailoring, hair, nail and shoe repair)	x	x	x
Dealer or Transportation Facility							
Drive-In Facility	x	x					

Land Use		C-1	C-2	C-3	Land Use		C-1	C-2	C-3
<b>Commercial/Services</b>					<b>Industrial</b>				
Pet Shop	x	x	x	General Manufacturing/ Remanufacturing (Not listed)					
Print Shop (with retail, <10,000 sq.ft.)	x	x	x	General Warehousing (Not listed)					
Professional & Government Offices	x	x	x	Generator & Motor Manufacturing & Service					
Sale Barn				Glass Making					
Small Appliance Repair & Servicing Studios (arts & crafts, design, photography, broadcasting - inc. attached communications facilities)	x	x	x	Ice Making					
Small Item Retail (Including department stores, food, drug, beverage, small appliances, florist, gifts, hardware, paint, furniture, and clothes)	x	x	x	Landfill					
Stone Sales				Lumber & Equipment Sales					
Transportation Terminal (Bus & Cab)		R <sub>1</sub>	R <sub>1</sub>	Lumber Mill					
Tavern	x	x	x	Mineral Extraction (without blasting)					
Veterinary Clinic			x	Mining (without blasting)				R <sub>1</sub>	
Video Tape Rental (Not inc. adult entertainment)	x	x	x	Non-Hazardous Manufacturing					
				Oil & LP Storage					
<b>Industrial</b>					<b>Industrial</b>				
Asphalt Plant				Power Generation Facility					
Auto Storage Yard				Printing Facility (any size)					
Bakery (any size)				Processing Plant					
Canning & Bottling Operations				Quarrying (without blasting)				R <sub>1</sub>	
Cement Mixing (batch)				Recycling, Solid Waste Sorting Facilities and Transfer Stations					
Dairy Processing Facility				Salvage Yard/Junk Yard/Scrap Metal Processing Facility					
Distribution Facility				Storage & Processing					
Food Processing & Packing Plants				Trucking & Transportation Company (Excluding livestock)					
Furniture Manufacturing & Refinishing				Utility Transmission & Distribution Facility					
Gas & Oil Wells				Value Added Produce Processing Facility					
General Assembly Facility				Warehousing & Storage Facilities					
				Wastewater Treatment Facility					

Land Use				C-1	C-2	C-3	Land Use				C-1	C-2	C-3
<b>Agricultural</b>						<b>Recreational</b>							
	Agricultural Materials Storage						Amusement Park*						
	Agricultural Uses (All)						Art & Music Center						
	Aquaculture						Campground						
	Commercial Composting Facility						Commercial Recreational Center						
	Greenhouse				x		Community Center						
	Home Gardening						Conference Center						
	Landscaping Business						Cultural Center	x <sub>3</sub>	x <sub>3</sub>		x <sub>3</sub>		
	Livestock Auction						Golf Course						
	Nursery						Gun/Archery Outdoor Range						
	Small Scale Agricultural (Tree/Berry Farms, Truck Gardens, Hobby Farms)						Health & Fitness Facility	x	x		x		
	Yard Waste Dump						High Impact Music Venue						
							Horse Riding Stable						
<b>Residential</b>													
							Indoor Amusements	x	x		x		
	Apartments over Commercial Uses	x	x	x			Indoor Gun Range						
	Boarding House	SE	SE	SE			Libraries and Museums	x	x		x		
	Camp/Conference Center Housing						Outdoor Amusements	x	x		x		
	Estate Homes - Large Lots						Outdoor Sports Center						
	Group Homes	x	x	x			Parks & Playgrounds	x	x		x		
	Halfway House	SE	SE	SE			Picnic Area						
	Multi-Family Dwelling	SE	SE	SE			Religious Facility/Church	x <sub>3</sub>	x <sub>3</sub>		x <sub>3</sub>		
	Single Family Dwellings	x	x	x			Resort*						
	Two Family Dwellings	x	x	x			Retreat Center						
							RV Park						
<b>Miscellaneous</b>													
	Accessory Buildings (For Permitted Uses)	x	x	x			School	x <sub>3</sub>	x <sub>3</sub>		x <sub>3</sub>		
	Airport/Landing Field						Social Facility	x <sub>3</sub>	x <sub>3</sub>		x <sub>3</sub>		
	Cemetery/Mausoleum						Sports Facility	SE	SE		SE		
							Water Park*						
	Mobile Construction Office	x	x	x			Youth Camp						
	Other Uncommon Uses												
	Parking Lots & Garages	x	x	x									
	Ponds and Lakes	x	x	x									

**x** - permitted by right

**SE** - permitted by Special Exception

**x<sub>3</sub>** - located not closer than 250 feet to a business in which alcoholic beverages are served

**R<sub>1</sub>** - must have access from a designated truck route, and may have incidental storage, but shall not permit on-site assembly, construction, manufacturing or millwork or other industrial activity