

AGENDA
ELLETTSVILLE PLAN COMMISSION
Town Hall
1150 W. Guy McCown Drive
Ellettsville, Indiana
Thursday, September 5, 2024 - 6:00 P.M.

Pledge of Allegiance

Roll Call

Approval of Minutes – August 8, 2024

Monthly Conflict of Interest Statement

Old Business

New Business

Voluntary Annexation of the following: One (1) Parcel Next to 6855 W. Starnes Road and Three (3) Parcels Adjacent to Flatwoods Road and South of 6855 W. Starnes Road; Petitioners: Amy & Greg Vagedes and Umbarger Farms LLP.; Case No. PC 24-16

Town Council Resolution 29-2024 To Amend the Ellettsville Plan Commission's Proposed Unified Development

Planning Department Update

Next Meeting – October 3, 2024

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: Sep 5, 2024 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85310866400?pwd=Ac2ot0Oq0ytbCRyb3VfUnrRiDi8a0N.1>

Meeting ID: 853 1086 6400

Passcode: 182709

One tap mobile

+16469313860,,85310866400#,,,,*182709# US

+19292056099,,85310866400#,,,,*182709# US (New York)

Dial by your location

- +1 646 931 3860 US
- +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)
- +1 719 359 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
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US

Meeting ID: 853 1086 6400

Passcode: 182709

August 8, 2024

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, August 8, 2024, at Town Hall. David Drake called the meeting to order at 6:00 p.m. and Ryan Skaggs led the Pledge of Allegiance.

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

Approval of the Minutes

David Drake entertained a motion to approve the minutes for the regular meeting on July 11, 2024. Steve Hale made a motion to approve the minutes for July 11, 2024. Dan Swafford seconded the motion. Motion carried.

New Business

Voluntary Annexation of 5517 N. Union Valley Road, Bloomington (6.23 Acres); Petitioner: Valu-built, Inc.; Case No. PC 24-21

Denise Line, Planning Director explained this property is currently zoned AG/RR, Agricultural/Rural Reserve, by Monroe County and is recommended to be zoned R-1, Residential 1, upon annexation. Staff recommends a favorable recommendation be forwarded to Town Council.

Ernest Xi, Petitioner, explained that he was representing the owner of the property and the future plans for the property are not known at this time.

Kathy Weller, resident of Tanglewood Road, asked if the easement was included in the annexation and was informed that the easement is not included in the annexation.

After discussion Dan Swafford made a motion to send the Voluntary Annexation of 5517 N. Union Valley Road to the Town Council with a favorable recommendation. Steve Hale seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Zach Michael-yes; Steve Hale-yes; Ryan Skaggs-yes and Pat Wesolowski-yes. Motion Carried.

Development Plan Approval for an Office Building located at 509 W. Temperance Street; Petitioners: Marc Cornett Architects and Dennis Burch; Case No. PC 24-19

Denise Line, Planning Director explained this property is currently zoned C-3 and its use is permitted by right. A drawing was presented showing parking, landscapes, and elevations of the new building. The Technical Advisory Committee met on July 23rd, no significant deficiencies were reported and all Tech Review comments have been addressed. Staff recommends the Plan Commission approve the development plan.

Dennis Burch, Marc Cornett Architects, explained this lot is entirely asphalt surface and after construction the lot will only be 48% pervious material. The remaining area will be landscaping and green space. There will be one entrance and exit onto Temperance Street.

Tiffinay Norris, Petitioner, explained that she is comfortable with the amount of parking because the business has only 3-5 employees and most of their time is spent in the residences of their customers.

After discussion David Drake made a motion to approve the Development Plan located at 509 W. Temperance Street. Pat Wesolowski seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Zach Michael-yes; Steve Hale-yes; Ryan Skaggs-yes and Pat Wesolowski-yes. Motion Carried.

Resolution 02-2024 to Authorize the Ellettsville Planning Director to Temporarily Waive the Requirement of the Two Access Points for the Charlestowne Manor Subdivision

Denise Line, Planning Director explained the Resolution is needed because the developer has been delayed by Monroe County Drainage Board and has been unable to install the required second exit to the Charlestowne Manor Subdivision.

After discussion the Resolution was amended to terminate after six months from August 8, 2024. Steve Hale made a motion to approve Resolution 02-2024 as amended. Zach Michael seconded

the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Zach Michael-yes; Steve Hale-yes; Ryan Skaggs-yes and Pat Wesolowski-yes. Motion Carried.

Resolution 03-2024 Recommending Repeal of the Town of Ellettsville, Indiana, Zoning Ordinance, Subdivision Control Ordinance and Maps and the Adoption of the Town of Ellettsville, Indiana, Unified Development Ordinance and Maps

Darla Brown, Town Attorney, stated that the Plan Commission sent the Unified Development Ordinance to Town Council with a favorable recommendation last month. There are some items within Town Code that should not be repealed until a standard manual can be developed that will address items like Plan Commission rules, Board of Zoning Appeals rules, and fee schedules.

David Drake made a motion to approve Resolution 03-2024. Pat Wesolowski seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Zach Michael-yes; Steve Hale-yes; Ryan Skaggs-yes and Pat Wesolowski-yes. Motion Carried.

Planning Department Updates

Denise Line, Planning Director advised next month’s meeting is on September 5, 2024, and there might be new business.

Plan Commission Comments

Privilege of the Floor

Adjournment

David Drake adjourned the meeting at 6:51 p.m.

David Drake, President

Dan Swafford, Vice President

Ryan Skaggs

Steve Hale

Pamela Samples

Zach Michael

Pat Wesolowski

Mike Burns, Secretary



Town of Ellettsville

Department of Planning & Development

PC 24-16 – Voluntary Annexation Petition Staff Report

Petition

Case - PC 24-16 Amy & Greg Vagedes and Umbarger Farms LLP Annexations. A request by Amy and Greg Vagedes and Umbarger Farms LLP, to voluntarily annex two (4) parcels totaling approximately 193.85 acres of land. The subject parcels are located at N. Starnes Road and W. Flatwoods Road.

Surrounding Zoning Districts & Uses



Zoning District	Property Use
North: A-1: Agricultural; R-1: Single Family Residential; C-3: General Commercial & AG/RR: Agriculture/Rural Reserve (County)	Single Family Residential; Mini Storage Units & Small Engine Repair
South: AG/RR: Agriculture/Rural Reserve (County)	Agriculture/Residential (County)
East: AG/RR: Agriculture/Rural Reserve (County)	Agriculture/Residential (County)
West: AG/RR: Agriculture/Rural Reserve (County)	Agriculture/Residential (County)

Considerations

The petitioners are requesting to annex four (4) parcels totaling approximately 193.85 acres of land, located at 6140 N. Starnes Road and N. Starnes Road.

1. Indiana Code requirements (IC 36-4-3-5.1) for super voluntary annexation are:
 - a. Consent of 100% of the property owners within the area to be annexed.
 - b. At least one-eighth (1/8 or 12.5%) of the aggregate external boundary of the proposed annexation area must be contiguous with the existing city limits. A strip of land less than one hundred fifty (150) feet wide is not considered contiguous. (IC 36-4-3-1.5)
2. The proposed annexation area for Amy & Greg Vagedes is 15% contiguous to the Town of Ellettsville and 100% of the property owners are parties to the petition.
3. The proposed annexation area for Umbarger Farms LLP is 19% contiguous to the Town of Ellettsville and 100% of the property owners are parties to the petition.
4. The properties are currently zoned AG/RR, Agricultural Reserve, by Monroe County and is recommended to be designated as A-1, Agricultural, upon annexation.
5. The properties will be located in Council Ward 1.
6. The property is serviced by water. The annexation should not require any capital projects to extend services and any cost for extension of utilities is borne by the developer.
7. The Town will provide police, fire, EMS and other governmental services immediately upon annexation.

Plan Commission Action

The Plan Commission action shall be in the form of a *favorable, unfavorable, or no recommendation* to Town Council, which takes final action on the annexation petition.

Staff Recommendation

Staff recommends a *favorable recommendation* be forwarded to Town Council, with a recommended zoning of A-1, Agricultural, upon annexation.

Submitted by Denise Line
Director, Ellettsville Planning
September 5, 2024

(Vagedes Parcel)





(Umberger Farms LLP Parcels)

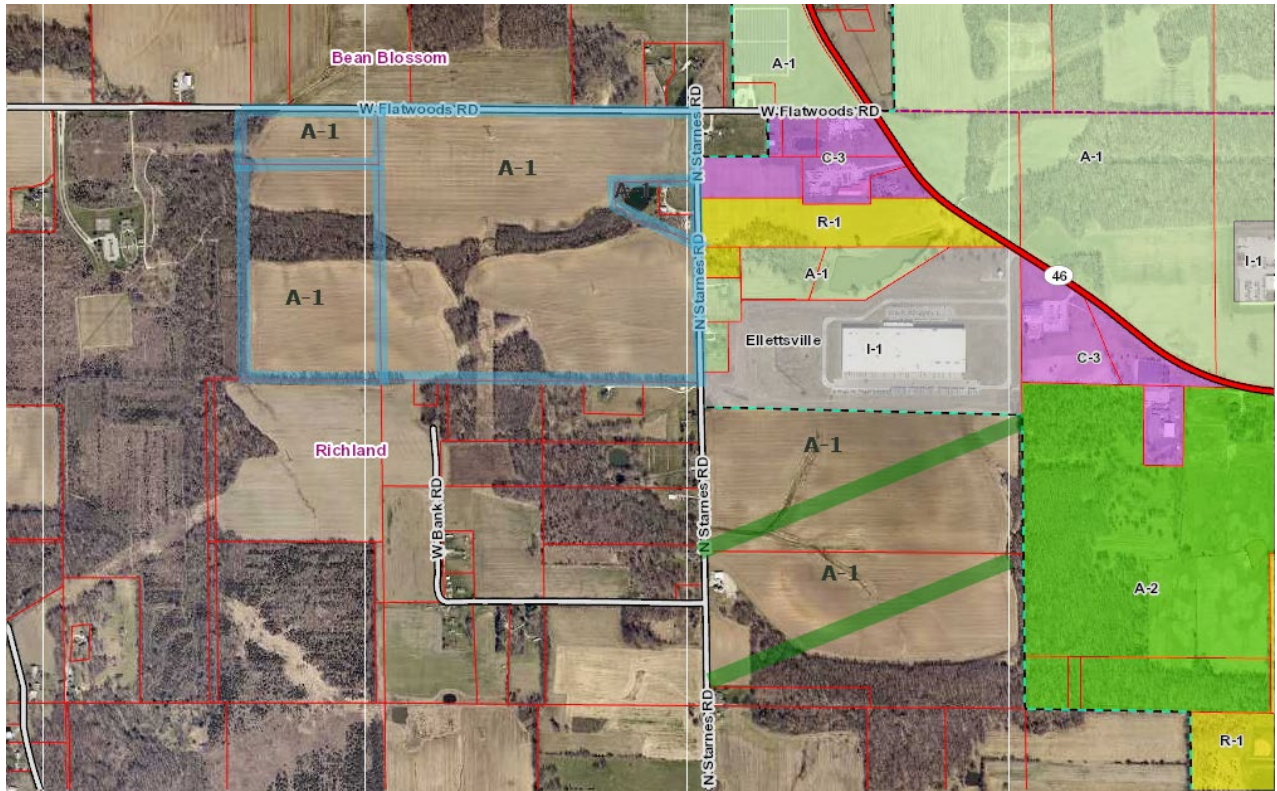
Staff Photos – Vagedes Parcel



Staff Photos –Umbarger Parcels



Umberger & Vagedes Proposed Zoning





Town of Ellettsville

Department of Planning & Development

FISCAL PLAN

Greg & Amy Vagedes Annexation

Umbarger Farms Annexation

Project Descriptions

Greg & Amy Vagedes Annexation:

Location: Starnes Road (After annexation address will be 6851 N. Starnes Road)

Size: +/- 3.96 acres

Number of Parcels: 1

Current Zoning (Monroe County): AG/RR; Agricultural/Rural Reserve

Proposed Zoning: A-1; Agricultural

Umbarger Farms Annexation:

Location: Flatwoods Road (After annexation addresses will be 8801, 8805 and 8701 W. Flatwoods Road)

Size: +/- 195 acres

Number of Parcels: 3

Current Zoning (Monroe County): AG/RR; Agricultural/Rural Reserve

Proposed Zoning: A-1; Agricultural

State Law Requirements

When pursuing an annexation, a municipality must comply with State law, as established in the statutes at I.C. 36-4-3 et seq., as amended. I.C. 36-4-3-1.5 sets forth the requirements for contiguity:

1. The aggregate external boundaries of the territory sought to be annexed are 15% for the Vagedes Parcel and the Umbarger Farms parcels are 19% contiguous to the boundaries of the municipality;
 - a. A strip of land less than 150 wide does not count towards contiguity.

Additionally, Indiana Statute (IC 36-4-3-3.1) requires the Town of Ellettsville, the annexing municipality, to develop and adopt by resolution, a fiscal plan for extension of municipal services to the annexed area.

In the preparation of the annexation fiscal plan, as required by Indiana Code, the Town of Ellettsville has determined and compared the cost of providing non-capital and capital services to the annexation area, with the potential tax revenue generated by the developed parcel. The fiscal plan shall identify the following:

1. The cost estimates for planned services to be furnished to the property to be annexed;
2. The method or methods of financing the planned services;
3. The organization and extension of services;
4. That planned services of a non-capital nature, including police protection, fire protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries will be provided within one (1) year after the effective date of annexation;
5. Those services requiring capital improvements, including street construction, sewer facilities, water facilities, and stormwater drainage facilities, will be provided within three (3) years after the effective date of the annexation;
6. The estimated effect on taxpayers in the Town of Ellettsville;
7. The effect of annexation on the Town of Ellettsville finances;
8. The effect of annexation on other political subdivisions and taxpayers that are not part of the annexation; and
9. A list of all properties, property owners, parcel identification numbers and most recent assessed values for each parcel.

Contiguity

The property to be annexed by the Town of Ellettsville has a total border of 10,202 feet and is contiguous along 5,068 feet. The total percentage contiguous is 49.68%, meeting contiguity requirements of Indiana Code and will be zoned Agriculture 1; Agricultural.

Cost of Services Provided by the Town of Ellettsville to the Annexed Property

This report has been created for the purpose of estimating the potential fiscal impact of new development and annexations to the Town of Ellettsville. It is not intended to serve a specific budgetary purpose, but rather express estimated costs and benefits based on a set of level-of-service related assumptions.

Organization and Extension of Services

The Town of Ellettsville is committed to providing capital and non-capital services to the land proposed for annexation in the same manner as areas currently within Town limits, regardless of similarity. Non-capital services will be provided within one year of the completion of the annexation. Capital improvements, if any, will be provided within three years of the completion of the annexation. Any monetary figures presented here are merely estimates, subject to change. Many variables, including the rate and extent of future development, future property assessments, and fluctuations in the cost of providing various services are expected to have an influence.

1. Non-Capital Improvements:

The Town of Ellettsville Departments of Planning, Utilities, Stormwater, Police, Fire, EMS, Clerk/Treasurer, and Street will assume and retain immediate responsibility. There are little to no actual anticipated costs with the extension of these services and each of these services will be readily available within the one (1) year requirement.

2. Capital Improvements:

Capital improvements are those such as water, sanitary sewer, storm sewer and street maintenance projects that would be required for further development. Each of these utilities are currently located on or near the property and will not require any capital projects. Any new development of the property requiring utilities will be the responsibility of the developer. Other utilities such as natural gas, electric, cable, and telephone services are provided by private companies.

Financial Recommendations

The purpose of this section is to review and discuss the potential revenues for funding the increased costs for providing services to the annexation area.

1. Real Property Tax
 - a. The net assessed valuations of the parcels as of April 26, 2023, total \$348,700 will have very little impact the tax rate throughout town, and will have little effect on revenue. See 'Effect of Annexation' section for further information.
2. Personal Property Tax
 - a. There will likely not be personal property taxes associated with development of this parcel.
3. Local Income Tax (LIT)
 - a. On July 1st of each year, the Indiana Department of Revenue certifies a distribution of the Local Income Tax (LIT) for Monroe County. LIT is distributed based upon the proportionate share of the Town's budget levy in relation to the civil taxing units and school corporations within the county and is dependent on a number of variables including the budget levies of other taxing units in Monroe County and the estimated county income tax collection. The estimated LIT revenues to the Town attributable to the annexation cannot be determined.
4. Water/Sewer
 - a. There are no expected cost increases to the Town to provide these services.

Effect of Annexation

1. Estimated Effect on Taxpayers in Ellettsville
 - a. The estimated tax rate would decrease from 0.5673 to 0.4676 in the year 2024, and would be expected to remain relatively similar for the next four (4) years.
 - b. The estimated change in tax levy per taxpayer will be minimal. The tax rate drop of 0.010 would amount to approximately \$20.00 per year for a \$200,000 home. The amount over four (4) years would be negligible.
 - c. The annexation will not require any increase in expenditures.
 - d. The annexation of this parcel should have no noticeable effects on service levels.
 - e. The annexation will have minimal to no effect on annual debt service payments.
2. Estimated Effect on Municipal Finances
 - a. The estimated levy increase due to the annexation is \$1,682. Estimated levy increases contributed to this annexation and a constant growth rate of 4.3% over the next four (4) years would be an increase of \$7,176.55 over this time period compared to the growth rate without annexation.
 - b. Any lowering of the tax levy will result in a slight reduction in the number of properties reaching the tax caps, and increase receivable revenue for the Town.
3. Estimated Effect on Other Political Subdivisions
 - a. There is no outstanding Monroe County debt tied to income taxes to consider.

- b. The annexation will not be taking possession of any Monroe County infrastructure currently with outstanding debt.
- c. Richland Township currently has \$38,475 of outstanding debt spread across three years to consider.
 - i. Ellettsville would be required to repay a total of \$1,393.78 over those five years to cover the amount lost from annexation.
- d. There is a tax rate totaling 0.014430 for Richland Township fire that would result in approximately \$20.52 per year that would be lost due to annexation.
 - i. The resulting change in the tax rate for Richland Township fire related services could decrease to 0.01537.
- e. The circuit breaker does not come into effect for this annexation.

Parcels to be Annexed

1. Parcel ID No. 53-04-05-200-002.000-011
 - a. Property Owner – Amy & Greg Vagedes
 - b. Property Address – N. Starnes Road (After annexation address will be 6851 N. Starnes Road)
 - c. Assessed Value (2023) - \$15,800
2. Parcel ID No. 53-04-05-200-003.000-011
 - a. Property Owner – Umbarger Farms LLP
 - b. Property Address – N. Starnes Road (After annexation address will be 8701 W. Flatwoods Road)
 - c. Assessed Value (2023) - \$231,700
3. Parcel ID No. 53-04-06-100-002.000-011
 - a. Property Owner – Umbarger Farms LLP
 - b. Property Address – W. Flatwoods Road (After annexation address will be 8805 W. Flatwoods Road)
 - c. Assessed Value (2023) - \$79,900
4. Parcel ID No. 53-04-06-100-001.000-011
 - a. Property Owner – Umbarger Farms LLP
 - b. Property Address – W. Flatwoods Road (After annexation address will be 8801 W. Flatwoods Road)
 - c. Assessed Value (2023) - \$21,300

Other Considerations

1. The properties are currently zoned AG/RR; Agricultural/Rural Reserve by Monroe County and all will be designated as A-1; Agricultural.
2. All of the properties will be assigned to Council Ward 1.

Summary

The purpose of this annexation is to bring four (4) parcels into the jurisdiction of the Town of Ellettsville. The fiscal plan for this property shows little impact on Town revenue, and the costs associated with this annexation are negligible. Overall, there should be a small, positive effect on Town finances. The effects on taxpayers outside of Ellettsville will be minimal. Therefore, Staff recommends that the Plan Commission send a favorable recommendation to Town Council for annexation with a recommended zoning of A-1; Agricultural.

Legal Description

Parcel No. 53-04-05-200-002.000-011 (Vagedes Parcel)

A pair of the North Half of the Northwest Quarter of Section Five (5), Township Nine (9) North, Range Two (2) West, Monroe County Indiana, and more particularly described as follows:

Beginning at a point on the East line of said Half Quarter Section, said point being North 1 degree, 26 minutes 25 seconds East 31.20 feet from the Southeast corner of said Half Quarter Section, said point also being in the centerline of a county road, thence North 01 degree 26 degrees 25 seconds West 257.33 feet along said road to a nail found; thence leaving said East line and said centerline South 88 degrees 33 minutes 35 seconds West 315.36 feet to a one-half inch rebar found; thence North 01 degree 26 minutes 25 seconds West 256.26 feet to a one-half inch rebar set; thence South 89 degrees 01 minute 22 seconds West 361.32 feet to one-half inch rebar set; thence South 01 degree 22 minutes 34 seconds East 195.29 feet to a one-half inch rebar set; thence South 55 degrees 26 minutes 13 seconds East 198.78 feet to a inch-half inch rebar set; thence South 69 degrees 50 minutes 12 seconds East 550.07 feet to the place of beginning. Containing 3.96 acres, more or less.

Parcel No. 53-04-06-100-001.000-011 (Umbarger Parcel)

A part of the Northeast quarter of Section Six (6), Township Nine (9) North, Range Two (2) West, bounded as follows: Beginning at the Northeast corner of said Northeast quarter section, running thence South Twenty-Eight (28) rods and three (3) links, thence west sixty-seven (67) rods and twenty-two (22) links, thence North twenty-eight (28) rods and three (3) links, thence east to the place of beginning, containing twelve (12) acres, more or less.

Parcel Nos: 53-04-06-200-002.000-011 & 53-04-06-100-002.000-011 (Umbarger Parcels)

The Northwest quarter of Section 5, Township 9 North, Range 2 West, containing one hundred thirty-five (135) acres, more or less. Also, a part of the Northeast quarter of Section 6, Township 9 North, Range 2 West, bounded and described as follows, to-wit: Beginning at a point in the East line of said Northeast quarter, 29 rods and 3 links south of the Northeast corner thereof; running thence South on said line 108 rods and 25 links; thence west 67 rods and 22 links to a stone; thence North 108 rods and 25 links, thence East 67 rods and 22 links, more or less, to the place of beginning. Containing forty-eight (48)

acres, more or less: and containing in all one hundred eighty-three (183) acres, more or less.

(Vagedes Parcel)



(Umbarger Parcels)

RESOLUTION 29-2024

A RESOLUTION TO AMEND THE ELLETTSVILLE PLAN COMMISSION'S PROPOSED UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, The Ellettsville Town Council is advised that the Ellettsville Plan Commission held a public hearing on July 11, 2024, following the giving of required notice, on the proposed repeal and replacement of the Town of Ellettsville, Planning and Zoning Regulations (Title XV, Chapter 152, Ordinance 03-05) and Subdivision Regulations (Title XV, Chapter 153, Ordinance 2004-02), and adoption of the Ellettsville, Indiana, Unified Development Ordinance; and

WHEREAS, said Plan Commission has given a favorable recommendation for repeal of the Town of Ellettsville, Planning and Zoning Regulations (Title XV, Chapter 152, Ordinance 03-05); Subdivision Regulations (Title XV, Chapter 153, Ordinance 2004-02), and adoption of the Ellettsville, Indiana, Unified Development Ordinance; and

WHEREAS, this Town Council concurs in part with the Plan Commission's Recommendation but has voted to amend portions of the proposed Unified Development Ordinance; and

WHEREAS, the Town Council is authorized, pursuant to Indiana Code § 36-7-4-606 (g) to amend the Plan Commission's proposal and return it to the Plan Commission for its consideration, along with a written statement of the reasons for the amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE ELLETTSVILLE TOWN COUNCIL OF THE TOWN OF ELLETTSVILLE, MONROE COUNTY, INDIANA that the following proposed amendments to the Unified Development Ordinance be forwarded to the Ellettsville Plan Commission for its consideration:


See Attached Proposed Amendments A through G

The foregoing Resolution was passed, approved, and adopted by the Ellettsville Town Council, on the 26th day of August, 2024.

ELLETTSVILLE TOWN COUNCIL



Scott Oldham
President, Ellettsville Town Council

ATTEST:


Noelle Conyer

Proposed Amendment A


Chapter 3: STANDARDS FOR SPECIFIC USES

3.10 NON-COMMERCIAL LIVESTOCK

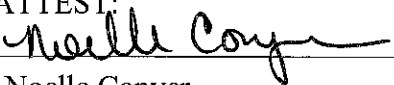
This section shall be struck in its entirety.

The foregoing proposed amendment was passed and approved by the Ellettsville Town Council, on the 26th day of August, 2024.

ELLETTSVILLE TOWN COUNCIL



Scott Oldham
President, Ellettsville Town Council

ATTEST:


Noelle Conyer

Proposed Amendment Bm (As Amended)

When an existing section of the proposed Unified Development Ordinance is being amended, the text of the existing provision will appear in this style type, additions will appear **in this style type**, and deletions will appear ~~in this style type~~.

Chapter 4: SITE DEVELOPMENT AND STRUCTURE STANDARDS

4.9 SIGN STANDARDS

TABLE 4.10 PROHIBITED SIGNS

H. Prohibited Sign Types. The following types of signs are expressly prohibited in all zoning districts. Any sign that is not expressly permitted in this UDO is also considered prohibited.

TABLE 4.10: PROHIBITED SIGNS	
Animated Signs	Flashing, blinking, fluttering, or using any motion picture, laser, or visual projection of images or copy or that change light intensity or brightness
Emitting Signs	Emit audible sound, odor, or visible matter
Human Signs	Worn or held by a person, unless located outside of the right-of-way and during business hours
Imitation Signs	Emulate emergency service vehicles, road equipment, or traffic signs (such as Stop, Slow, or Caution)
Inflatable Signs	Static or moving by electrical, mechanical, or wind power
Moving Signs	Designed to rotate or move in a comparable manner by means of electrical, mechanical, and/or wind power
Obscene Signs	Display or convey obscene matter as defined in IC 35-49-2
Pole Signs	Signs that are mounted on one or more freestanding poles or supports so that the bottom edge of the sign face is not in direct contact with a solid base or the ground.
Roof Signs	Signs that extend above the roof line or parapet of a building or signs that are mounted to the roof of a structure
Vehicle Signs	Signs placed on vehicles or trailers that are parked on public or private property with the primary purpose of displaying the sign. This does not include vehicles lawfully parked: <ul style="list-style-type: none">• Overnight during non-business hours at a driver's residence or business;• While conducting lawful business; and• On a construction site in conjunction with construction operations

The foregoing proposed amendment was passed and approved by the Ellettsville Town Council, on the 26th day of August, 2024.

ELLETTSVILLE TOWN COUNCIL

Scott Oldham
President, Ellettsville Town Council

ATTEST:

Noelle Conyer

Noelle Conyer

Proposed Amendment C

When an existing section of the proposed Unified Development Ordinance is being amended, the text of the existing provision will appear in this style type, additions will appear **in this style type**, and deletions will appear ~~in this style type~~.

Chapter 4: SITE DEVELOPMENT AND STRUCTURE STANDARDS

4.9 SIGN STANDARDS

TABLE 4.10 PROHIBITED SIGNS

H. Prohibited Sign Types. The following types of signs are expressly prohibited in all zoning districts. Any sign that is not expressly permitted in this UDO is also considered prohibited.

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Imitation Signs	Emulate emergency service vehicles, road equipment, or traffic signs (such as Stop, Slow, or Caution)
Inflatable Signs	Static or moving by electrical, mechanical, or wind power
Moving Signs	Designed to rotate or move in a comparable manner by means of electrical, mechanical, and/or wind power
Obscene Signs	Display or convey obscene matter as defined in IC 35-49-2
Pole Signs	Signs that are mounted on one or more freestanding poles or supports so that the bottom edge of the sign face is not in direct contact with a solid base or the ground.
Roof Signs	Signs that extend above the roof line or parapet of a building or signs that are mounted to the roof of a structure
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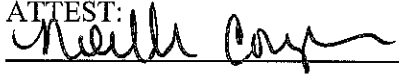
The foregoing proposed amendment was passed and approved by the Ellettsville Town Council, on the 26th day of August, 2024.

ELLETTSVILLE TOWN COUNCIL



Scott Oldham
President, Ellettsville Town Council

ATTEST:



Noelle Conyer

Proposed Amendment D

When an existing section of the proposed Unified Development Ordinance is being amended, the text of the existing provision will appear in this style type, additions will appear **in this style type**, and deletions will appear ~~in this style type~~.

Chapter 4: SITE DEVELOPMENT AND STRUCTURE STANDARDS

4.9 SIGN STANDARDS

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Emitting Signs	Emit audible sound, odor, or visible matter
Human Signs	Worn or held by a person, unless located outside of the right-of-way and during business hours
Imitation Signs	Emulate emergency service vehicles, road equipment, or traffic signs (such as Stop, Slow, or Caution)
Inflatable Signs	Static or moving by electrical, mechanical, or wind power
Moving Signs	Designed to rotate or move in a comparable manner by means of electrical, mechanical, and/or wind power
Obscene Signs	Display or convey obscene matter as defined in IC 35-49-2
Pole Signs	Signs that are mounted on one or more freestanding poles or supports so that the bottom edge of the sign face is not in direct contact with a solid base or the ground.
Roof Signs	Signs that extend above the roof line or parapet of a building or signs that are mounted to the roof of a structure
Vehicle Signs	Signs placed on vehicles or trailers that are parked on public or private property with the primary purpose of displaying the sign. This does not include vehicles lawfully parked: <ul style="list-style-type: none">• Overnight during non-business hours at a driver's residence or business;• While conducting lawful business; and• On a construction site in conjunction with construction operations

The foregoing proposed amendment was passed and approved by the Ellettsville Town Council, on the 26th day of August, 2024.

ELLETTSVILLE TOWN COUNCIL



Scott Oldham

President, Ellettsville Town Council

ATTEST:

Noelle Conyer

Noelle Conyer

Proposed Amendment E (As Amended)

When an existing section of the proposed Unified Development Ordinance is being amended, the text of the existing provision will appear in this style type, additions will appear **in this style type**, and deletions will appear ~~in this style type~~

Chapter 4: SITE DEVELOPMENT AND STRUCTURE STANDARDS

4.9 SIGN STANDARDS

G. Exempt Signs

- A. Exempt Signs. The following are exempt from all provisions of the sign standards set forth in this section unless specified otherwise. If any exempt sign contains components that would otherwise be regulated in this section, they are not considered exempt sign unless specified otherwise.

TABLE 4.9: EXEMPT SIGNS

Address Signs	Street address sign to provide adequate property identification that does not exceed 2 square feet in total sign structure size
Building or Site Identification Signs	Names of buildings, date of erection, monumental citations, historical interest, commemorative or memorial tablets, and similar identification when carved into stone, concrete, or similar material or made of bronze, aluminum, or other permanent type construction that are smaller than 2 square feet in sign structure
Decorations	Temporary decorations customarily associated with a national, local, or religious holiday and are displayed for less than 30 consecutive days
Flags	Flag of any country, state, unit of local government, institution of higher learning, or similar institutional flags, including those of a political nature and of the armed forces.
	All flags, unless they meet the definition of "obscene" under I.C. 35-45-2-2(b)
Non-Visible Signs	Signs that are not visible from any public or private right-of-way or any adjacent parcel
Operational Signs	Operational information such as hours of operations, restroom identification, directional, visitor parking, menus, or similar information and do not exceed 2 square feet in sign structure
Political Signs	Political campaign signs in accordance with IC 36-1-3-11
Public Notice, Regulatory & Safety Signs	Information for the public's interest that are erected by or on the order of a local, state, or federal law and intended to provide a public notice (such as rezoning, government) and regulatory or safety notices (such as no trespassing, directional, ingress/egress, and traffic)
Utility Signs	Utility locations, cables, lines, and similar notices for public and private utilities that are smaller than 2 square feet in sign structure, except if determined to be a hazard by the Administrator

Signs by Exempt Organizations

Any sign posted by a non-profit, not-for-profit, educational, religious, charitable, or governmental organization, institution, or entity

The foregoing proposed amendment was passed and approved by the Ellettsville Town Council, on the 26th day of August, 2024.

ELLETTSVILLE TOWN COUNCIL



Scott Oldham
President, Ellettsville Town Council

ATTEST:



Noelle Conyer

Proposed Amendment F

When an existing section of the proposed Unified Development Ordinance is being amended, the text of the existing provision will appear in this style type, additions will appear **in this style type**, and deletions will appear ~~in this style type~~.

Chapter 4: SITE DEVELOPMENT AND STRUCTURE STANDARDS

4.12 MISCELLANEOUS STANDARDS

- A. Miscellaneous Intent. The intent of these standards is to provide standards to ensure the health, safety, and welfare of residents.

...

D. Temporary Uses.

1. Garage/Yard Sales are permitted for a total of ~~seven days~~ **ten times** each calendar year, per lot, **for a maximum of three days for each garage sale**. No permit is required unless the applicant wishes to extend the permitted duration.
- ~~2. Children's Roadside stands are permitted for a total of 21 days per calendar year, per lot. No permits are required unless the applicant wishes to exceed the permitted duration.~~

...

The foregoing proposed amendment was passed and approved by the Ellettsville Town Council, on the 26th day of August, 2024.

ELLETTSVILLE TOWN COUNCIL



Scott Oldham
President, Ellettsville Town Council

ATTEST:



Noelle Conyer

Proposed Amendment G (Withdrawn)

When an existing section of the proposed Unified Development Ordinance is being amended, the text of the existing provision will appear in this style type, additions will appear **in this style type**, and deletions will appear ~~in this style type~~.

Chapter 9: DEFINITIONS

9.2 DEFINITIONS.

SIGN TYPES. For the purposes of this UDO, the following sign types are defined.

SIGN. (Page 200 of 209).

...

SIGN. POLE. A sign anchored directly to the ground or supported by one post, column, or other vertical structure or support. The sign is not attached to or dependent for support from any building and the sign area is not in close proximity to the ground. ~~Billboards would be considered Pole Signs.~~

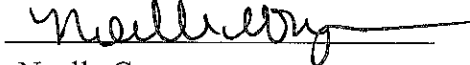
The foregoing proposed amendment was withdrawn by a vote of 5-0.

ELLETTSVILLE TOWN COUNCIL



Scott Oldham
President, Ellettsville Town Council

ATTEST:



Noelle Conyer