

## April 4, 2024

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, April 4, 2024, 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; Steve Hale; Zach Michael; Pamela Samples and Pat Wesolowski. Ryan Skaggs was absent. 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 March 7, 2024. Steve Hale made a motion to approve the minutes for March 7, 2024. Pamela Samples seconded the motion. Motion carried.

### New Business

#### **Voluntary Annexation of 317 E. Main Street, Ellettsville (.50 Acres); Petitioner: Lindsey Norris; Case No. PC 24-12**

**Denise Line, Planning Director**, explained the half-acre annexation area is 32% contiguous to the Town of Ellettsville and 100% of the property owners are parties to the petition. The property is currently zoned IP, Institutional Public, by Monroe County and is recommended to be designated as Residential-1, Single Family Residential upon annexation. The Town will provide police, fire, EMS and other governmental services immediately upon annexation. Staff recommends a favorable recommendation to be forwarded to Town Council, with a recommended zoning of R-1, Single Family Residential, upon annexation.

Steve Hale made a motion to give a favorable recommendation and Pat Wesolowski seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Steve Hale-yes; Zach Michael-yes; Pamela Samples-yes and Pat Wesolowski-yes. Motion Carried.

#### **Voluntary Annexation of 313 E. Main Street, Ellettsville (.50 Acres); Petitioner: Lindsey Norris; Case No. PC 24-17**

**Denise Line, Planning Director**, explained the half-acre annexation area is 32% contiguous to the Town of Ellettsville and 100% of the property owners are parties to the petition. The property is currently zoned AG/RR, Agricultural/Rural Reserve, by Monroe County and is recommended to be designated as Residential-1, Single Family Residential upon annexation. The Town will provide police, fire, EMS and other governmental services immediately upon annexation. Staff recommends a favorable recommendation to be forwarded to Town Council, with a recommended zoning of R-1, Single Family Residential, upon annexation.

Steve Hale made a motion to give a favorable recommendation and Pat Wesolowski seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Steve Hale-yes; Zach Michael-yes; Pamela Samples-yes and Pat Wesolowski-yes. Motion Carried.

#### **Voluntary Annexation of 6140 N. Starnes Road and Starnes Road, Ellettsville (two parcels totaling 143 Acres); Petitioner: Umbaugh Farms LLP; Case No. PC 24-15**

**Denise Line, Planning Director**, explained the proposed annexation area is 49.68% contiguous to the Town of Ellettsville and 100% of the property owners are parties to the petition. The properties are currently zoned AG/RR, Agricultural/Rural Reserve, by Monroe County and is recommended to be designated as A-1, Agricultural, upon annexation. The Town will provide police, fire, EMS and other governmental services immediately upon annexation. Staff recommends a favorable recommendation to be forwarded to Town Council, with a recommended zoning of A-1, Agricultural, upon annexation.

Steve Hale made a motion to give a favorable recommendation and Pat Wesolowski seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Steve Hale-yes; Zach Michael-yes; Pamela Samples-yes and Pat Wesolowski-yes. Motion Carried.

**Preliminary Plat Pre-Approval for 115 Lots (151 Acres) in Phase 1 of the Proposed Harmon Farms Subdivision (7633 W. State Road 46); Petitioner: Chris Smith; Case No. PC 24-14**

**Denise Line, Planning Director**, explained the Petitioner is requesting pre-approval of the preliminary plat for Phase 1 of the Harmon Farms subdivision, this would allow the issuance of a grading permit so the Petitioner can begin infrastructure and rough-in of streets. Grading of Phase 1 will include a connection on Harmon Farms to Sycamore Drive, Petitioner will begin grading for this connection on his parcel only. Lots will not be sold, structures cannot be constructed and building permits will not be issued. Before the Petitioner can seek formal approval of the preliminary plat, approval of the variances from the Board of Zoning Appeals and a traffic study will have to be provided. Staff requests pre-approval of the preliminary plat with the conditions of an approved grading permit and a copy of the temporary construction entrance permit from INDOT.

**AJ Willis, Engineer, Bynum Fanyo & Associates** stated that the Town of Ellettsville utilities are sufficient to handle the additional load created by this development.

Dan Swafford stated this request is not typical and asked what would happen to the land if the pre-approval were granted and the variances were not approved.

**Chris Smith, Petitioner**, explained this project is large and will be built over time. The variances are more to do with lot sizes and the road alignments probably won't move much, if at all. This approval would allow him to clear trees and debris, and dismantle the old barn on the property. While this work is being done, they will be back to the Plan Commission for preliminary plat approval.

**Norm Wampler Jr., Resident**, asked about the number of homes being built in the subdivision, the definition of a village center, and if a traffic study was being done.

David Drake made a motion to approve the pre-preliminary approval and Pamela Samples seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Steve Hale-yes; Zach Michael-yes; Pamela Samples-yes and Pat Wesolowski-yes. Motion Carried.

**Planning Department Updates**

**Denise Line, Planning Director**, advised there is a work session meeting with the Town Council at 7:00 p.m. on April 22<sup>nd</sup> and the Town would like the Plan Commission members to participate. The next Plan Commission meeting is on May 2, 2024, and at this time there is no new business.

**Plan Commission Comments**

**Privilege of the Floor**

**Adjournment**

David Drake adjourned the meeting at 6:27 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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Pamela Samples

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Zach Michael

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Pat Wesolowski

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Mike Burns, Secretary