

March 7, 2024

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, March 7, 2024, at Town Hall. David Drake called the meeting to order at 6:00 p.m. and Dan Swafford led the Pledge of Allegiance.

Roll Call: Members participating were: David Drake, President; Dan Swafford, Vice President; Steve Hale; Pamela Samples and Ryan Skaggs. Denise Line, Planning Director, Mike Burns, Assistant Planner, and Darla Brown, Town Attorney, were also present. Zach Michael and Pat Wesolowski were absent.

Approval of the Minutes

David Drake entertained a motion to approve the minutes for the regular meeting on February 1, 2024. Steve Hale made a motion to approve the minutes for February 1, 2024. Dan Swafford seconded the motion. Motion carried.+

New Business

Development Plan Approval for a Car Wash located at 4200 N. Kemp Road; Petitioner: Jay Strauss; Case No. PC 24-08

Denise Line, Planning Director, explained the .82-acre subject property is located at 4200 N Kemp Road and is zoned C-3 General Business. The car wash is 7430 square feet and would be accessed from Kemp Road. During tech review the petitioner was asked to voluntarily add landscaping and buffering along the State Road 46. The petitioner responded that is a question for planning. Grading was done on the site without a grading permit. Staff recommends that the plan commission approve the Development Plan with the following conditions being met prior to building permit approval. Written approval from Ellettsville Utilities that the water requirements can be met; submit a grading permit application for approval and issuance of a grading permit; landscape buffer along West State Road 46; drawings of physical address to be placed on building; and provide information on the type of check valve to be used on the project.

Ken Blackwell, Developer of Ellis Ridge, explained that he did not know that his existing grading permit was not valid and stopped work when he was notified by Denise.

Jay Strauss, Petitioner, described the type of building and the equipment that would be used. He is agreeable to landscape buffering along State Road 46 and the other conditions outlined by Denise. He stated that he will install a fence on the east side to block headlights to the homes to the east.

Nick Brehl, Local Resident, expressed his concern about noise and headlights from the business and the proposed buffering is not adequate.

Mark Dobbs, Local Resident, explained his concern about the added traffic and if there are any plans for an addition road to the east,

David Drake made a motion to approve the Development Plan with the five conditions stated by Denise and an additional condition that a six feet privacy fence be installed on the east side property line for 40-60 feet. Steve Hale seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Steve Hale-yes; Pamela Samples-yes and Ryan Skaggs-yes. Motion Carried.

Preliminary Plat Approval for Seventeen (17) Single-Family Residential Lots (8.29 Acres) in the Prominence Fields, Phase 3, Subdivision (N. Loudon Road); Petitioner: Valu-Built Construction; Case No. PC 24-11

Denise Line, Planning Director, explained the subject property is located north of West Upland Drive and parallel to North Loudon Road to the west. The property is zoned R-1 Single Family Residential and will be accessed from N. Zoiey Way. Lots will meet the size requirements granted by the Board of Zoning Appeals on December 13, 2023 which allowed a reduction of the lot width to 50 feet and a lot size to 8,500 square feet. Staff recommends that the plan commission approve the Preliminary Plat.

AJ Willis, Engineer, Bynum Fanyo & Associates explained this case is about continuing the subdivision with another phase and there will three water quality detention ponds. Sewer connection will be to the existing two phases of Prominence Fields.

Ryan Skaggs made a motion to approve the Preliminary Platt. Dan Swafford seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Steve Hale-yes; Pamela Samples-yes and Ryan Skaggs-yes. Motion Carried

Development Plan Approval for a Maintenance and Office Building located at 901 N. Guy McCown Drive; Petitioner: Town of Ellettsville Department of Public Works; Case No. PC 24-09

Denise Line, Planning Director, explained the subject property consists of 4.6 acres and is zoned C-3 Neighborhood Commercial. The building is approximately 24,000 square feet in size. It will be accessed from West Guy McCown Drive. Staff recommends that the plan commission approve the Development Plan.

AJ Willis, Engineer, Bynum Fanyo & Associates explained that the curve was widened to allow truck access. When drive reaches building it will be split to separate truck and car traffic. The building features office space as well as six garage bays. There is a fenced in area for storage. The goal for completion is Christmas of this year.

Jeff Schunn, local resident, stated his concern with the large trucks exiting from W Guy McCown Drive on State Road 46 given the speed of the traffic on State Road 46.

Kip Headdy, Street Commissioner, explained that his crews leave in the morning and come back in the afternoon so traffic should not be a concern.

Steve Hale made a motion to approve the Development Plan. Dan Swafford seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Steve Hale-yes; Pamela Samples-yes and Ryan Skaggs-yes. Motion Carried

Development Plan Approval for a Student Activity Center at Edgewood High School (601 S. Edgewood Drive); Petitioner: Bledsoe Riggert Cooper & James; Case No. PC 24-06

Denise Line, Planning Director, explained the building will be 23,000 square feet located on 1.4 acres and zoned R-1 Single Family Residential. A parking lot will be added and there is also some remodeling and demolition. The project will be accessed from South Edgewood Drive and West Edgewood Drive. Staff recommends that the plan commission approve the Development Plan.

Bill Riggert, Riggert Bledsoe Cooper James Engineering, explained the addition will go out into the west parking lot. A new parking lot will be added too the west side at the practice football field.

Misha Beljayer, Representative for Petitioner, explained that this addition is not for added enrollment. It will free up space to for the cafeteria and kitchen area.

Jerry Sanders, Superintendent RB&B School, explained that the current auxiliary gym is not large enough to for spectators and is a safety concern. This addition will provide a larger space for sporting events.

Roger Floyd, Local Resident, expressed this concern about a barrier between this addition and the homes in his neighborhood.

Steve Hale made a motion to approve the Development Plan. Dan Swafford seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Steve Hale-yes; Pamela Samples-yes and Ryan Skaggs-yes. Motion Carried

Development Plan Approval for an Early Childhood Center for Richland-Bean Blossom Community School Corporation (7710 W. Reeves Road); Petitioner: Bledsoe Riggert Cooper & James; Case No. PC 24-07

Denise Line, Planning Director, explained this building would be 33,094 square feet and is on a 5.5-acre lot. The property is zoned R-1 Single Family Residential and accessed from West Reeves Road. Criteria D was not met on this project, which addresses capacity of adjacent streets to ensure they can safely and efficiently accommodate the additional traffic generated by the development. There are many complaints now about the heavy traffic on Reeves Road. Included in the original packet was a design for an emergency access road that was not approved by the Fire Department. Earlier today an amended emergency road design was agreed by the fire department and the school.

Jerry Sanders, Superintendent RB&B School, explained this project would not require all the students to arrive at the same time. The new pre-school will have a minimal impact on the current traffic issues. The school will continue to do its best to keep traffic on the school property instead of the road. The possible expansion of Sycamore Street will also help with traffic.

Kevin Patton, Ellettsville Fire Chief, explained the concern was there was no access to the rear of this building for fire equipment. During tech review the engineering firm came with a design for a green roadway. The concern is that these are hard to maintain in the winter. We asked if this could be a blacktop road to the parking lot. However, the school plans call for a new building in this location which means it would have to be removed in the future. The agreement we came up with was a partial road that would allow for access to this new building.

Steve Hale made a motion to approve the Development Plan. Pamela Samples seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Steve Hale-yes; Pamela Samples-yes and Ryan Skaggs-yes. Motion Carried

Planning Department Updates

Denise Line, Planning Director, advised next month's meeting is on April 4, 2024 and there will be new business.

Plan Commission Comments

Privilege of the Floor

Adjournment

David Drake adjourned the meeting at 7:30 p.m.

David Drake, President

Dan Swafford, Vice President

Ryan Skaggs

Steve Hale

Pamela Samples

Zach Michael

Pat Wesolowski

Mike Burns, Secretary