

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

Pledge of Allegiance

Roll Call

Approval of Minutes – November 7, 2024

Approval of 2025 Meeting Dates

Monthly Conflict of Interest Statement

Old Business

New Business

Town Council Ordinance Amending the Unified Development Ordinance to Allow for Exempt Signs to be Exempt from all Sign Standards and to Allow for and Regulate Pole Signs

Ordinance to Establish Methods for Controlling the Introduction of Pollutants into the Municipal Separate Storm Sewer System to Comply with the Requirements of the National Pollutant Discharge Elimination System Permit Process

Planning Department Update

Next Meeting – January 9, 2025

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

Join Zoom Meeting

<https://us02web.zoom.us/j/89250965151?pwd=a8lLjwTXPHHvizhahYUxnuVguN5ipa.1>

Meeting ID: 892 5096 5151

Passcode: 199954

One tap mobile

+13126266799,,89250965151#,,,,*199954# US (Chicago)

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Dial by your location

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- +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
- +1 386 347 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
- +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

Meeting ID: 892 5096 5151

Passcode: 199954

November 7, 2024

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, November 7, 2024, at Town Hall. David Drake called the meeting to order at 6:00 p.m. and David Drake 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, (on zoom)

Approval of the Minutes

David Drake entertained a motion to approve the minutes.

Zach Michael made a motion to approve the minutes for October 3, 2024. Dan Swafford seconded the motion. Motion carried.

Resolutions

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

Darla Brown, Town Attorney, presented an amendment to the Unified Development Ordinance (“UDI”) to allow for exempt signs to be exempt and regulate pole signs, with it being a dual purpose.

Dan Swafford made a motion to give a favorable recommendation to the Town Council to amend the UDO to allow for and regulate Pole Signs. Steve Hale seconded the motion. Motion Carried.

Roll call vote: David Drake-yes; Dan Swafford-yes; Zach Michael-yes; Steve Hale-yes; Pamela Samples-yes; and Pat Wesolowski-yes. Motion Carried.

New Business

A request from Chapel Hill Wilderness and Darby McCarty, on behalf of the Matson Farms and Technology Park a zoning map amendment from Agricultural-1 to a Planned Unit Development, for Five (5) Parcels (241.87 acres) of the Matson Farms and Technology Park located at 7700 W. State Road 46, North of the W. State Road 46, and North of W. State Road 46 to W. Chafin Chapel Road; Petitioner: Chapel Hill Wilderness, LLC; Case No. PC 24-27

Denise Line, Planning Director, explained that the Petitioner is requesting to rezone 241.87 acres, into (5) parcels from A-1; Agricultural to PUD; Planned Unit Development for the Matson Farms and Technology Park. The parcels are zoned agricultural, and four (4) of the five (5) parcels are currently undeveloped, and the fifth parcel has a commercial business. The Plan Commission discussed the traffic study and stoplights.

Chelsea Moss, P.E. Abram-Moss Design Group, explained the plans to develop the Matson Farms property into six major districts, including Single Family Residential, Estate Residential, Multi-Family Professional Community, Technology Park, Convenience and Support and Recreation and Preserve.

Rob Templemen, local resident, expressed concerns with the properties flooding and traffic flow.

Chelsea Moss, P.E. addressed the concerns with water flow, stating that the plan is to have retention ponds. For the traffic issue, there will be three (3) major crosspoints to help with the traffic flow.

David Drake made a motion to give a favorable recommendation to the Town Council to approve the Zoning Map Amendment. Pamela Sample seconded the motion.

Roll call vote: David Drake-yes; Dan Swafford-yes; Zach Michael-yes; Steve Hale-yes; Pamela Samples-yes; and Pat Wesolowski-yes. Motion Carried

Zoning Map Amendment Request from Commercial 2 to Commercial 1, for Two (2) Parcels (115 Acres) located at 7633 W. State Road 46; Petitioner: Harman Farm Lands LLC; Case No. PC 24-33

Denise Line, Planning Director, explained when the Unified Development Ordinance (“UDO”) and the Zoning Map was passed, Commercial 3 Districts were removed. All C-3 districts became Commercial 2. Commercial 2 districts don’t allow single family dwellings. Commercial (“C-1”) districts allow Single Family by special exception. The Petitioner is requesting a zoning map amendment to C-1 so they can proceed to the Board of Zoning Appeals for a special exception of C-1 Zoning. This request is due to the Zoning Map Amendment and UDO being passed.

Chris Smith, Petitioner, explained how the passage of the UDO and Zoning Map Amendment removed Commercial 3 zoning districts which necessitated rezoning the entire subdivision to C-1.

Steve Hale made a motion to give a favorable recommendation to the Town Council to approve the rezoning from Commercial 2 to Commercial 1. Dan Swafford seconded the motion.

Roll call vote: David Drake-yes; Dan Swafford-yes; Zach Michael-yes; Steve Hale-yes; Pamela Samples-yes; and Pat Wesolowski-yes. Motion Carried.

Planning Department Updates

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

Plan Commission Comments

Privilege of the Floor

Adjournment

David Drake adjourned the meeting at 6:59 p.m.

David Drake, President

Dan Swafford, Vice President

Ryan Skaggs

Steve Hale

Pamela Samples

Zach Michael

Pat Wesolowski

Renee Jones, Secretary

**PLAN COMMISSION
MEETING DATES
2025**

January 9, 2025*

February 6, 2025

March 6, 2025

April 3, 2025

May 1, 2025

June 5, 2025

July 10, 2025*

August 7, 2025

September 4, 2025

October 2, 2025

November 6, 2025

December 4, 2025

*Date adjusted due to holidays