

## **April 7, 2022**

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, April 7, 2022, at Town Hall. David Drake called the meeting to order at 6:00 p.m. and Pamela Samples led the Pledge of Allegiance.

**Roll Call:** Members participating were: David Drake, President; Dan Swafford, Vice President; Terry Baker; Don Calvert Sandra Hash; Pamela Samples; and Pat Wesolowski. Kevin Tolloty, Planning Director; Denise Line, Secretary; Rick Coppock, Bynum Fanyo & Associates, Town Engineer; and Darla Brown, Town Attorney; were also present.

### **Approval of the Minutes**

David Drake entertained a motion to approve the minutes for the regular meeting on March 3, 2022. Terry Baker so moved and Pamela Samples seconded the motion. Motion carried.

### **Monthly Conflict of Interest Statement**

#### **Old Business**

#### **New Business**

#### **Preliminary Plat Approval for 65 Single Family Lots in Barberrry Lake Estates, Phase II (N. Loudon Road and W. Reeves Road); Petitioner: Josh Clark; Case No. PC22-02**

**Kevin Tolloty, Planning Director**, advised the petition is for Phase II of Barberrry Estates. Average lot size is .25 to .33 acres. Parcels are zoned Residential 1. All comments from the Tech Review meeting have been addressed. Mr. Swafford questioned sidewalks. Mr. Tolloty explained they will be located throughout the project. Mr. Wesolowski asked how far the sidewalks are from the street. Mr. Coppock answered they are five feet.

**Josh Clark, Petitioner**, will break ground during the summer. The lake will be retained within a homeowners' association. Ms. Hash will ask if it will be made clear homeowners cannot build in the retainage area. Mr. Coppock advised it is an easement so nothing can be built in it.

**Toby Turner**, owns the property to the west of the project and is a Monroe County Highway Superintendent. His driveway runs the full length of the property line. He is concerned with the setbacks and proximity of the homes to his property. He thinks a landscape berm is warranted. The density of the project concerns him along with stormwater drainage. The school has caused flooding on Reeves Road. A homeowners' association may/may not take care of the pond. Mr. Coppock explained the drainage on the project. Mr. Drake advised if the plat meets Town Code, then they have to approve it. There was further discussion on drainage.

David Drake entertained a motion. Dan Swafford made a motion for preliminary plat approval for 65 single family lots in Barberrry Lake Estates, Phase II, Josh Clark, Case No. PC22-02. Terry Baker seconded the motion. Roll call vote: Roll call vote: David Drake – yes; Dan Swafford – yes; Terry Baker – yes; Don Calvert – yes; Sandra Hash – yes; Pamela Samples – yes; and Pat Wesolowski - yes. Motion carried.

### **Planning Department Updates**

## **Plan Commission Comments**

**Sandra Hash** asked the status of the request for proposals for the code update. Mr. Tolloty advised he is working on it.

## **Privilege of the Floor**

## **Adjournment**

David Drake entertained a motion to adjourn. Dan Swafford so moved.

David Drake adjourned the meeting at 6:40 p.m.

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David Drake, President

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Dan Swafford, Vice President

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Terry Baker

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Don Calvert

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Sandra Hash

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Pamela Samples

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Pat Wesolowski

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Denise Line, Secretary