

**AGENDA**  
**ELLETTSVILLE PLAN COMMISSION**  
**Town Hall**  
**1150 W. Guy McCown Drive**  
**Ellettsville, Indiana**  
**Thursday, October 3, 2024 - 6:00 P.M.**

**Pledge of Allegiance**

**Roll Call**

**Approval of Minutes –September 5, 2024**

**Monthly Conflict of Interest Statement**

**Resolutions**

Resolution 04-2024 Recommending an Amendment to the Unified Development Ordinance to Allow for and Regulate Pole Signs

**Old Business**

**New Business**

Primary Plat Approval for Two (2) Lots (151 Acres) in the Harmon Two Lot Subdivision (7633 W. State Road 46); Petitioner: Harman Farms Land, LLC; Case No. PC 24-25

Primary Plat Approval for Thirteen (13) Lots (6.23 Acres) in the Arvin Subdivision; Petitioner: Valu-built, Inc.; Case No. PC 24-24

Zoning Map Amendment Request from Agricultural-1 to Industrial – 1; Light Industrial, for Five (5) Parcels (343 Acres) located on W. Flatwoods Road and N. Starnes Road; Petitioner: Digital Resources Acquisitions LLC; Case No. PC 24-26

Future Amendments to the Unified Development Ordinance

**Planning Department Update**

Next Meeting – November 7, 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 27, 2024 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86783639900?pwd=rGp1gBLMdTGkbijSX4a03elsFXivJ4.1>

Meeting ID: 867 8363 9900

Passcode: 079913

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One tap mobile

+16469313860,,86783639900#,,,,\*079913# US

+19292056099,,86783639900#,,,,\*079913# US (New York)

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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: 867 8363 9900

Passcode: 079913

## September 5, 2024

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, September 5, 2024, at Town Hall. David Drake called the meeting to order at 6:01 p.m. and Pat Wesolowski led the Pledge of Allegiance.

**Roll Call:** Members participating were: David Drake, President; Dan Swafford, Vice President; Steve Hale; Zach Michael; 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 8, 2024. Dan Swafford made a motion to approve the minutes for August 8, 2024. Steve Hale seconded the motion. Motion carried.

### 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**

**Denise Line, Planning Director** explained these four parcels totaling about 198.96 acres are currently zoned AG/RR, Agricultural/Rural Reserve, by Monroe County and is recommended to be zoned A-1, Agricultural, upon annexation. Staff recommends a favorable recommendation be forwarded to Town Council.

After discussion Steve Hale made a motion to send the Voluntary Annexation of four parcels of case number PS24-16 to the Town Council with a favorable recommendation. Ryan Skaggs seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Zach Michael-yes; Steve Hale-yes; Pamela Samples-yes; Ryan Skaggs-yes and Pat Wesolowski-yes. Motion Carried.

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

**Darla Brown, Town Attorney** explained the Proposed Unified Development Ordinance that the Plan Commission approved and sent to Town Council, was approved by the Council on August 24, 2024, with amendments A thru F. The Plan Commission can draft an ordinance at a later date to place restrictions on some of the amendments made by Town Council. If the Plan Commission approves the Unified Development Ordinance as amended, it is adopted. Mr. Swafford expressed concerns about no requirements for pole signs. Further discussion ensued. Mr. Swafford requested requirements for pole signs to be reviewed at the October 3<sup>rd</sup> meeting.

**Chris Smith, Developer** explained that this Unified Development Ordinance is a great document and needs to be passed as soon as possible.

After discussion David Drake made a motion to approve the Unified Development Ordinance with amendments. Pat Wesolowski seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Zach Michael-yes; Steve Hale-yes; Pamela Samples-yes; Ryan Skaggs-yes and Pat Wesolowski-yes. Motion Carried.

### Planning Department Updates

**Denise Line, Planning Director** advised next month's meeting is on October 3, 2024, and there might be small subdivision.

### Plan Commission Comments

Dan Swafford expressed concern that we need to get these changes and restrictions as soon as possible.

### Privilege of the Floor

### Adjournment

David Drake adjourned the meeting at 6:52 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

**RESOLUTION 4-2024**

**A RESOLUTION RECOMMENDING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE TO ALLOW FOR AND REGULATE POLE SIGNS**

WHEREAS, the Ellettsville Town Council adopted a new Unified Development Ordinance that became effective as of September 9, 2024, pursuant to Indiana Code §36-7-4-606(g)(1); and

WHEREAS, a plan commission is authorized, pursuant to Indiana Code §36-7-4-602(b)(1) to initiate a proposal to amend or partial repeal the text of a zoning ordinance that has been adopted; and

WHEREAS, the Ellettsville Plan Commission has determined that it is in the best interests of the Town and its citizens to initiate a proposal to amend the text of the Unified Development Ordinance in order to allow for and regulate pole signs; and

WHEREAS, the Ellettsville Plan Commission has, in compliance with Indiana Code §36-7-4-603, given due regard to the following, in preparing and considering a proposal to amend the text of the Unified Development Ordinance:

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

WHEREAS, the Ellettsville Plan Commission has conducted a public hearing as required by Indiana Code §36-7-4-604 on its proposal to allow and regulate pole signs and has decided to pass the proposal to the Ellettsville Town Council with a positive recommendation.

NOW, THEREFORE, BE IT RESOLVED BY THE ELLETTSVILLE PLAN COMMISSION OF THE TOWN OF ELLETTSVILLE, MONROE COUNTY, INDIANA, as follows:

1. That the attached Exhibit A, a Proposed Ordinance to Allow and Regulate Pole Signs, is hereby passed with a positive recommendation to the Town Council.

This Resolution was passed and adopted by the Ellettsville Plan Commission, Ellettsville, Indiana, at the Ellettsville Town Hall on the \_\_\_\_ day of November, 2024.

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David Drake, President  
Ellettsville Plan Commission

Attest:

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Mike Burns  
Ellettsville Plan Commission Secretary

**CERTIFICATION OF RECOMMENDATION**

**(INSERT HERE ORIGINAL CERTIFICATION TO COUNCIL)**

## **ATTORNEY CERTIFICATION**

I, Darla S. Brown, attorney for the Ellettsville Plan Commission, hereby certify that the foregoing is a true and accurate copy of the proposed Unified Development Ordinance and Zone Maps as approved by the Ellettsville Plan Commission at the close of the public hearing and public meeting held at the Ellettsville Town Hall on November 7, 2024.

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Darla S. Brown  
Attorney, Ellettsville Plan Commission



**ORDINANCE 2024-\_\_**

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE TO ALLOW FOR AND REGULATE POLE SIGNS**

WHEREAS, The Ellettsville Town Council is advised that the Ellettsville Plan Commission held a public hearing on November 7, 2024, following the giving of required notice, on a proposed text amendment to the Unified Development Ordinance pursuant to §36-7-4-602(b)(1); and

WHEREAS, said Plan Commission has given a favorable recommendation for an amendment to the text of the Unified Development Ordinance to allow for and regulate pole signs; and

WHEREAS, the Town Council concurs with the Plan Commission's recommendation.

NOW, THEREFORE, BE IT ORDAINED BY THE ELLETTSVILLE TOWN COUNCIL OF THE TOWN OF ELLETTSVILLE, MONROE COUNTY, INDIANA:

1. Table 4.13 of the Town of Ellettsville Unified Development Ordinance (Permitted Permanent Signs) is hereby amended as follows:
2. Section 9.2, "Definitions" is hereby amended to add a definition of "Pole Sign" which shall read as follows:

**SIGN, POLE.** A sign that is mounted on a free standing pole or other support so tha the bottom edge of the sign is nine feet or more above grade.

The foregoing Ordinance was passed, approved, and adopted by the Ellettsville Town Council, on the 12<sup>th</sup> day of November, 2024.

**ELLETTSVILLE TOWN COUNCIL**

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Scott Oldham  
President, Ellettsville Town Council

ATTEST:

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Noelle Conyer, Clerk/Treasurer

**Table 4.13: Permitted Permanent Signs**

All Districts	A sign permit is required unless otherwise specified EVMS is NOT permitted for permanent signs unless otherwise specified		
Maximum Cumulative Area of All Sign Faces <sup>1</sup>			
AG	1.5 square feet per 1 linear foot of front façade of primary building (100 sq ft maximum) <sup>2</sup>		
R1, R2, R3	2 square feet per parcel, except monument signs as permitted below		
D1, C1	1.0 square feet per 1 linear foot of front façade of primary building (50 sq ft maximum) <sup>2</sup>		
C2	1.5 square feet per 1 linear foot of front façade of primary building (200 sq ft maximum) <sup>2</sup>		
I1, I2	2 square feet per 1 linear foot of front façade of primary building (200 sq ft maximum) <sup>2</sup>		
Sign Type	Permitted Districts	Maximum Size	Maximum Number <sup>4</sup> & Placement
Awning Sign	D1, C1, C2 I1, I2	50 sq ft sign face, but cannot exceed 50% of awning area	Must be placed on awning that is attached to primary structure
Ground (Monument) Sign	R1, R2, R3	32 sq ft per sign face 6 feet in height	One double-faced sign or 2 single-faced signs per primary vehicular entrance to a residential subdivision or multi-family development
	AG C1, C2 I1, I2	50 sq ft per sign face 8 feet in height	EVMS permitted only in C2, I1, and I2
Mailbox Sign	AG R1, R2, R3	1 sq ft per sign face	Must be placed on a mailbox post No sign permit is required
Pole Sign	AG C1, C2 I1, I2	40 sq ft per sign face 8 feet in height	One per parcel May be internally lit Cannot be located within 15 feet of the edge of a street, alley, curblin e, or within any sight distance triangle Shall not have less than 9 feet of open clearance between the bottom of any part of the sign and the highest point of the surface of the street, alley or grade Shall be supported by not more than 2 supporting structures below the sign face, each of which shall be not more than 12 inches in width or depth

			Must have not less than 36 inches of open space between the supports
Projecting Sign	D1, C1, C2 I1, I2	12 sq ft per sign face	One per primary structure entrance Must be attached to primary structure Minimum 8.5 feet clearance above grade Maximum extension of 4 feet beyond supporting structure EVMS permitted only in C2, I1, I2
Wall Sign	R1, R2, R3	1 sq ft per sign face	One per parcel Must be placed on primary structure
	AG, D1, C1, C2 I1, I2	50 sq ft per sign face	Must be placed on primary structure
Window Sign	AG, D1, C1, C2 I1, I2	25 sq ft per sign face but cannot exceed 25% of the area of a single window 2 sq ft sign face if illuminated	No sign permit is required Must be within window of primary structure

*1 – Maximum cumulative sign face only includes the sign face and excludes the total sign area/sign structure. See Chapter 9.2: Definitions. The maximum is based on all facades facing a front yard*

*2 – Total square footage is calculated based on the length of the front elevation(s) of the primary structure(s) that face a public road(s)*

*3 – Must be located in a dedicated easement or common area dedicated to homeowner's association in a residential subdivision*



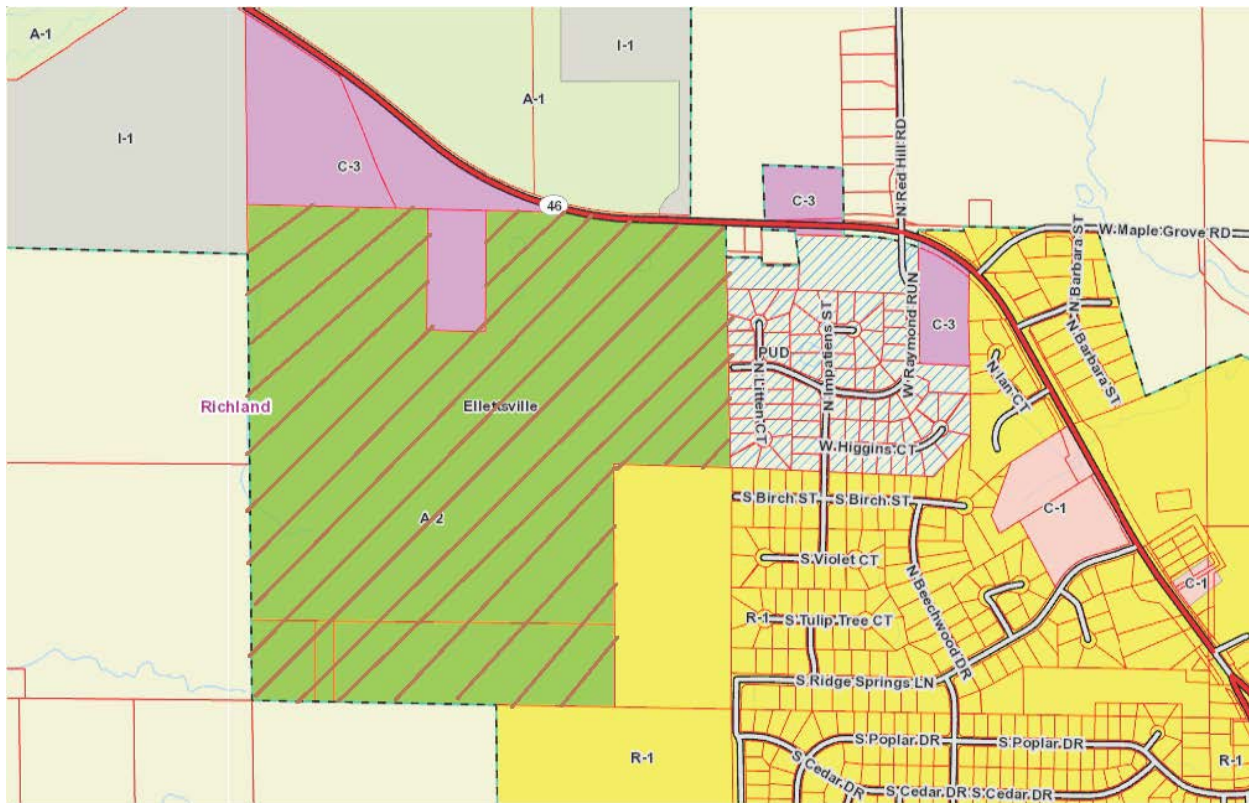
# Town of Ellettsville

## Department of Planning & Development

### PC 24-25 – Harman Two Lot Subdivision Staff Report

#### Petition

**Case - PC 24-25 – Harman Two Lot Subdivision.** A request by Harman Farms Land, LLC, for consideration for primary approval of the Harman Two Lot Subdivision primary plat. The subject property is located at 7633 W. State Road 46.



#### Surrounding Zoning Districts & Uses

Zoning District	Property Use
<b>North:</b> R-1; Single Family Residential	Undeveloped Subdivision
<b>South:</b> R-1; Single Family Residential	Platted Residential (Prominence Place, Phases 1, 2 & 3 and Prominence Fields, Phases 1 & 2)
<b>East:</b> R-1; Single Family Residential	Undeveloped Subdivision
<b>West:</b> AG/RR; Agriculture/Rural Reserve (County)	Platted Residential Subdivision

**Considerations**

1. The applicant is requesting primary plat approval for a total of two (2) lots totaling 115 acres.
2. The lots are zoned C-2; General Commercial.
3. The subdivision is accessed from a temporary construction entrance off of W. State Road 46.
4. On April 4, 2024, the Plan Commission gave pre-approval of the preliminary plat so the developer could obtain a grading permit to begin getting infrastructure in and construct a street connection to Sycamore Drive.
5. To date, a grading permit has been issued for the temporary construction entrance off of W. State Road 46. A grading permit has been issued for Phase 1 of the subdivision based on the Plan Commission’s approval of the preliminary plat referenced in Paragraph 4.
6. That the two (2) lot subdivision will be divided so that Phase 1 of Harman Farms will be in Lot 1 and the remaining property in the parcel will be in Lot 2.
7. That the developer has a land holding company and a development company, and the subdivision is for tax requirements necessary to their business practices.
8. New infrastructure will be constructed to Town requirements.
9. The Tech Review Committee met on September 17<sup>th</sup>, at Town Hall, and there were no comments.
10. The developer has posted the required letter of credit for the Phase 1 grading permit.

**Plan Commission Action**

The Plan Commission action on the primary 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 continue to spur development in that area. Therefore, Staff recommends that the Plan Commission approve the primary plat for the Harman Two Lot Subdivision.

Submitted by Denise Line  
Director, Ellettsville Planning  
October 3, 2024

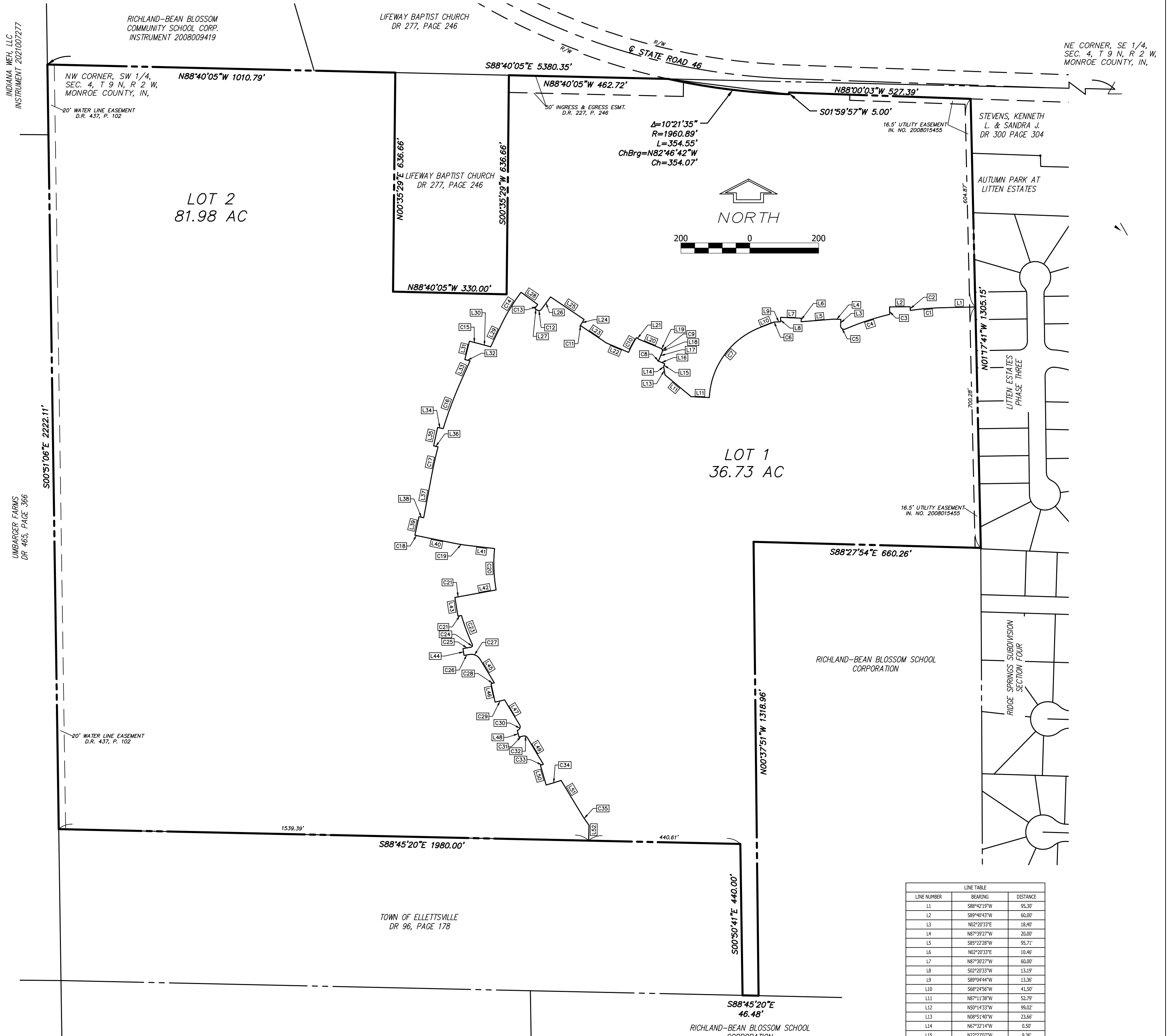


# Site Photos



**HARMAN TWO LOT SUBDIVISION**  
**PRELIMINARY PLAT**  
 SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 WEST  
 RICHLAND TOWNSHIP

RECORDER  
 STAMP



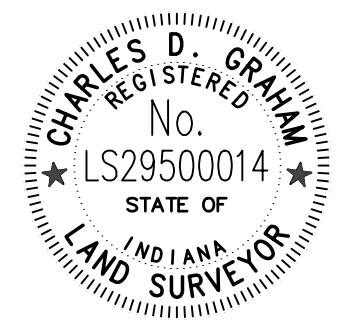
LINE TABLE

LINE NUMBER	BEARING	DISTANCE
L1	S88°42'19"W	95.30'
L2	S89°40'43"W	60.00'
L3	N02°20'33"E	18.40'
L4	N87°39'27"W	20.00'
L5	S85°22'28"W	95.71'
L6	N02°20'33"E	10.46'
L7	N87°39'27"W	60.00'
L8	S02°20'33"W	13.19'
L9	S89°04'44"W	13.36'
L10	S68°24'56"W	41.50'
L11	N87°11'38"W	52.79'
L12	N50°14'33"W	99.02'
L13	N88°51'40"W	23.66'
L14	N67°32'14"W	0.50'
L15	N22°27'07"W	9.36'
L16	N67°00'47"W	23.00'
L17	N22°27'07"E	28.56'
L18	N67°32'53"W	0.50'
L19	N51°00'53"W	3.97'
L20	N67°32'53"W	67.58'
L21	N56°31'33"W	10.00'
L22	N67°04'55"W	70.00'
L23	N56°03'24"W	88.36'
L24	N31°11'27"E	23.15'
L25	N56°03'24"W	117.25'
L26	S36°21'25"W	44.50'
L27	N59°28'43"W	7.79'
L28	N53°38'35"W	60.00'
L29	S23°37'10"W	72.73'
L30	N74°54'03"W	34.21'
L31	S13°55'56"W	55.00'
L32	S79°45'02"E	15.51'
L33	S24°02'17"W	63.09'
L34	N77°42'19"W	16.51'
L35	N12°17'41"E	55.00'
L36	S77°42'19"E	13.12'
L37	S10°40'28"W	127.14'
L38	N77°31'18"W	13.89'
L39	S12°44'08"W	55.00'
L40	S78°28'26"E	104.10'
L41	S87°24'42"E	73.91'
L42	S79°37'37"W	103.14'
L43	S89°03'14"W	55.00'
L44	S98°53'22"E	20.00'
L45	S31°02'50"E	79.82'
L46	S12°15'19"E	55.00'
L47	S31°02'50"E	84.49'
L48	S14°20'21"E	20.00'
L49	S31°02'50"E	90.15'
L50	S18°00'57"E	104.84'
L51	S31°02'50"E	60.00'
L52	S01°14'40"W	44.90'

CURVE TABLE

CURVE NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	94.18'	751.00'	07°11'07"	S89°06'46"W	94.120'
C2	10.66'	470.00'	01°17'58"	N00°58'17"W	10.66'
C3	21.70'	530.00'	02°28'45"	S01°29'40"E	21.70'
C4	135.83'	751.00'	10°21'46"	S71°42'27"W	135.64'
C5	20.21'	10.00'	115°47'41"	N55°33'57"W	16.94'
C6	9.74'	27.00'	20°40'08"	S78°44'50"W	9.69'
C7	263.37'	230.00'	69°36'31"	S35°36'39"W	249.22'
C8	4.71'	3.00'	89°51'16"	N67°27'07"E	4.24'
C9	5.77'	4.50'	79°27'57"	N14°16'53"W	5.38'
C10	48.82'	266.11'	10°30'41"	S28°12'23"W	48.75'
C11	4.05'	2.50'	92°49'09"	S77°34'02"W	3.62'
C12	14.62'	9.50'	88°10'31"	S89°26'21"W	13.22'
C13	14.41'	2342.21'	00°21'09"	N36°18'09"E	14.41'
C14	109.18'	538.17'	11°38'43"	S31°28'22"W	108.99'
C15	29.64'	1455.00'	01°10'02"	N75°29'03"W	29.64'
C16	148.77'	1230.00'	06°55'48"	S20°34'23"W	148.68'
C17	83.00'	1230.00'	03°51'59"	S12°36'27"W	82.98'
C18	9.21'	870.00'	00°36'24"	S78°57'41"W	9.21'
C19	47.83'	555.00'	04°56'16"	S80°56'34"E	47.82'
C20	120.74'	435.00'	15°54'12"	S02°08'42"E	120.35'
C21	18.63'	840.00'	01°16'15"	S89°15'45"W	18.63'
C22	10.57'	895.00'	00°40'36"	N80°33'44"E	10.57'
C23	89.89'	550.00'	09°28'36"	S20°33'37"E	89.59'
C24	11.00'	6.00'	169°02'32"	S27°16'20"W	9.52'
C25	23.08'	990.00'	01°20'09"	S89°26'34"W	23.08'
C26	16.31'	1010.00'	00°55'31"	N80°38'53"E	16.31'
C27	36.01'	30.00'	68°46'27"	S65°35'51"E	33.89'
C28	9.71'	1105.00'	00°30'13"	S77°29'14"W	9.71'
C29	28.32'	1160.00'	01°23'56"	N77°02'22"E	28.32'
C30	20.49'	11.00'	166°47'35"	S22°18'24"W	17.65'
C31	12.48'	1275.00'	00°13'39"	N79°22'49"E	12.48'
C32	14.18'	11.00'	77°05'14"	S67°58'29"E	13.22'
C33	8.97'	1370.00'	00°27'31"	S73°47'48"W	8.97'
C34	45.61'	1430.00'	01°49'39"	N73°04'14"E	45.61'
C35	48.37'	530.00'	09°13'45"	S39°39'42"E	48.35'

Prepared by:  
  
 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.

HARMAN TWO LOT SUBDIVISION  
 A SUBDIVISION OF PARCEL #53-00-91-697-000.000-013  
 SECTION 4, TOWNSHIP 9 NORTH, RANGE 1 WEST

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

HARMAN FARMS PHASE ONE

PRELIMINARY PLAT

SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 WEST
RICHLAND TOWNSHIP

RECORDER
STAMP

DESCRIPTION (Source of Title = 2024004383)

The Southwest quarter of Section 4, Township 9 North, Range 2 West, EXCEPT 20 acres in the Southeast corner thereof, which said exception is bounded as follows, to-wit: Beginning at the Southeast corner of said Southwest quarter of said section; thence North 80 rods; thence West 40 rods; thence South 80 rods; thence East 40 rods to the place of beginning.

Also the following exception: Commencing at the Southwest corner of the Southwest quarter of Section 4, Township 9 North, Range 2 West, thence East 120 rods; thence North 26 2/3 rods; thence West 120 rods; thence South 26 2/3 rods to the place of beginning. Containing 20 acres, more or less. The tract hereby conveyed containing 120 acres, more or less.

EXCEPTING THEREFROM: A part of the Northwest quarter of the Southwest quarter of Section 4, Township 9 North, Range 2 West, in Monroe County, Indiana, described as follows: Beginning at a point on the North line of the said quarter quarter, 1010.79 feet East (assumed bearing) from the Northwest corner of the said quarter quarter, said beginning point being marked by a 3/4 inch iron pipe in an existing fence; thence East along the North line of the said quarter quarter for 330.00 feet to a 3/4 inch iron pipe and the Northeast corner of the said quarter quarter; thence South 00 degrees 58.4 minutes East along the East line of the said quarter quarter for 660.00 feet of a 3/4 inch iron pipe; thence West for 330.00 feet to a 3/4 inch iron pipe; thence North 00 degrees, 58.4 minutes West for 660.00 feet and to the point of beginning. Containing in all 5.00 acres, more or less.

HARMAN FARMS LAND, LLC the owners of the real estate shown and described herein, do hereby lay off, plat, and subdivide said real estate in accordance with this plat.

This subdivision shall be known and designated as HARMAN FARMS. All streets and alleys shown, and not heretofore dedicated, are hereby dedicated to the public.

This subdivision shall consist of 2 Lots numbered 1 & 2.

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.

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 Harman Two Lot 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

WITNESS our Hands and Seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

HARMAN FARMS LAND, LLC

BY: \_\_\_\_\_ 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

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 HARMAN TWO LOT 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.

SURVEYOR'S CERTIFICATE

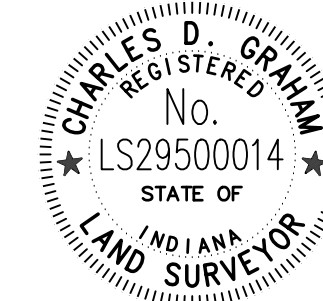
I, Charles D. Graham, certify that I am a registered professional land surveyor licensed under the laws of Indiana, that this plat accurately represents a survey made by me on February 19, 2024; that the monuments shown on it exist; and that their locations, sizes, types, and materials are accurately shown.

Prepared by:

\_\_\_\_\_  
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.



HARMAN FARMS PHASE ONE
A SUBDIVISION OF PARCEL #53-00-91-697-000.000-013
SECTION 4, TOWNSHIP 9 NORTH, RANGE 1 WEST

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





*Town of Ellettsville*  
*Department of Planning & Development*

**PC 24-24 – Arvin Subdivision**  
**Staff Report**

**Petition**

**Case - PC 24-24 – Arvin Subdivision.** A request by Valu-built, Inc., for approval of the primary plat for the Arvin Subdivision. The subject property is located at 5517 N. Union Valley Road.



**Surrounding Zoning Districts & Uses**

	<b>Zoning District</b>	<b>Property Use</b>
<b>North:</b>	AG/RR: Agricultural/Rural Reserve (County)	Single Family Residential
<b>South:</b>	R-1; Single Family Residential	Single Family Residential
<b>East:</b>	AG/RR: Agricultural/Rural Reserve (County)	Single Family Residential
<b>West:</b>	R-1; Single Family Residential	Single Family Residential

**Considerations**

1. The applicant is requesting primary plat approval for a total of thirteen (13) single family lots totaling 6.23 acres.
2. The lots are zoned R-1; Single Family Residential and will be built with single family homes.
3. The subdivision will be accessed from W. Johanna Way.
4. The lots will meet all size and dimensional requirements of the Unified Development Ordinance.
5. New infrastructure will be constructed to Town requirements.
6. The Tech Review Committee met on September 17<sup>th</sup> at Town Hall. Comments received from Town Departments are attached. All items have been or will be addressed by the date of the meeting.
7. 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 primary 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 connected to W. Johanna Drive and continue to spur development in that area. Therefore, Staff recommends that the Plan Commission approve the primary plat for the Arvin Subdivision.

Submitted by Denise Line  
Director, Ellettsville Planning  
October 3, 2024



**Site Photos**







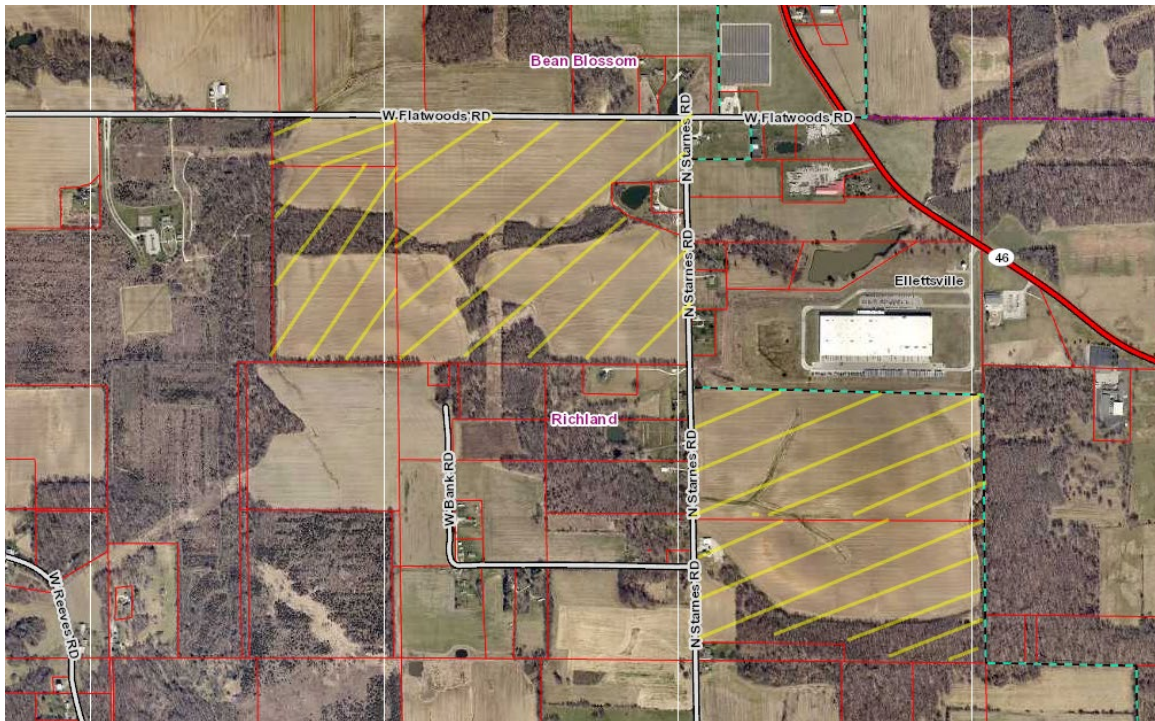
# Town of Ellettsville

## Department of Planning & Development

### PC 24-26 – Zoning Map Amendment Petition Staff Report

**Petition**

**Case - PC 24-26 – Zoning Map Amendment.** A request by Digital Resources Acquisitions LLC to rezone five (5) parcels formerly known as the “Umbarger Parcels” from A-1; Agricultural to I-1; Industrial. The subject parcels are located at W. Flatwoods Road, N. Starnes Road and 6140 N. Starnes Road .



**Surrounding Zoning Districts & Uses**

	<b>Zoning District</b>	<b>Property Use</b>
<b>North &amp; West:</b>	I-1: Light Industrial	Commercial Warehouse
	A-1: Agricultural	Residential
	R-1; Single Family Residential	Vacant Lot
	C-2; General Business	Commercial Business
	AG/RR: Agriculture/Rural Reserve (County)	Single Family Residential, Vacant Land & Agricultural Land
<b>South:</b>	AG/RR: Agriculture/Rural Reserve (County)	Agriculture/Residential (County)
<b>East:</b>	C-2; General Business	Mixed-Use Village Center

## Considerations

1. The petitioner is requesting to rezone 343 acres from A-1; Agricultural to I-1; Light Industrial, located as follows:
  - 6140 N. Starnes Road; Parcel No. 53-04-05-400-003.000-011; 111 Acres
  - N. Starnes Road, Parcel No. 53-04-05-400-004.000-011; 37 Acres
  - N. Starnes Road; Parcel No. 53-04-05-200-003.000-011; 48 Acres
  - W. Flatwoods Road; Parcel No. 53-04-06-100-002.000-011; 135 Acres
  - W. Flatwood Road; Parcel No. 53-04-06-100-001.000-011; 12 Acres
2. Indiana Code (IC 36-7-4-603) requires that the Plan Commission and the legislative body shall pay reasonable regard to:
  - a. The comprehensive plan;
  - b. Current conditions and the character of current structures and uses in each district;
  - c. The most desirable use for which the land in each district is adapted;
  - d. The conservation of property values throughout the jurisdiction; and
  - e. Responsible development and growth.
3. The property is currently used for agricultural purposes.
4. Three (3) of the parcels are bordered by Monroe County on three (3) sides and to the east they are bordered by Commercial 2; General Business, Resident 1 with a commercial use; Agricultural-1 with a residential use and Industrial 1; Light Industrial.

Two (2) of the parcels are bordered by Monroe County to the south, Industrial 1 to the north, Commercial 2 which will have single family, multi family and commercial when approved and Monroe County to the south.
5. The *Ellettsville Comprehensive Plan*, adopted on July 24, 2023, designates the land to be a business district.
6. Pursuant to the Unified Development Ordinance, L-1; Light Industrial, provides for a low-intensity, light and medium intensity industrial activities that are not visible from a public street and are compatible with surrounding zoning districts.

## Analysis of Required Findings

1. **Comprehensive Plan:** The change of zoning (is or is not) substantially in compliance with the existing comprehensive plan.

### *Staff Finding:*

The *Ellettsville Comprehensive Plan* (Chapter 4, p. 71) designates the area west of Ellettsville as a westside business park. The intent of a Light Industrial District is to provide for low-intensity, light and medium intensity industrial activities that are not visible from a public street and are compatible with surrounding zoning districts.

2. **Current Conditions:** The change of zoning (is or is not) based on the current conditions of the property and the surrounding character of the land.

### *Staff Finding:*

The primary reason Industrial-1 zoning is recommended for the subject property located on the western edge of Ellettsville is due to a property zoned Industrial 1 and the potential of other

properties that will have similar mixed-uses. For example, there is the potential for Smithville Communications, north of the parcels to develop a project that is analogous with the subject parcel.

- 3. Use of the Property:** The change in zoning (**does** or does not) result in allowance of the most desirable use of the property.

*Staff Finding:*

The designation of Industrial 1 zoning aligns with the *Ellettsville Comprehensive Plan* for a westside business district.

- 4. Conservation of Property Values:** The use or value of adjacent properties and those throughout the Town (will or **will not**) be affected in a substantially adverse manner.

*Staff Finding:*

The rezoning of this property to Industrial 1; Light Industrial, should have no effect on neighboring properties along State Road 46 which are either undeveloped, residential, industrial or commercial. The single-family homes to the east may require a buffer from any development but should not be otherwise harmed by a mixed-use property with Commercial-3 zoning.

- 5. Responsible Development:** The change in zoning (**does** or does not) promote the responsible development and growth of the property.

*Staff Finding:*

As stated in the *Ellettsville Comprehensive Plan*, this section of Ellettsville is best suited for a business center. Pursuant to the Unified Development Ordinance, L-1; Light Industrial, provides for a low-intensity, light and medium intensity industrial activities that are not visible from a public street and are compatible with surrounding zoning districts. Light Industrial zoning brings a conscientious and intentional design process that will cultivate responsible development and growth of the parcels.

### **Plan Commission Action**

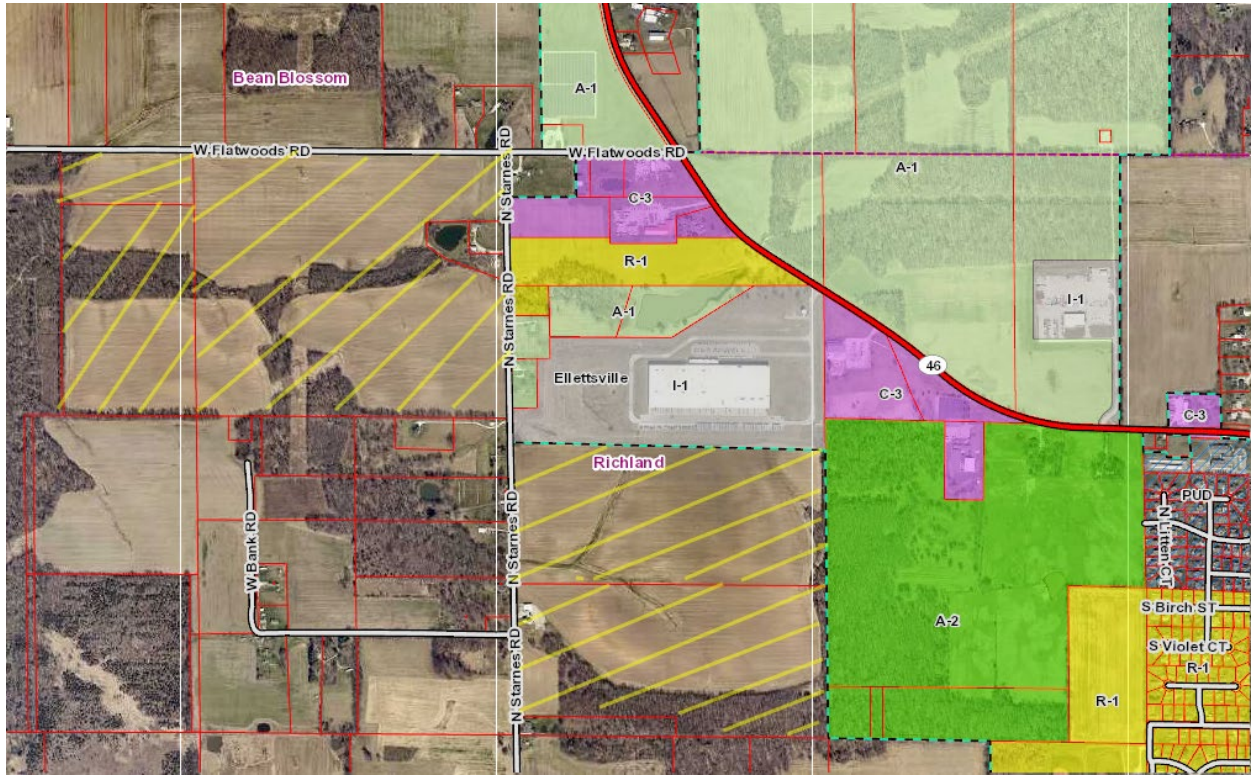
The Plan Commission action shall be in the form of a favorable, unfavorable, or no recommendation to Town Council, which takes final action on the zoning map amendment petition.

### **Staff Recommendation**

The change in zoning of this parcel from Agricultural-1 to L-1; Light Industrial is already well covered in the *Ellettsville Comprehensive Plan* as this area of Ellettsville is designated to accommodate a business district/business park. The zoning of Industrial 1 is the best avenue for development of a business district with light industrial under the Unified Development Ordinance. Therefore, Staff recommends a *favorable recommendation* be forwarded to the Town Council to amend the zoning for the parcels outlined in Paragraph 1 from A-1; Agricultural to I-1; Light Industrial.

Submitted by Denise Line  
Director of Planning, Town of Ellettsville  
September 7, 2023

## Surrounding Zoning Districts



## Staff Photos

