

**AMENDED AGENDA
ELLETTSVILLE PLAN COMMISSION
Town Hall
1150 W. Guy McCown Drive
Ellettsville, Indiana
Thursday, October 5, 2023 - 6:00 P.M.**

Pledge of Allegiance

Roll Call

Approval of Minutes – September 7, 2023

Monthly Conflict of Interest Statement

Old Business

New Business

Preliminary Plat Approval for Three (3) Commercial Lots and One (1) Non-Buildable Lot in the Ellettsville Self Storage Subdivision, (5050 W. State Road 46); Petitioner: EDD Self-Storage LLC (Doug Duncan); Case No. PC 23-16

Planning Department Update

Next Meeting – November 2, 2023

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 and activities, whether those programs and activities are federally funded or not. Close captioning of the public meetings is broadcast on Community Access Television Series.

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

Topic: Plan Commission

Time: Oct 5, 2023 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81015934457?pwd=ZFB0cjVneUhzNi9keXR1Y3Z4Z3krQT09>

Meeting ID: 810 1593 4457

Passcode: 061438

One tap mobile

+13052241968,,81015934457#,,,,*061438# US

+13092053325,,81015934457#,,,,*061438# US

Dial by your location

- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 931 3860 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US

Meeting ID: 810 1593 4457

Passcode: 061438

September 7, 2023

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, September 7, 2023, at Town Hall. David Drake called the meeting to order at 6:01 p.m. and Steve Hale led the Pledge of Allegiance.

Roll Call: Members participating were: David Drake, President; Dan Swafford, Vice President; Steve Hale; Sandra Hash; Pamela Samples; Ryan Skaggs, and Pat Wesolowski. Denise Line, Planning Director, Mike Burns, Assistant Planner, 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 August 3, 2023. Dan Swafford made a motion to approve the minutes for August 3, 2023. Pat Wesolowski seconded the motion. Motion carried.

Monthly Conflict of Interest Statement

Old Business

New Business

Preliminary Plat Approval for Forty-Five (45) Single Family Lots in Prominence Fields, (N. Loudon Road and W. Upland Drive); Petitioner: Valu-built Construction LLC; Case No. PC 23-11

Denise Line, Planning Director, explained the petition for preliminary plat approval consists of 29.24 acres that will be divided into forty-four (44) single family buildable lots and one (1) non-buildable lot. The lots are zoned R-1; Single Family Residential and will be built with single family homes. The lots meet all size and dimensional requirements. The subdivision will be accessed from W. Upland Drive. All legal notices have been published and mailed. After tech review and prior to Plan Commission packets being sent out, the engineer discovered a close contour depressed area which is indicative of a sinkhole. There was not sufficient time to amend the utility and storm water plans before this meeting, so Ms. Line suggested we move forward with the Preliminary Plat Petition. Staff recommends conditional approval of the Preliminary Plat allowing the utility and storm water engineering to be completed and approved by Town Engineer and Town Manager.

AJ Willis, Engineer, Bynum Fanyo & Associates spoke on behalf of the Petitioner and stated that the closed contour depression was located on Lot 37.

Ernest Xi, Co-Owner, Valu-built Construction LLC explained that this subdivision would be essentially the same as Prominence Place Phases I through III and would be affordable single-family homes.

David Drake entertained a motion. Sandra Hash made a motion to approve Preliminary Plat PC-23-11 with the conditions that were stated by the Planner and it was seconded by Dan Swafford. Roll call vote: David Drake-yes; Dan Swafford-yes; Steve Hale-yes; Sandra Hash-yes; Pamela Samples-yes; Ryan Skaggs-yes; and Pat Wesolowski-yes. Motion Carried.

Zoning Map Amendment Request from Agricultural-2, Suburban Agricultural, to Commercial-3, General Business, 7633 W. State Road 46 (115 Acres); Petitioner: Chris Smith; Case No. PC 23-13

Denise Line, Planning Director, explained the petition is a request to rezone 115 acres, located at 7633 W. State Road 46, Parcel No. 53-00-91-697-000.000-013, from A-2; Suburban Agricultural to C-3; General Commercial. The property is currently being used for agricultural purposes. It is bordered by Commercial-3 and Industrial-1 to the north, Agricultural-2 to the south, Agricultural/Rural Reserve (Monroe County) to the west and a Planned Unit Development and Residential-1 to the east. The Ellettsville Comprehensive Plan, adopted on July 24, 2023, designated the land between the Planned Unit Development and Monroe County's Agricultural/Rural Reserve as a Mixed-Use Village Center. The zoning of Commercial-3 is the best avenue for the development of a Mixed-Use Village Center under the current Town Code. Therefore, staff recommends a favorable recommendation be forwarded to the Town Council to amend the zoning for Parcel No. 53-00-91-697-000.000-013 from A-2; Suburban Agricultural to

C-3; General Commercial. She disclosed that Sandra Hash did meet with the Petitioner prior to this meeting to discuss and review the plan. Dan Swafford disclosed he also met with the Petitioner. Ms. Line stated the petition is for a rezone of the property only and the developer will have to return to the Plan Commission for development plan and/or preliminary plat approvals. The renderings provided are for conceptual design and illustrative purposes only.

David Drake suggested that we have a commitment from the developer that a buffer will be provided between Litten Estates and the parcel.

Chris Smith, Petitioner, explained his vision for the property and his reasons for the rezone. He reviewed a conceptual plan stating he hopes to attract a grocery store and has plans to include a new fire department in the commercial area. The commercial area is designed similar to a traditional village center with individual buildings and lot sizes of 35’x125. After discussion, Mr. Smith agreed to come up with a plan for a buffer between any commercial development next to the single-family homes in Litten Estates.

Kyle Hannon, Envision Ellettsville, stated the Envision Ellettsville Comprehensive Plan is a great plan and is encouraged that it is influencing new development.

Daniel Heidenreich stated his concern that 240-250 more homes will bring in a lot more kids and the schools are already at capacity. In addition, they are going lose about 40 acres of trees with this project and it will cause drainage issues.

Darla Brown, Town Attorney, worded a condition that a 50-foot landscape buffer be placed between any commercial improvements and the existing single-family homes on the east side of the property. The buffer would be planted with trees and scrubs at the discretion of the planning director. This condition will be attached with the ordinance and sent to Town Council.

David Drake made a motion for a favorable recommendation to Town Council for the Zoning Map Amendment Request from Agricultural-2, Suburban Agricultural, to Commercial-3, General Business, 7633 W. State Road 46 (115 Acres); Petitioner: Chris Smith; Case No. PC 23-13 with the commitment that was just described by the Town attorney and it was seconded by Dan Swafford. Roll call vote: David Drake-yes; Dan Swafford-yes; Steve Hale-yes; Sandra Hash-yes; Pamala Samples-yes; Ryan Skaggs-yes; and Pat Wesolowski-yes. Motion Carried.

Planning Department Updates

Denise Line, Planning Director, advised there will be one new case for the next meeting on October 5, 2023.

Plan Commission Comments

Privilege of the Floor

Adjournment

David Drake adjourned the meeting at 6:54 p.m.

David Drake, President

Dan Swafford, Vice President

Ryan Skaggs

Steve Hale

Sandra Hash

Pamela Samples

Pat Wesolowski

Mike Burns, Secretary



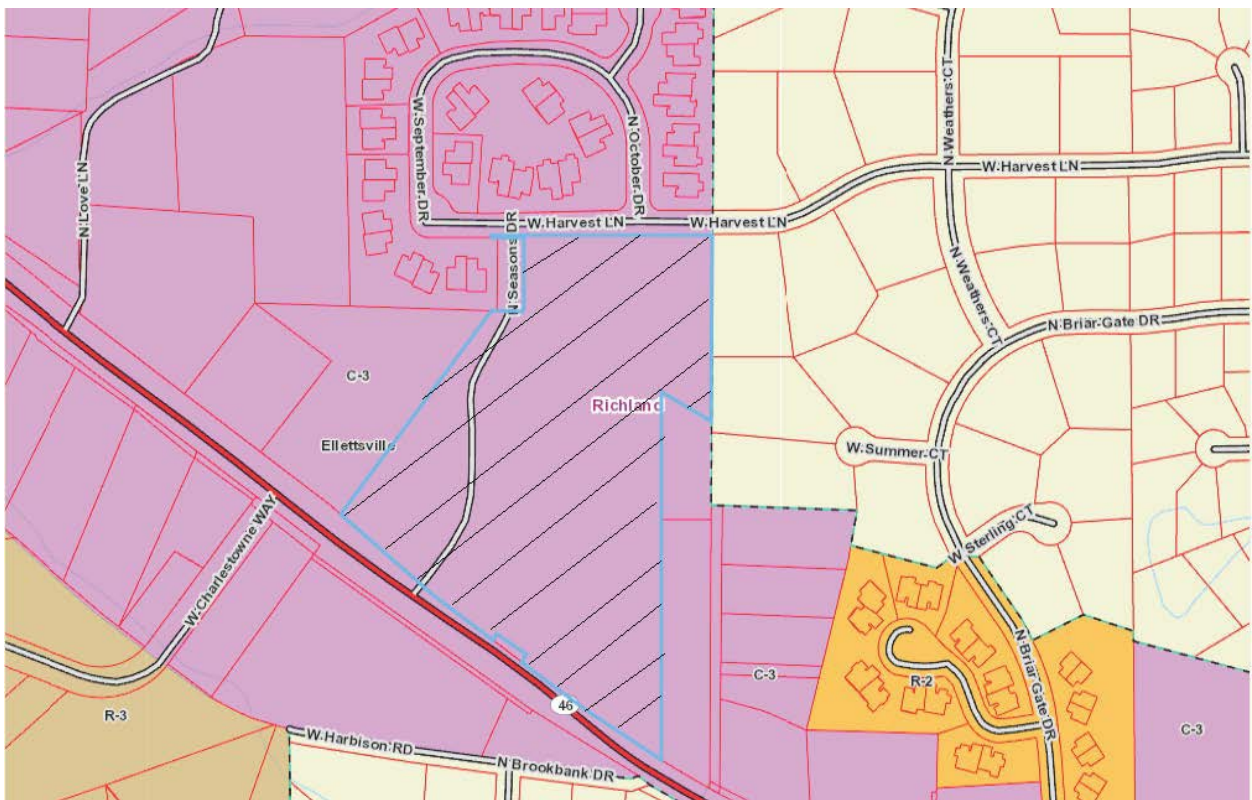
Town of Ellettsville

Department of Planning & Development

PC 23-15– Preliminary Plat Staff Report

Petition

Case - PC 23-15 – Ellettsville Self Storage Subdivision. A request by EDD of Bloomington, LLC (Doug Duncan), for consideration of primary approval for the Ellettsville Self-Storage Subdivision, preliminary plat. The subject property is located north of W. State Road 46.



Zoning District	Property Use
North: C-3; General Commercial	Two-Family Residential
South: C-3; General Commercial County: LR-Low Density Residential	Commercial Platted Residential
East: C-3; General Commercial	Single-Family Residential
West: C-3; General Commercial	Town of Ellettsville

Considerations

1. The applicant is requesting preliminary plat approval for a total of four (4) commercial lots totaling 9.44 acres.
2. Three (3) commercial lots will be platted, and one (1) lot is an existing regional detention facility. Of the three (3) commercial lots, one is developed and two are vacant.
3. The lots are zoned C-3; General Commercial and will be for commercial development.
4. The subdivision will be accessed from W.State Road 46 and N. Seasons Drive.
5. The lots will meet all size and dimensional requirements.
6. New infrastructure will be constructed to Town requirements.
7. The Tech Review Committee met on September 19th at Town Hall. Comments received from Town Departments are attached. All items have been or will be addressed by the date of the meeting.
8. A letter of credit will be required to cover any outstanding items prior to recording of the final plat.

Plan Commission Action

The Plan Commission action on the preliminary plat can be in the form of approval, approval with conditions, denial or to continue the hearing. The Plan Commission has the final say in these matters.

Staff Recommendation

It is of Staff opinion that the proposed plat will meet all required zoning and subdivision regulations and there are no significant concerns with the proposed plat. This section will be parallel to W. State Road 46 and will continue to spur development in that corridor. Therefore, Staff recommends that the Plan Commission approve the Ellettsville Self Storage Subdivision, preliminary plat.

Submitted by Denise Line
Director, Ellettsville Planning
October 5, 2023



Site Photos





Town of Ellettsville

Department of Planning & Development

Technical Review Meeting Notes

Prominence Fields

Project Description

Location: 5050 W. State Road 46
Size: 4 Lots; +/- 9.44 Acres
Current Zoning: C-3: General Commercial

Planning

- Native shade trees are to be planted an average of every 50 feet along the front of the lots.
- Utilities and drainage easements are to be on the perimeter of the property, not less than 20 feet wide.

Utilities

- Provide a drainage easement from the Autumn Ridge subdivision that is piped across the site to the detention pond adjacent to the fire station.
- Harvest Lane setback is considered a rear yard since no building front on Harvest Lane, so the setback needs changed accordingly.
- Change all setbacks because they double when the boundary changes zoning districts.

Summary

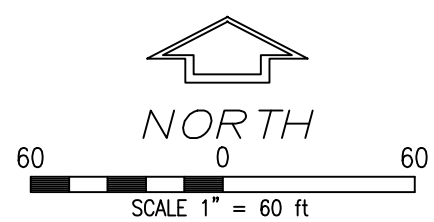
The preliminary plat request is for the Ellettsville Self Storage Subdivision. The Technical Review Committee met on September 19th to discuss the preliminary plat. Those in attendance were Town Manager and Public Works Superintendent Mike Farmer; Planning Director Denise Line; Assistant Planner, Mike Burns; Fire Chief Kevin Patton; and Commercial Inspector Ron Vandeventer. Also, in attendance was A.J. Willis, Project Engineer, and representative for the Petitioner. Comments included are those that have been received by the Planning Office. Any additional comments from the Technical Review committee that are not listed above shall still be taken into consideration. Plan Commission should approve the development plan after the above-mentioned items have been addressed but may also add conditions as they see fit.

Any requested revisions may be submitted in electronic form, with paper copies only necessary after Plan Commission approval.

Submitted by Denise Line
Director, Ellettsville Planning
October 5, 2023

ELLETTSVILLE SELF STORAGE SUBDIVISION

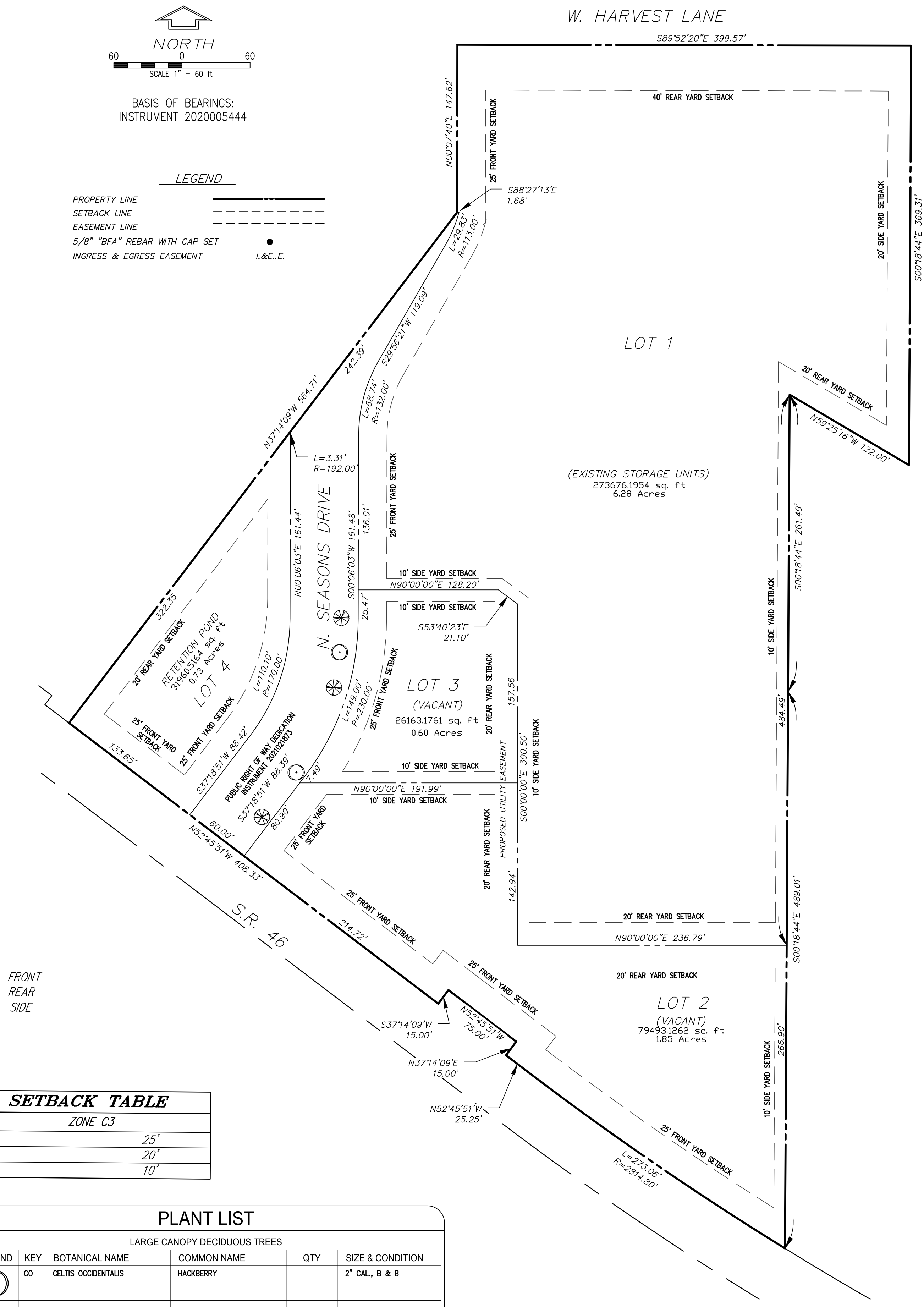
RECORDER
STAMP



BASIS OF BEARINGS:
INSTRUMENT 2020005444

LEGEND

PROPERTY LINE	
SETBACK LINE	
EASEMENT LINE	
5/8" "BFA" REBAR WITH CAP SET	
INGRESS & EGRESS EASEMENT	



FRONT
REAR
SIDE

SETBACK TABLE

ZONE C3	
	25'
	20'
	10'

PLANT LIST

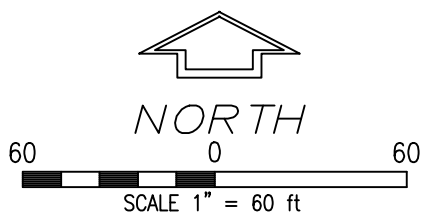
LARGE CANOPY DECIDUOUS TREES

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	CO	CELTIS OCCIDENTALIS	HACKBERRY		2" CAL., B & B
	LT	LIRIODENDRON TULIPIFERA	TULIP TREE		2" CAL., B & B

ST=STREET TREES

ELLETTSVILLE SELF STORAGE SUBDIVISION (EASEMENTS)

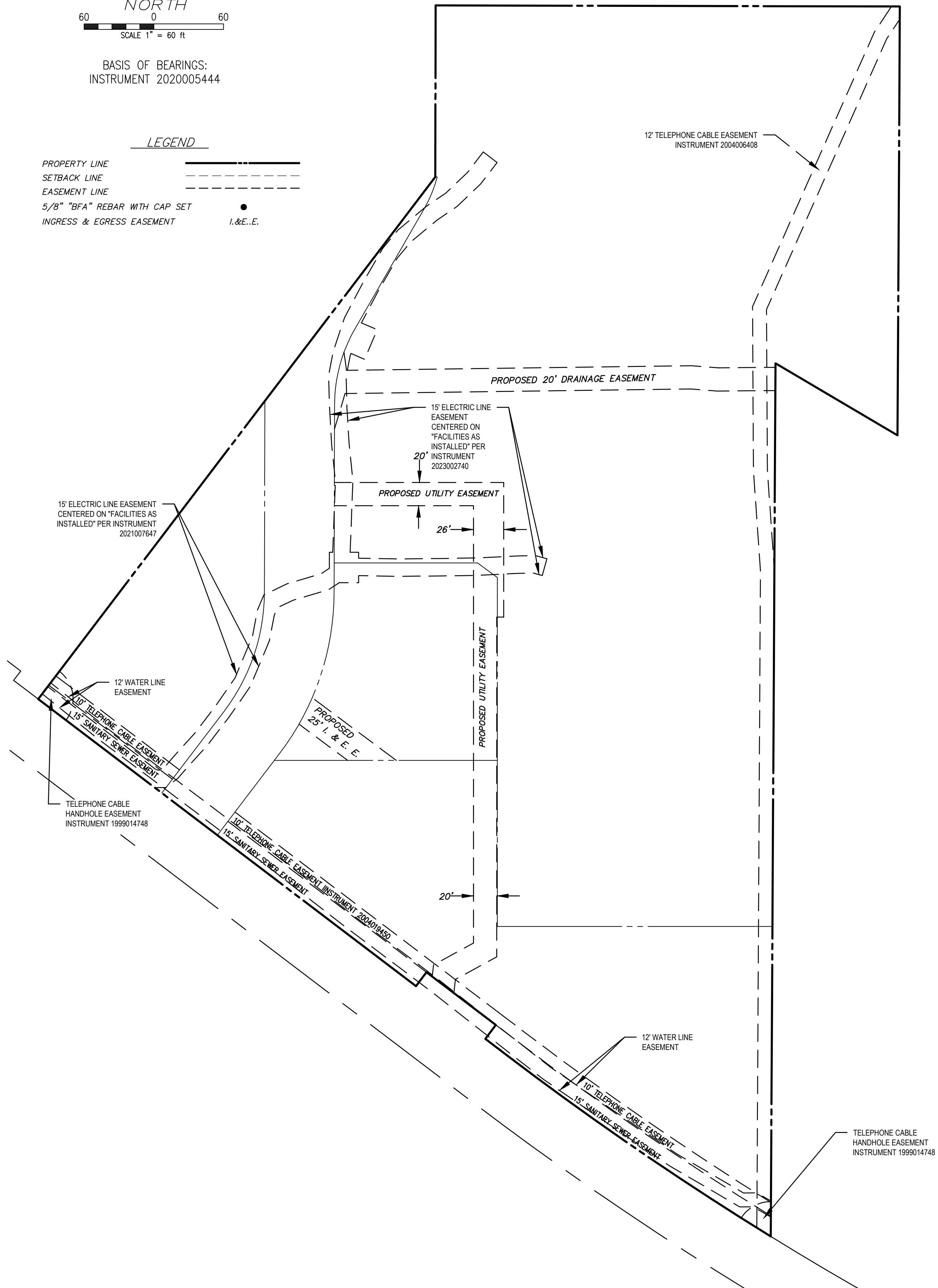
RECORDER
STAMP



BASIS OF BEARINGS:
INSTRUMENT 2020005444

LEGEND

PROPERTY LINE	
SETBACK LINE	
EASEMENT LINE	
5/8" "BFA" REBAR WITH CAP SET	
INGRESS & EGRESS EASEMENT	



SETBACK TABLE	
ZONE C3	
FRONT	25'
REAR	20'
SIDE	10'

EDD LLC, the owner of the real estate shown and described herein, does hereby lay off, plat, and subdivide said real estate in accordance with this plat.

This subdivision shall be known and designated as ELLETTSVILLE SELF STORAGE SUBDIVISION. All streets and alleys shown, and not heretofore dedicated, are hereby dedicated to the public.

This subdivision shall consist of 4 Lots numbered 1-4

Front, rear and side yard building setback lines are hereby established as shown on this plat. Between which lines and the property lines of the adjacent streets no building or other structure shall be erected or maintained.

The strips of ground varying in width as shown on this plat and marked "Easement" are reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines, and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures shall be erected or maintained upon said strips of land, but owners, of lots in this subdivision, shall take their title subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

WITNESS our Hands and Seals this _____ day of _____, 20_____.

EDD, LLC

BY: _____ Signature _____ Title _____

BY: _____ Printed _____

STATE OF INDIANA)
COUNTY OF MONROE) SS:

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared _____, acknowledging the execution of the foregoing instrument as their voluntary act and deed for the purpose therein expressed.

Witness my Hand and Notarial Seal this _____ day of _____, 20_____.

County of Residence

Commission Expires

Notary Public, Written

Notary Public, Printed

SURVEYOR'S CERTIFICATE

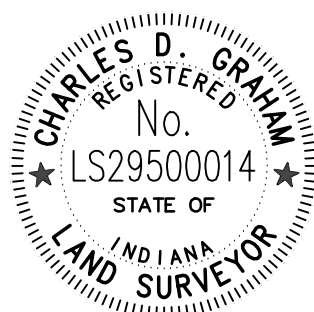
I, Charles D. Graham, certify that I am a registered professional land surveyor licensed under the laws of Indiana, that this plat accurately represents a survey made by me on June 27, 2020; that the monuments shown on it exist; and that their locations, sizes, types, and materials are accurately shown.

PREPARED BY:

Charles D. Graham

Charles D. Graham

Registration No. LS29500014



I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

TOWN PLAN COMMISSION APPROVAL – PLANNING AND ZONING ADMINISTRATOR

I, _____, being the Planning and Zoning Administrator and designated authority of the Town Planning Commission for the Town of Ellettsville, State of Indiana, hereby certify that the said authority duly approved this plat of Ellettsville Self Storage Subdivision and is hereby accepted the _____ day of _____, 20_____.

Planning and Zoning Administrator

TOWN OF ELLETTSVILLE PLAN COMMISSION APPROVAL

Under the authority provided by Chapter 153– Municipal Code Ordinance adopted by the Town of Ellettsville, Indiana, 2003, this plat was given approval by the Town of Ellettsville Plan Commission at a meeting held on the _____ day of _____, 20_____.

President, Plan Commission

Secretary

ACCEPTANCE OF DEDICATION & STREET VACATION BY TOWN COUNCIL

Be it resolved by the Town Council of the Town of Ellettsville, Indiana that the dedications shown on the attached plat of ELLETTSVILLE SELF STORAGE SUBDIVISION are hereby accepted. Adopted by the Town Council of the Town of Ellettsville, Indiana, this _____ day of _____, 20_____.

President, Town Council

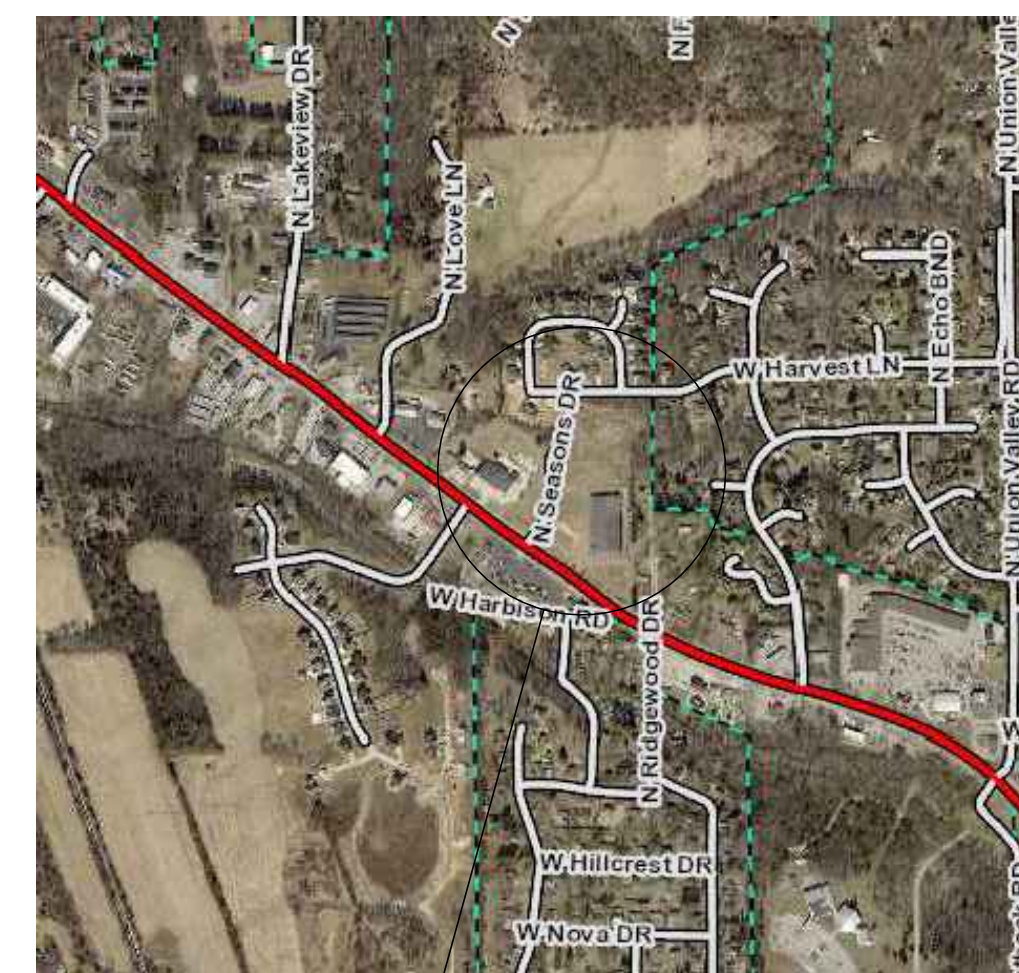
Clerk – Treasurer

PLAN COMMISSION NOTE:

None of the terms of this plat, except the private restrictive covenants, shall be changed without the approval of the Plan Commission.

RECORDER
STAMP

VICINITY MAP
(NOT TO SCALE)



PROJECT
LOCATION

DESCRIPTION (Source of Title = Instrument 2020005444

Part of the Northeast quarter of Section 14, Township 9 North, Range 2 West, Richland Township, Monroe County, Indiana, more particularly described as follows:

Commencing at a rebar with cap set at the Northwest corner of said Northeast quarter 898.93 feet; thence South 88 degrees 22 minutes 24 seconds East along the North line of said Northeast quarter 113 of Autumn Hills, being the point of beginning; thence continuing South 00 degrees 18 minutes 44 seconds West along said West line 369.31 feet to a rebar with cap set at the Northeast corner of a 0.55 acre parcel recorded in Deed Record 461, page 163, office of the Recorder of Monroe County, Indiana; thence North 59 degrees 25 minutes 16 seconds West along the North line of said parcel 122.00 feet to a rebar with cap; thence South 00 degrees 18 minutes 44 seconds West along the West line of said parcel 261.49 feet to a rebar with cap set at the Northwest corner of a 1.26 acre parcel recorded in Deed Record 481, page 129, office of the Recorder of Monroe County, Indiana; thence continuing South 00 degrees 18 minutes 44 seconds West along the West line of said parcel 489.01 feet to a rebar with cap set on the North right-of-way line of State Road No. 46, being a point on a curve to the right with a radius of 2634.79 feet, a central angle of 05 degrees 56 minutes 16 seconds, and a chord of 272.94 feet bearing North 55 degrees 43 minutes 58 seconds West; thence along said North right-of-way the following six courses: 1) Northwesterly an arc distance of 273.06 feet; 2) North 52 degrees 45 minutes 51 seconds West 25.25 feet; 3) North 37 degrees 14 minutes 09 seconds East 15.00 feet; 4) North 52 degrees 45 minutes 51 seconds West 75.00 feet; 5) South 37 degrees 14 minutes 09 seconds West 15.00 feet; 6) North 52 degrees 45 minutes 51 seconds West 408.33 feet to a rebar with cap; thence leaving said right-of-way, North 37 degrees 14 minutes 09 seconds East 564.71 feet to a rebar with cap; thence North 00 degrees 07 minutes 40 seconds East 147.62 feet to a rebar with cap; thence South 89 degrees 52 minutes 20 seconds East 399.57 feet to the point of beginning, containing 10.019 acres, more or less.

ELLETTSVILLE SELF STORAGE SUBDIVISION
West State Road 46, Bloomington, IN 47404
Part of NE 1/4, Section 14, Township 9 North, Range 2 West

SHEET 3 OF 3



BYNUM FANYO & ASSOCIATES, INC.
528 North Walnut Street
Bloomington, Indiana 47404
Phone (812)332-8030 Fax (812)339-2990

Project No: 402339

Date:08/29/2023