

**AGENDA**  
**ELLETTSVILLE PLAN COMMISSION**  
**Town Hall**  
**1150 W. Guy McCown Drive**  
**Ellettsville, Indiana**  
**Thursday, November 2, 2023 - 6:00 P.M.**

**Pledge of Allegiance**

**Roll Call**

**Approval of Minutes – October 5, 2023**

**Approval of 2024 Meeting Dates**

**Monthly Conflict of Interest Statement**

**Old Business**

Update on 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

**New Business**

**Planning Department Update**

Next Meeting – December 7, 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.

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

Topic: Plan Commission

Time: Nov 2, 2023 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85396675466?pwd=K311LzdmcU8rSk1VNGRub3dzRG5RUT09>

Meeting ID: 853 9667 5466

Passcode: 016858

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One tap mobile

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- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +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
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US

Meeting ID: 853 9667 5466

Passcode: 016858

## October 5, 2023

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, October 5, 2023, at Town Hall. David Drake called the meeting to order at 6:00 p.m. and Steve Hale led the Pledge of Allegiance.

**Roll Call:** Members participating were: David Drake, President; Dan Swafford, Vice President; Steve Hale; Pamela Samples; and Pat Wesolowski. Member(s) absent: Sandra Hash and Ryan Skaggs. 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 September 7, 2023. Dan Swafford made a motion to approve the minutes for September 7, 2023. Pamela Samples seconded the motion. Motion carried.

### Monthly Conflict of Interest Statement

Steve Hale announced he has five (5) storage units rented from the Petitioner, but he will maintain an independent mind.

### 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

**Denise Line, Planning Director**, explained the petition for preliminary plat approval consists of four (4) commercial lots which are zoned C-3 and total 9.44 acres. Three (3) lots will be platted, and one is an existing regional detention facility. Currently one (1) lot is developed and the other (2) are vacant. Lots meet all size and dimensional requirements. All items from tech review have been resolved and all legal notices have been sent. There is a concern because the owner allowed a body shop business to operate from two or three storage units located on lot one. To prevent this from happening again, the Town Attorney, Darla Brown, was asked to prepare commitments which would prevent a business from operating from the storage units. The owner would have to sign the agreement, it would then be recorded and would stay with the property.

**AJ Willis, Engineer, Bynum Fanyo & Associates** spoke on behalf of the Petitioner and gave an overview of the subdivision.

**Chris Sims, Autumn Ridge resident**, expressed his concern that the small lots could be any commercial C-3 use and not being used for storage.

David Drake entertained a motion. David Drake made a motion to approve Preliminary Plat PC-23-16 with the condition Mr. Duncan signs the commitment prepared by the Town Attorney, and it was seconded by Pat Wesolowski. Roll call vote: David Drake-yes; Dan Swafford-yes; Steve Hale-yes; Pamela Samples-yes; and Pat Wesolowski-yes. Motion Carried.

### Planning Department Updates

**Denise Line, Planning Director**, advised the next meeting on November 2, 2023.

### Plan Commission Comments

### Privilege of the Floor

### Adjournment

David Drake adjourned the meeting at 6:22 p.m.

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David Drake, President

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Dan Swafford, Vice President

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Ryan Skaggs

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Steve Hale

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Sandra Hash

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Pamela Samples

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Pat Wesolowski

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Mike Burns, Secretary

**PLAN COMMISSION  
MEETING DATES  
2024**

January 11, 2024\*

February 1, 2024

March 7, 2024

April 4, 2024

May 2, 2024

June 6, 2024

July 11, 2024\*

August 8, 2024\*

September 5, 2024

October 3, 2024

November 7, 2024

December 5, 2024