

**AMENDED AGENDA  
ELLETTSVILLE PLAN COMMISSION  
Town Hall  
1150 W. Guy McCown Drive  
Ellettsville, Indiana  
Thursday, June 1, 2023 - 6:00 P.M.**

**Pledge of Allegiance**

**Roll Call**

**Approval of Minutes – May 4, 2023**

**Monthly Conflict of Interest Statement**

**Old Business**

Discussion on Chapter 4 (Our Land Use Plan) of the Comprehensive Plan

Discussion on Town Council’s Changes to Ordinance 2023-05, Ordinance Approving a Moratorium on New Construction of Certain Structures in Commercial and Industrial Districts

**New Business**

**Planning Department Update**

Next Meeting – July 6, 2023

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

**Plan Commission Comments**

**Adjournment**

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Town of Ellettsville Plan Commission is inviting you to a scheduled Zoom meeting.

Topic: Plan Commission

Time: June 1, 2023, 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82359477020?pwd=MFJLVTEvMkI5NHN6SkcxUmxBaXdLUT09>

Meeting ID: 823 5947 7020

Passcode: 124634

One tap mobile

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+1 507 473 4847 US

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+1 360 209 5623 US

Meeting ID: 823 5947 7020

Passcode: 124634

## May 4, 2022

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, May 4, 2023, at Town Hall. Dan Swafford called the meeting to order at 6:00 p.m. and Don Calvert led the Pledge of Allegiance.

**Roll Call:** Members participating were: Dan Swafford, Vice President; Don Calvert; Pamela Samples; and Steve Hale. Absent were: Davis Drake, Sandra Hash, and Pat Wesolowski. Denise Line, Planning Director, Mike Burns, Assistant Planner, and Darla Brown, Town Attorney, were also present.

### Approval of the Minutes

Dan Swafford entertained a motion to approve the minutes for the regular meeting on April 6, 2023. Steve Hale made a motion to approve the minutes for April 6, 2023. Pamela Samples seconded the motion. Motion carried.

### Monthly Conflict of Interest Statement

### Comprehensive Plan Update

**Denise Line, Planning Director**, explained they will begin reviewing Chapter 4 Land Use Plan of the proposed Comprehensive Plan at the next meeting. Don Calvert expressed his concern about the plan for parking and traffic in the Town. Dan Swafford asked Ms. Line if she could find the Thoroughfare Plan for the next meeting,

### Old Business

### Public Hearing on Moratorium on Certain Commercial Uses

**Denise Line, Planning Director**, proposed an Ordinance to place a moratorium on certain commercial uses until the Unified Development Ordinance is approved. This moratorium would include mini storage business, gas and convenience stores, vape shops, head shops, and tobacco stores. Denise explained that the Taylor group is running about three months behind with the UDO and suggested that the October 1, 2023, date be changed to February 1, 2024. She requested a favorable recommendation to the Town Council.

Dan Swafford asked for a motion for a favorable or unfavorable recommendation to Town Counsel. Steve Hale made a motion to send a favorable recommendation and it was seconded by Pamela Samples. Roll call vote: Don Calvert -Yes, Pamala Samples - Yes, Dan Swafford – Yes, Steve Hale -Yes. Motion Carried.

### Resolution for Change of Driveway Width

**Denise Line** proposed a resolution to change the maximum driveway width at the property line from 22' to 36'. This resolution would allow the Planning Director to wave the current 22' restriction until the UDO is passed.

Pamala Samples made a motion to approve resolution 01-2023 to widen the maximum width of driveways to 36' at property line and it was seconded by Steve Hale. Roll call vote: Don Calvert - Yes, Pamala Samples - Yes, Dan Swafford - Yes, Steve Hale – Yes. Motion Carried.

### Planning Department Updates

**Denise Line, Planning Director**, advised the next meeting is June 1, 2023.

### Plan Commission Comments

### Privilege of the Floor

**Dan Rarey, Advisory Board Member for Envision Ellettsville** said there would be a community meeting at 6pm on May 16, 2023, at the town hall.

### Adjournment

Dan Swafford adjourned the meeting at 6:22 p.m.

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David Drake, President

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Don Calvert

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Sandra Hash

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Pat Wesolowski

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Dan Swafford, Vice President

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Steve Hale

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Pamela Samples

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Mike Burns, Secretary

*Guiding future  
growth!*

## CHAPTER 4

# OUR LAND USE PLAN

The Ellettsville Future Land Use Plan is a guide to the physical development of the town. It describes how and where future development or redevelopment should occur. The term land use is used to describe the type of activities or uses taking place on a parcel of land or within a structure. The future land use map considers the current uses of the land and determines how the land should be used in the next ten to 20 years. A Future Land Use plan does not change the current zoning or use of land, it only guides decisions on how that land should be used in the land use does change.

The Future Land Use Plan includes two key components: the map and typology descriptions. Collectively these two components should be used to inform land use and infrastructure decisions. **The primary purpose of this chapter is to aid decision-makers and the general public in understanding what the appropriate uses are in each category, where they should be located, and how intensively a parcel of land should be developed.**

Many of the ideas within this Future Land Use Plan originated from the 2018 Town of Ellettsville Comprehensive Plan and were vetted again with the community through the 2022 Envision Ellettsville Vision Plan process. Of particular importance, the future land use map identifies four geographic focus areas. Because the town has a limited amount (about 350 acres) of undeveloped land within town boundaries, this plan considers areas just outside of the town limits as areas primed for growth. As development pressure in these areas increases, it is essential that the town annex any future development that requests to be served by Town utilities. While the geographic focus areas account for 1,500 acres of additional development, it does not guarantee that development will occur or that Ellettsville will annex any additional land. It is simply a vision for the future.

While new development will likely occur on the outskirts of Ellettsville's current town limits, there should also be an emphasis on infill and redevelopment in existing areas. Infill and redevelopment efforts revitalize areas by giving empty buildings, vacant lots, and underutilized properties a new use or purpose. Because these opportunities exist in areas that have already been built out with transportation and utility infrastructure, it is more cost-efficient for the developer and Town.

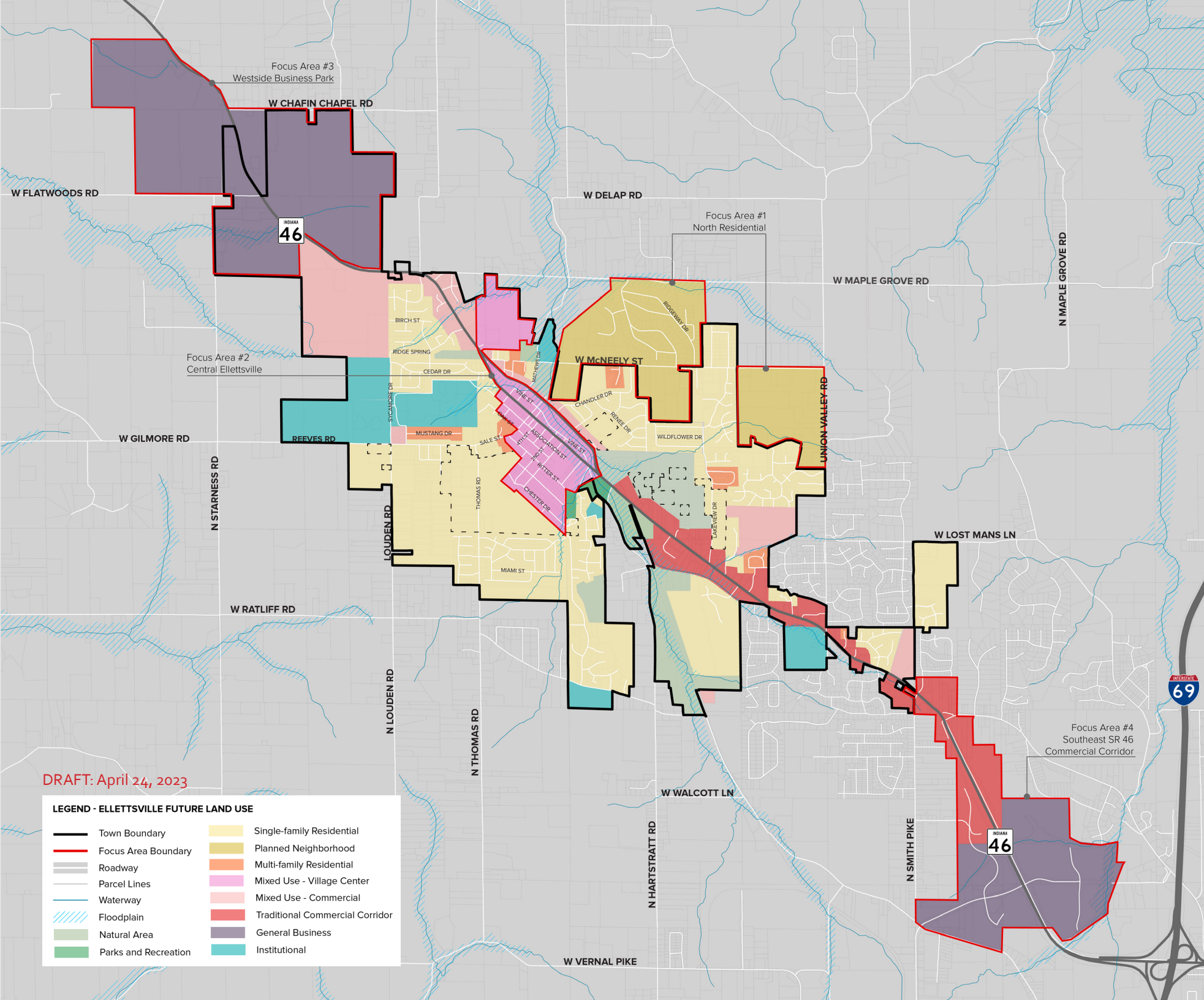
The future land use map identifies 10 land use categories or typologies. Each of these typologies is outlined in the following section with details regarding the primary uses, secondary uses, and character descriptions.

## Growth by the Numbers

The Town of Ellettsville has an estimated 350 acres of undeveloped land remaining within town limits.

The future land use map anticipates growth to occur outside of town limits which accounts for:

- 1,250 acres of industrial/commercial development
- 250 acres of residential development



DRAFT: April 24, 2023

**LEGEND - ELLETTSVILLE FUTURE LAND USE**

Town Boundary	Single-family Residential
Focus Area Boundary	Planned Neighborhood
Roadway	Multi-family Residential
Parcel Lines	Mixed Use - Village Center
Waterway	Mixed Use - Commercial
Floodplain	Traditional Commercial Corridor
Natural Area	General Business
Parks and Recreation	Institutional

# Single-family Neighborhood

## Desirable Density:

Two-to-Four Dwelling Units per Acre (DU/A)

## Primary Uses:

Residential uses including single-family detached units.

## Secondary Uses:

Agricultural, stormwater management facilities and infrastructure, and institutional uses such as parks, schools, religious facilities, and community facilities.

## Character Description

Single-family Neighborhoods include single-family detached units. Existing Single-family Neighborhoods have a mix of lot sizes and house sizes on the same block. Homes are oriented toward streets with rear yards larger than front yards.

### Site & Building

- Lot sizes vary from a half-acre to a quarter-acre to provide a range of home choices in the same neighborhood.

### Parking

- Parking is provided through private driveways and short-term on-street parking.

### Connectivity

- Future development should provide pedestrian pathways ranging from sidewalks (5 foot minimum) and/or shared-use paths (10 foot minimum).
- Future development should provide more than one entry/exit point to enhance connectivity between adjacent neighborhoods.

### Amenities

- Future development should be encouraged to preserve open space and accommodate public recreation and community facilities when appropriate.

## LAND USE TYPOLOGY #2

## Planned Neighborhood

**Desirable Density:**

Four to Fifteen Dwelling Units per Acre (DU/A)

**Primary Uses:**

Residential uses ranging from single-family detached and attached units including townhomes, condominiums, apartments, and/or senior living.

**Secondary Uses:**

Institutional uses such as parks, schools, religious facilities, and community facilities.

**Character Description**

Planned Neighborhoods include several housing types — single-family detached units, single-family attached units, townhomes, condominiums, apartments, and/or senior living — that provide a range of home choices (lot sizes and home types) in the same neighborhood. This mixed approach accommodates residents at all stages of life. It is recommended that developers work with the Town to understand the most appropriate mix of housing types based on residential demand. For example, 50% single-family detached units, 30% townhomes or condominiums, and 20% apartments.

**Site & Building**

- Lot sizes and intensity of development vary based on housing type. Low-density areas should strive for 4 DU/A, medium-density areas should strive for 8-10 DU/A, and high-density areas should strive for 10-15 DU/A.
- Any multi-family development including townhomes and/or apartments should have increased setbacks for taller buildings, architectural designs that are consistent with the neighborhood, and appropriate transitions in density and scale.
- More intense uses should be located near the edge of developments with enhanced landscaping.

**Parking**

- Parking is provided through private driveways and designated off-street parking areas for multi-family units.
- Off-street parking areas are encouraged to be located at the rear of the building.

**Connectivity**

- Future development should provide pedestrian pathways ranging from sidewalks (5 foot minimum) and/or shared-use paths (10 foot minimum).
- Encourage new developments to provide comfortable, pedestrian-oriented environments utilizing seating areas, shade, and lighting.
- Future development should provide more than one entry/exit to enhance connectivity between adjacent neighborhoods.

**Amenities**

- Future development should be encouraged to provide designated open space that provides gathering space; preservation of large tree stands, and helps manage stormwater runoff.



## Multi-family Residential

### Desirable Density:

Eight to Ten Dwelling Units Per Acre (DU/A)

### Primary Uses:

Residential uses ranging from apartments, townhomes, condos, and/or senior housing.

### Secondary Uses:

Limited neighborhood-scale commercial on-ground floor or adjacent to residential development when appropriate.

### Character Description

Multi-family Residential includes several multi-family housing types ranging from apartments, townhomes, condominiums, or senior housing facilities. Existing multi-family housing options provide limited open space and are designed to be accessible by automobile. It is important to note that the future land use map does not anticipate any future standalone multi-family developments. The areas highlighted on the map are existing developments. Any future multi-family developments should be limited to areas within the Planned Neighborhood or the Mixed-Use Village Center category as a component of the larger development.

### Site & Building

- Lot sizes and intensity of development (8-10 DU/A) vary based on housing type.
- Future multi-family developments should include townhomes and/or apartments should have increased setbacks for taller buildings, architectural designs that are consistent with the neighborhood, and appropriate transitions in density and scale.
- Any multi-family structures should be limited to three stories in height.
- Developments should include ornamental plantings, landscaped parking-lot islands, and street trees as visual features.
- Development access points from main thoroughfare corridors should include enhanced plantings and decorative features.

### Parking

- Parking is provided by private driveways and/or designated off-street parking areas depending on the housing type.
- Off-street parking areas are encouraged to be located at the rear of the building and appropriately screened.

### Connectivity

- Wide, highly visible crosswalks and sidewalk bulb-outs should be utilized to enhance pedestrian safety.
- Future development should provide pedestrian pathways ranging from sidewalks (5 foot minimum) and/or shared-use paths (10 foot minimum).

### Amenities

- Future development is encouraged to incorporate passive and/or active outdoor spaces that are private to that specific development.

## LAND USE TYPOLOGY #4

**Mixed-Use Village Center****Primary Uses:**

A horizontal or vertical mix of uses ranging from residential, small-scale commercial, and institutional uses such as parks, schools, religious facilities, and community facilities.

**Secondary Uses:**

Not Applicable

**Character Description**

The Mixed-use Village Center is intended to serve as a commercial activity node with residential opportunities. This mixed-use typology will include a horizontal and/or vertical mix of uses ranging from single-family units and multi-family units to retail, dining, and office spaces. The Mixed-use Village Center typology is also home to several institutional uses including parks, schools, religious facilities, and other community facilities. A significant portion of this district is located within the 100-year floodplain. The land within the floodplain is not appropriate for most development and should be limited to providing opportunities for gathering, recreation, and stormwater management.

**Site & Building**

- Future development should fit the character and scale of surrounding areas where structures are typically located on smaller lots.
- Any vertical mixed-use structure should be limited to four stories in height.
- High-quality building architecture, public spaces, and civic destinations promote social interaction and celebrate the town's history and identity.
- Because of its proximity to existing neighborhoods, commercial operations should be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development.
- Buildings should face the street with prominent entrances into the building. Any buildings on corner lots should be oriented to the corner and public street fronts.

**Parking**

- Parking is provided on-street and designated off-street parking areas.
- Off-street parking areas are encouraged to be located at the rear of the building and appropriately screened. Any future parking structure should be setback from the primary thoroughfares to reserve prime real estate for businesses.

**Connectivity**

- Pedestrian connectivity will be encouraged through compact, walkable development patterns with connected sidewalks (6 foot minimum).
- Access to the Heritage Trail, Karst Greenway, and any future trails should be well-marked and highly visible to users.
- Wide, highly visible crosswalks and sidewalk bulb-outs should be utilized to enhance pedestrian safety.
- Encourage new developments to provide comfortable, pedestrian-oriented environments utilizing seating areas, shade, and lighting.

**Amenities**

- Public streetscape should include consistent use of lighting, signage, banner, planters, benches, and trash receptacles.
- A variety of public spaces should be provided throughout the Mixed-Use Village Center to encourage small and large gatherings.

## Mixed-Use Commercial

### Primary Uses:

A horizontal mix of uses ranging from residential, small-scale commercial, and institutional uses such as parks, schools, religious facilities, and community facilities.

### Secondary Uses:

Not Applicable

### Character Description

The Mixed-use Commercial is intended to serve as a transition between higher-intensity areas and lower-intensity residential areas. This mixed-use typology will include a horizontal mix of uses with an emphasis placed on commercial establishments. In most instances, commercial is the best and highest use for these areas but multi-family units such as apartments could be considered based on the impact it has on vehicular mobility. These properties are scattered along SR 46 in areas that either adjoin the roadway or are setback from the corridor. The primary difference between this typology and the Mixed-Use Village Center is the character of development and the walkability.

### Site & Building

- Future development should fit the character and scale of surrounding areas.
- Any multi-family structures should be limited to three stories in height.
- Because of its proximity to existing neighborhoods, commercial operations should be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development.
- Developments should include ornamental plantings, landscaped parking-lot islands, and street trees as visual features.
- Development access points from main thoroughfare corridors should include enhanced plantings and decorative features.

### Parking

- Off-street parking areas are encouraged to be located at the rear of the building and appropriately screened.

### Connectivity

- Future development should be encouraged to provide a sidewalk (5-foot minimum) that connects to any nearby sidewalk adjacent to the development.
- Wide, highly visible crosswalks and sidewalk bump-outs should be utilized to enhance pedestrian safety.
- Future development should utilize access management strategies to limit the disruption of mobility along SR 46.

### Amenities

- Future development is encouraged to incorporate outdoor spaces that are private to that specific development

## LAND USE TYPOLOGY #6

**Traditional Commercial Corridor****Primary Uses:**

Moderately sized commercial use such as retail strip centers, big box retail, entertainment establishments, local and/or chain dining establishments, and professional offices.

**Secondary Uses:**

Institutional uses such as parks, schools, religious facilities, and community facilities.

**Character Description**

Traditional Commercial Corridor uses are generally located along a high-volume roadway (SR 46) and are designed to be accessible primarily by automobile. This land use typology includes larger commercial structures such as retail strip centers, entertainment centers, and grocery stores that produce a high level of vehicular traffic. This designation acknowledges existing commercial development that is spread out along SR 46 in a conventional strip pattern or concentrated into smaller clusters of development at key intersections. Over time, new development and redevelopment of the corridor should work to improve the visual aesthetic and pedestrian connectivity, consider access management, and enhance the corridor as the town's primary gateway into Ellettsville.

**Site & Building**

- Future development should fit the character and scale of surrounding areas and work to improve the visual aesthetic of the development.
- Because of its proximity to existing neighborhoods, commercial operations should be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development.
- Developments should include ornamental plantings, landscaped parking-lot islands, and street trees as visual features.

**Parking**

- Parking is provided in designated off-street parking areas. Future development should consider shared-use parking areas.
- Off-street parking areas are encouraged to be located at the rear of the building and appropriately screened.
- Future development should utilize access management strategies to limit the disruption of mobility along SR 46.

**Connectivity**

- Future development should be encouraged to provide a sidewalk (5-foot minimum) that connects to any nearby sidewalk adjacent to the development.
- The development's primary vehicular access should be from a primary thoroughfare; however, common or shared access points between adjacent developments are encouraged to limit curb cuts along streets.
- Internal drives that service individual development sites or establishments should resemble streets rather than parking lot drive aisles.

**Amenities**

- Not applicable

## LAND USE TYPOLOGY #7

# General Business

### Primary Uses:

Moderate to large-scale business uses such as light industries, warehousing and distribution centers, professional offices, and commercial uses.

### Secondary Uses:

Not applicable

### Character Description

General Businesses include an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution, and wholesaling facilities. Desirable uses include businesses with a limited the number of trucks coming in and out of the facility each day. This land use typology can also include supporting or complementary commercial uses. Serving as an employment destination, General Business can have both large-scale isolated buildings with numerous employees as well as areas containing multiple businesses that support and serve one another.

### Site & Building

- Structures should be designed in “business park” settings, typically with surface parking and an adequate amount of landscaping and buffers to serve as a transition between uses.
- The bulk of the General Business uses must be contained within a building or facility.
- If light industrial use requires outside storage, the storage must be limited in area and appropriately screened.

### Parking

- Parking is provided in designated off-street parking areas. Future development should consider shared-use parking areas.
- Off-street parking areas are encouraged to be located at the rear of the building and appropriately screened.

### Connectivity

- Future development should utilize access management strategies to limit the disruption of mobility along SR 46.
- The development’s primary vehicular access should be from a primary thoroughfare; however, common or shared access points between adjacent developments are encouraged to limit curb cuts along streets.
- Internal drives that service individual development sites or establishments should resemble streets rather than parking lot drive aisles. Parking and service docks should be accessed through internal and secondary streets rather than primary thoroughfares.

### Amenities

- Future development should provide active or passive outdoor space for employees.

## LAND USE TYPOLOGY #8

# Institutional

### Primary Uses:

Institutional uses such as municipal buildings, parks, schools, religious facilities, and community facilities.

### Secondary Uses:

Not applicable

### Character Description

Institutional uses are intended to serve a public purpose, including but not limited to, a library, school, church, police station, fire station, public works complex, Town Hall, or other government services. Existing institutional uses are sprinkled throughout Ellettsville and should continue to serve the residents of Ellettsville.

Since the Institutional typology only identifies those developments that exist currently, all future institutional areas are included as secondary uses within previously defined land use categories. In the event, an existing Institutional use ceases operation or if the property owner wishes to redevelop the property, the adjacent future land use designation shown on the future land use map should be utilized to determine the appropriate use of the property.

### Site & Building

- Development should include high-quality building architecture that celebrates the Town's history and identity.
- Future development should fit the character and scale of surrounding areas and work to improve the visual aesthetic of the development.
- Developments should include ornamental plantings, landscaped parking-lot islands, and street trees as visual features.

### Parking

- Off-street parking areas are encouraged to be located at the rear of the building and appropriately screened.

### Connectivity

- Development should provide pedestrian pathways ranging from sidewalks and/or shared-use paths.
- Encourage new developments to provide comfortable, pedestrian-oriented environments utilizing seating areas, shade, and lighting.

### Amenities

- Public outdoor spaces should include consistent use of lighting, signage, banner, planters, benches, and trash receptacles.

## LAND USE TYPOLOGY #9

# Parks and Recreation

### Primary Uses:

Passive or active recreational space including parks facilities, pocket parks, protected open spaces, sports fields, and other recreational facilities.

### Secondary Uses:

Stormwater management infrastructure, cemeteries, and preserved natural area.

### Character Description

Parks and Recreation is land set aside for enjoyment and recreation. Uses could include parks, playgrounds, and ballfields, among others. Existing Parks and Recreational uses include Campbells Park, the Stewart Property, Wells Park, Memorial Park, Town Hall Park, and Presbyterian Cemetery. Since the map only identifies those developments that exist currently, all future parks and recreation areas are included as secondary uses within previously defined land use categories.

### Site & Building

- Existing natural features should be preserved and integrated into the design of the overall property.
- Additional landscape and open space areas should be preserved to further enhance the natural environment and the active/ passive use of the area.

### Parking

- Location of off-street parking will vary based on the activity and use of the parks and recreation area.

### Connectivity

- Constructed amenities should focus on connectivity and should feature sidewalks and/or shared-use paths that link to other local and regional trail systems.

### Amenities

- Parks and recreation areas should focus on providing significant areas of open space, with opportunities for both active and passive recreation facilities.

## LAND USE TYPOLOGY #10

# Natural Area

### Primary Uses:

Passive natural areas that represent undisturbed or undeveloped land and/or green space.

### Secondary Uses:

Agricultural and stormwater management uses.

### Character Description

The Natural Area land use typology includes areas of dense tree canopies and/or land that is adjacent to a waterway and floodplain. The areas should be preserved because of their outstanding natural beauty, environmental sensitivity, stormwater management benefits, viewsheds, and the protection of wildlife.

#### Site & Building

- This area is intended to largely remain undeveloped in the future in order to preserve the natural environment.

#### Parking

- Not applicable

#### Connectivity

- Recreational facilities, such as pedestrian trails, can be used for increased exposure as a natural resource. The design and placement of the built infrastructure should uphold the environmental integrity of the site.

#### Amenities

- Not applicable





## ORDINANCE 2023-05

### ORDINANCE APPROVING A MORATORIUM ON NEW CONSTRUCTION OF CERTAIN STRUCTURES IN COMMERCIAL AND INDUSTRIAL DISTRICTS

Whereas, the Town of Ellettsville is a political subdivision existing under the provisions of Indiana law; and

Whereas, the Ellettsville Town Council (“The Council”) is the governing body of the Town that has exclusive jurisdiction to enact legislation regarding regulating land use within its authority and control; and

Whereas, the Town Council adopted the current Ellettsville Comprehensive Plan on August 27, 2018; and

Whereas, the Town has previously adopted planning and zoning ordinances which provide for the administration, enforcement, and amendment of all zoning regulations within the Town; and

Whereas, the Town has also adopted zoning regulations of the use and development of mini-storage facilities, gas stations, convenience stores, vape shops, head shops, tobacco shops; and adult entertainment businesses; and

Whereas, the Town has retained Taylor, Siefker Williams Design Group to revise the Future Land Use map of the Comprehensive Plan and to update and create a new Unified Development Ordinance (“UDO”) for the Town; and

Whereas, the Town, through its Council, believes it is in the best interest of the health, welfare, and safety of the Town citizens to adopt specific legislation to amend the Town’s development standards and zoning regulations as they relate to mini-storage facilities, gas stations, convenience stores, vape shops, head shops, tobacco shops and adult entertainment businesses; and

Whereas, the Town’s Plan Commission published notice of a public hearing in accordance with Indiana Code 5-3-1 on this ordinance adoption and subsequently held a public hearing on May 4, 2023; and

Whereas, the Town’s Plan Commission has certified its findings and made a favorable recommendation to the Town Council for adoption for this Moratorium ordinance; and

Whereas, until such time as the Town adopts and amends the development standards and zoning regulations regarding said businesses, the Council believes it necessary for the community to put into effect a Moratorium on the construction and development of mini storage facilities, gas stations, convenience stores, vape shops, head shops, tobacco shops, and adult entertainment businesses for a reasonable time to allow for such amendments.


**NOW, THEREFORE**, be it ordained by the Ellettsville Town Council as follows:

1. There shall be a Moratorium on the <sup>new</sup> construction ~~and development~~ of mini storage facilities, gas stations, convenience stores, vape shops, head shop, tobacco shops and adult entertainment businesses in the Town's zoning jurisdiction.
2. That the Moratorium shall be in effect until such time as the Town can adopt a specific definition and development standards regulating mini storage facilities, gas stations, convenience stores, vape shops, head shops, tobacco shops and adult entertainment businesses, or until February 1, 2024, whichever occurs first.
3. This Moratorium on land use serves a significant public purpose.
4. This ordinance shall be effective in accordance with the laws regulating zoning amendments.

This ordinance was passed, approved, and adopted by the Ellettsville Town Council on the 8<sup>th</sup> day of May, 2023.


**ELLETTSVILLE TOWN COUNCIL**

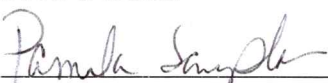
Voted for:

  
\_\_\_\_\_  
William Ellis, President

  
\_\_\_\_\_  
Trevor Sager, Vice President

\_\_\_\_\_  
Dan Swafford

  
\_\_\_\_\_  
Scott Oldham

  
\_\_\_\_\_  
Pamela Samples

Voted Against:

\_\_\_\_\_  
William Ellis, President


\_\_\_\_\_  
Trevor Sager, Vice President

\_\_\_\_\_  
Dan Swafford

\_\_\_\_\_  
Scott Oldham

\_\_\_\_\_  
Pamela Samples

ATTEST:

  
\_\_\_\_\_  
Sandra C. Hash, Clerk-Treasurer



*Town of Ellettsville*  
*Department of Planning & Development*

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TO: THE ELLETTSVILLE TOWN COUNCIL

**CERTIFICATION**

**PC 23-03**

**Ordinance Approving a Moratorium on the Construction  
and Development of Certain Structures  
in Commercial and Industrial Districts**

I, Denise Line, hereby certify that during its meeting on May 4, 2023, the Ellettsville Plan Commission considered a request for an Ordinance Approving a Moratorium on the Construction and Development of Certain Structures in Commercial and Industrial Districts. The Plan Commission made a favorable recommendation to approve the Ordinance with a vote of 4-0.

Denise Line  
Planning Director

5/4/2023

Date

# LOCALiQ

South Bend Tribune | The Herald Times | The Times-Mail | Evening World | The Reporter Times  
PO Box 630485 Cincinnati, OH 45263-0485

## PROOF OF PUBLICATION

Denise Line  
Ellettsville Planning Commission  
PO BOX 8  
ELLETTSVILLE IN 47429

STATE OF INDIANA, COUNTY OF MONROE

The Herald Times is a public newspaper of general circulation, printed in the town of Bloomington, in said County and State, that the notice, of which the annexed is a true copy, was published in regular edition of said paper, issued upon the following dates, to wit:

04/20/2023

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## TOWN OF ELLETTSVILLE - PLAN COMMISSION

### Notice of Public Hearing

The Ellettsville Plan Commission will hold a public hearing on the 4th day of May, 2023, at 6:00 p.m. in the Ellettsville Town Hall located at 1150 W. Guy McCown Drive, Ellettsville to consider a request by the Town of Ellettsville, Department of Planning, Case PC 2023-03 to vote on an Ordinance Approving a Moratorium on the Construction and Development of Certain Structures in Commercial and Industrial Districts ("Moratorium"). Specifically, the Moratorium applies to mini storage facilities, gas stations, convenience stores, vape shops, head and paraphernalia shops, tobacco shops and adult entertainment. The Moratorium will be in effect until such time as the Town of Ellettsville adopts and amends the development standards and zoning regulations of mini storage facilities, gas stations, convenience stores, vape shops, head and paraphernalia shops, tobacco shops and adult entertainment.

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 or objections to the 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 proposed ordinance may be viewed at the Ellettsville Planning Department, 1150 W. Guy McCown Drive, Ellettsville. The hearing may be continued from time to time as necessary.  
Denise Line, Director of Planning Services  
Petitioner

HSPAXLP