

Agenda
Ellettsville Town Council
Monday, December 9, 2024

6:30 P.M. Call to Order

Prayer

Pledge of Allegiance

Roll Call

Approval of the Minutes for the Regular Meeting November 12, 2024

Action to pay Accounts Payable Vouchers and Payroll Vouchers

Resolutions

Resolution 39-2024 Additional Appropriation for Opioid Unrestricted

Ordinance on First Reading

Ordinance 2024-32 to Amend the personnel policy

Ordinance 2024-34 to Amend the 2025 Salary Ordinance (2024-27)

Ordinance on Second Reading

Ordinance 2024-30 to Amend Section 33.21 of the Town Code to Add the Director of Public Works to the List of Town Officials to be Covered by a Position Schedule Bond.

Ordinance 2024-31 An Ordinance Regarding the Bond to be Posted by Ellettsville Redevelopment Commission Members

Ordinance 2024-33 Zoning Map Amendment from Agricultural 1 to a Planned Unit Development (PUD) for Matson Farms (7700 W. State Road 46, north of W. State Road 46 and south of W. Chafin Chapel Road

Old Business

New Business

2025 Agreement to Provide Community Access Television Service to the Town of Ellettsville

Privilege of the Floor

Supervisors Comments

Council Comments

At this time, I know of no other business to come before the Council.

Noelle M. Conyer, Clerk-Treasurer

Town Council meetings are wheelchair accessible. The accessible entrance is located on the Northwest side of the building. Accessible visitor parking spaces are located on the Northwest side of the building. The Town further assures every effort will be made to ensure nondiscrimination in all of its program's activities, whether those programs and activities are federally funded or not. Close captioning of the public meetings is broadcast on Community Access Television Series 14 (catstv.net). The meetings are also broadcast on Zoom.

**NOTICE TO TAXPAYERS OF PROPOSED
ADDITIONAL APPROPRIATION**

Notice is hereby given to the taxpayers of the Town of Ellettsville, Monroe County, Indiana that the proper fiscal body will consider the following additional appropriation in excess of the budget for the current year at the Ellettsville Town Hall Meeting Room, 1150 West Guy McCown Drive, Ellettsville, Indiana at 6:30 PM on the 9th day of December 2024.

Fund Name: Opioid Unrestricted	Amount
Major Budget Classification:	
Supplies	\$15,215.36
Total for Opioid Unrestricted	\$15,215.36

Taxpayers attending the meeting shall have a right to be heard. The additional appropriation as finally made will be referred to the Department of Local Government Finance (DLGF). The DLGF will make a written determination as to the sufficiency of funds to support the appropriations within fifteen (15) days of receipt of a Certified Copy of the action taken.

Dated: 11-22-2024

Noelle M. Conyer, Clerk-Treasurer

**RESOLUTION 39-2024
ADDITIONAL APPROPRIATION**

Whereas, it has been determined that it is now necessary to appropriate more money than was appropriated in the annual budget; now, therefore:

Section 1 Be it resolved by the Town Council of the Town of Ellettsville, Monroe County that for the expenses of the taxing unit, the following additional sums of money are hereby appropriated out of the funds named and for the purposes specified, subject to the laws governing the same:

Fund Name: Opioid Unrestricted	Amount Requested
Major Budget Classification:	
Supplies	\$15,215.36
Total for Opioid Unrestricted	\$15,215.36

Adopted this 9th Day of December 2024

AYE

NAY

Scott Oldham, President

Scott Oldham, President

Dan Swafford, Vice President

Dan Swafford, Vice President

William Ellis

William Ellis

Trevor Sager

Trevor Sager

Pamela Samples

Pamela Samples

ATTEST:

Noelle M. Conyer, Clerk-Treasurer

ORDINANCE 2024-32

AN ORDINANCE TO AMEND THE EMPLOYEE HANDBOOK

WHEREAS, the Ellettsville Town Council, by ordinance, adopted an Employee Handbook which will serve as the Town’s personnel policy as of January 1, 2025; and

WHEREAS, the Town Council finds that modifications should be made to the police and fire personnel policy in order to clarify the benefits allowed to public safety employees.

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

Section 1. The following revisions are hereby made to Sections 303, 305, and 507 of the Employee Handbook.

When an existing section of the 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~~.

a.) Section 303.

Schedule of Vacation Benefits Eligible Employees Receive, page 16.

Length of Employment	Current # of Hours	Correct # of Hours
1-5 – two (2) work weeks	82.5 – ten (10) days	99 – twelve (12) days
6-10 – three (3) work weeks	115.5 – fourteen (14) days	140.25 – eighteen (18) days
11-15 – four (4) work weeks	148.5 – eighteen (18) days	198 – twenty-four (24) days
16+ – five (5) work weeks	198 – twenty-four (24) days	247.5 – thirty (30) days

b.) Section 305

“Holidays,” pages 18 and 19.

In the Floating Holiday/Employee Birthday Table, the number of hours for Police Department employees shall be changed from 123.75 to 132 hours.

123.75 to 132

c.) Section 507.

“Overtime, Compensatory Time/Flex Time,” pages 30-32.

Eligible **40-hour, full time** employees **who work Monday through Friday** may accumulate up to 40-hours of compensation time in a calendar year. **Full-time 24/48 Fire**

employees may accumulate up to 72-hours of compensatory time in a calendar year. Police employees may accumulate up to 49.5 hours of compensatory time in a calendar year. Employees will receive monetary compensation for any overtime hours worked which would cause their compensatory time accumulated to exceed 40-hours. Any compensatory time earned after January 1, 2025 that remains unused at the of a calendar year will be paid out.

Section 2. This Ordinance shall be in full force and effect from and after its passage and approval by the Town Council.

This Ordinance was passed, approved, and adopted by the Ellettsville Town Council, on the 9th day of December, 2024.

ELLETTSVILLE TOWN COUNCIL

Scott Oldham, President

ATTEST:

Noelle Conyer, Clerk/Treasurer

**Ordinance 2024-34
to Amend the 2025 Salary Ordinance 2024-27**

WHEREAS, The Town Council of Ellettsville, Monroe County, Indiana established the salaries for the said Budget Year 2025; and

WHEREAS, It has been determined that a correction was needed for the Fire Captain pay range; and

WHEREAS, it has been determined to remove previous premium reduction and change to \$300 Biometric Incentive for qualified employee participation; and

WHEREAS, it has been determined to add the addition of a new position, Parks/Dpw Laborer Full Time;

THEREFORE BE IT ORDAINED AND ADOPTED by The Council of the Town of Ellettsville, Monroe County, Indiana that Ordinance 2024-27 be amended by adding the following:

Fire

Change	104 Captain	from	2,769.03
		to	2,999.04

Biometric Incentive

Change	Annual Health Screening	\$300	For qualified employee participation
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<u>Parks And Recreation Fund</u>	from	\$22.50
	to	\$25.00

Add **Parks/DPW Laborer Full time**

This Ordinance is passed and adopted by the Ellettsville Town Council, Ellettsville, Indiana on the 23rd day of December, 2024.

AYE

NAY

Scott Oldham President

Dan Swafford Vice President

William Ellis

Pamela Samples

Trevor Sager

Attested: _____

Noelle M. Conyer Clerk-Treasurer

ORDINANCE NO. 2024-30

**AN ORDINANCE TO AMEND SECTION 33.21 OF THE ELLETTSVILLE TOWN CODE
TO ADD THE DIRECTOR OF PUBLIC WORKS TO THE LIST OF TOWN OFFICIALS
COVERED BY A POSITION SCHEDULE BOND.**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ELLETTSVILLE,
INDIANA, that:

SECTION 1. Section 33.21(A) of the Ellettsville Town Code is hereby amended to add the Director of Public Works to the list of Town Officials covered by a position schedule bond.

When an existing section of the 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.

33.21 BOND REQUIREMENTS FOR TOWN OFFICIALS AND EMPLOYEES

(A) The following Town Officials and employees are subject to a position schedule bond in the minimum amount required by state law:

<u>Position</u>	<u>Bond Amount Required</u>
Clerk-Treasurer	\$ 300,000.00
Clerk-Treasurer Deputies	\$ 5,000.00
Town Manager	\$ 5,000.00
Town Administrator	\$ 5,000.00
Utilities Office Manager	\$ 5,000.00
Utilities Billing Clerk	\$ 5,000.00
Planning Director	\$ 5,000.00
Street Commissioner	\$ 5,000.00
Town Marshal	\$ 5,000.00
Director of Public Works	\$ 5,000.00

SECTION 2. This ordinance shall be in full force and effect upon its passage.

ADOPTED BY THE ELLETTSVILLE TOWN COUNCIL THIS 9th day of December 2024.

ELLETTSVILLE TOWN COUNCIL

Scott Oldham, President

ATTEST:

Noelle Conyer, Clerk-Treasurer

ORDINANCE 2024-31

AN ORDINANCE AUTHORIZING THE POSTING OF A BLANKET BOND FOR REDEVELOPMENT COMMISSION MEMBERS

BE IT ORDAINED BY THE TOWN COUNCIL OF ELLETTSVILLE, INDIANA:

Section 1. The following sections are hereby added to Chapter 31 of the Ellettsville Town Code to allow Redevelopment Commission members to post a blanket bond in the aggregate.

When an existing section of the 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~~.

DEPARTMENT OF REDEVELOPMENT; COMMISSION

...

§ 31.62 Bond

Redevelopment Commission members shall post a blanket bond in the aggregate amount of \$15,000.00, or in the amount required by the Indiana Code as it shall be amended from time to time.

Section 2. This Ordinance shall be in full force and effect after its passage.

This Ordinance was passed, approved, and adopted by the Ellettsville Town Council, on the 9th day of December, 2024.

ELLETTSVILLE TOWN COUNCIL

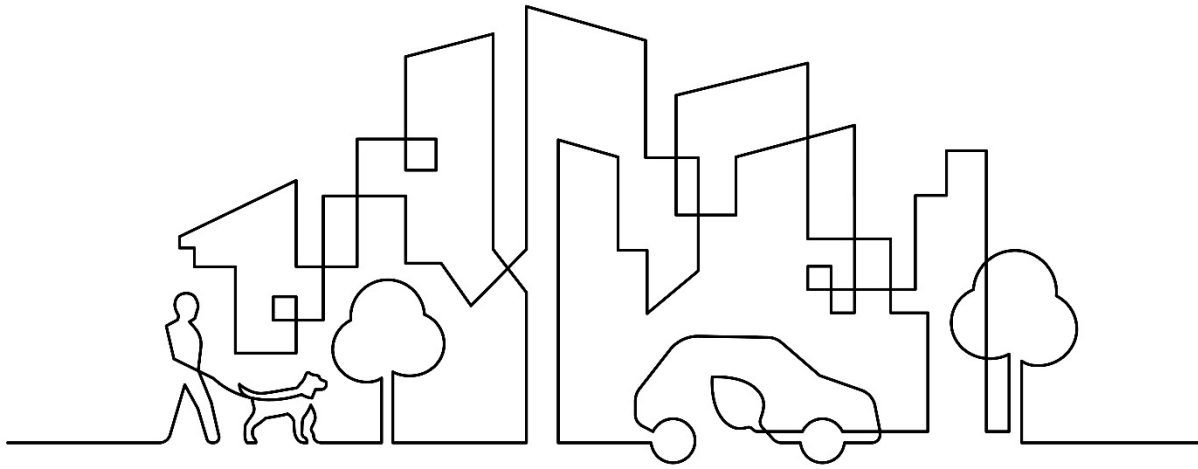
Scott Oldham
President, Ellettsville Town Council

ATTEST:

Noelle Conyer, Clerk/Treasurer

Planned Unit Development District Ordinance

MATSON FARMS & TECHNOLOGY PARK



Site:

West State Road 46
Ellettsville, Indiana 47429

Owner:

Chapel Hill Wilderness
PO Box 381
Ellettsville, Indiana 47429

Engineer:

Abram-Moss Design Group, LLC
9215 West Mallory Road
Bloomington, Indiana 47404
AMDG Project No. 2020002

Date:

October 7, 2024

CONTENTS

1	Development Overview & Intent.....	1
2	Zoning & Land Use	2
2.1	Single Family Residential.....	4
2.2	Estate Residential	4
2.3	Multi-Family Professional Community	4
2.4	Technology Park.....	4
2.5	Convenience & Support.....	4
2.6	Recreation & Preserve	5
3	Utilities & Public Facilities.....	5
3.1	Transportation.....	5
3.2	Utilities.....	7
3.3	Schools	7
3.4	Fire & Emergency Services	8
4	Development Standards	8
4.1	Density & Setbacks.....	8
4.2	Parking	9
4.3	Landscaping.....	9
	Street Trees.....	9
	Parking Lot Landscaping	9
	Building Perimeter.....	9
	Landscaping Materials	9
	Existing Vegetation.....	10
4.4	Architecture.....	10
4.5	Signage	10
4.6	Green Building Initiative.....	10
5	Ownership	10
6	Timeline & Phasing	11
	Appendix A: Outline Plan Maps.....	A1
	Appendix B: Traffic Impact Study.....	B1
	Appendix C: Utility Coordination	C1
	Appendix D: Reference Documents	D1

1 DEVELOPMENT OVERVIEW & INTENT

Matson Farms & Technology Park is located on a 242-acre property in Ellettsville, Indiana. Originally under the jurisdiction of Monroe County, this property was annexed into the Town of Ellettsville in 2007. The property consists of five connected parcels which were re-platted in 2015 when a portion of the southeast lot was rezoned to accommodate construction of the Smithville Telecom Warehouse facility. All parcels are currently owned by Chapel Hill Wilderness, LLC. Figure 1.1 illustrates the location of Matson Farms & Technology Park within the Ellettsville, Indiana community.

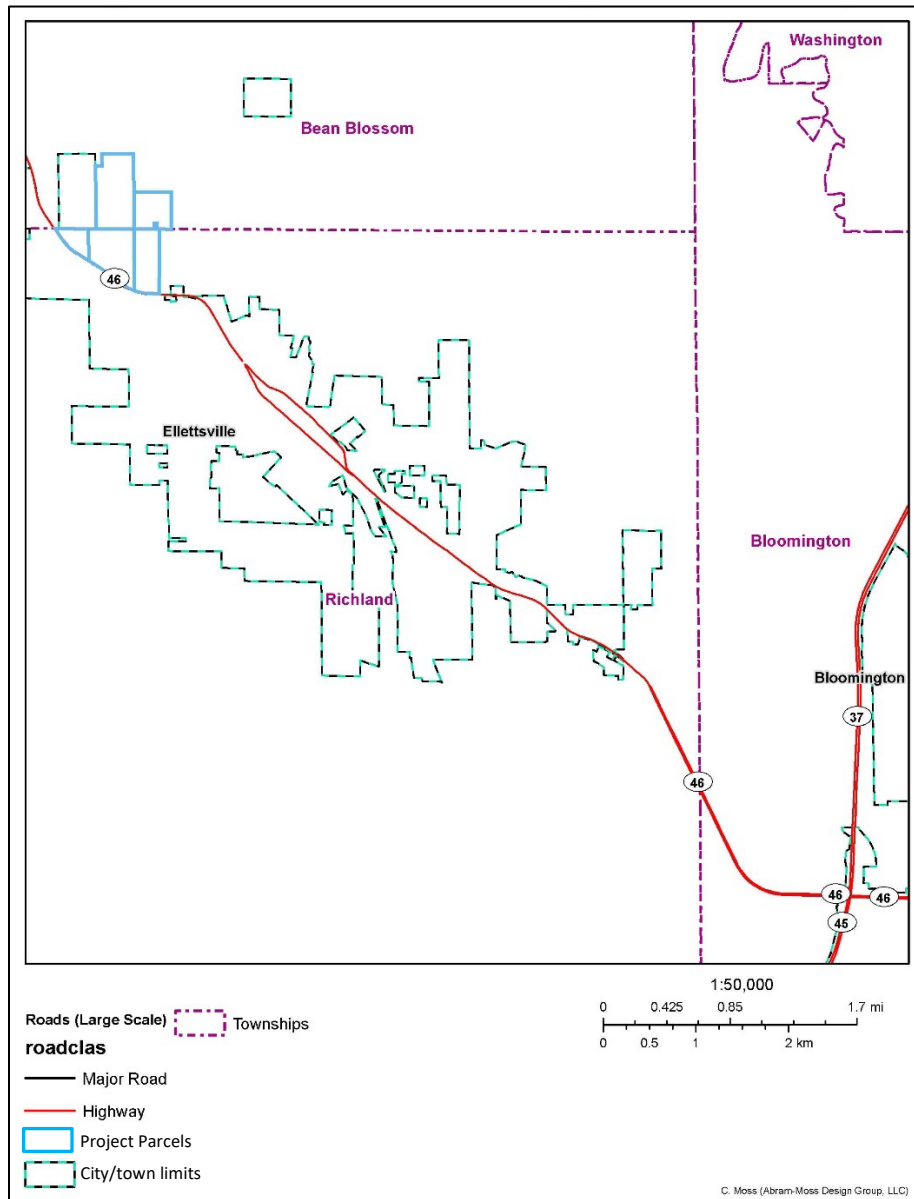


Figure 1.1 Matson Farms & Technology Park Location Map

Chapel Hill Wilderness plans to develop the Matson Farms property into six major development areas:

- Single Family Residential
- Estate Residential
- Multi-Family Professional Community
- Technology Park
- Convenience & Support
- Recreation & Preserve

In accordance with the General Intent of the Ellettsville Unified Development Ordinance (1.1.B), Matson Farms & Technology Park provides the following advantages:

- A. Implement the guiding principles and land use policies of the Comprehensive Plan (refer to section 2)
- B. Buffer land uses proposed for the planned unit development so as to minimize any adverse impact which new development may have on surrounding properties (refer to section 4.2)
- C. Enhance the appearance of neighborhoods by conserving areas of natural beauty and natural green spaces (refer to section 2 and section 4)
- D. Promote architecture that is compatible with the surroundings (refer to section 4.4)
- E. Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area (refer to section 4.6)

2 ZONING & LAND USE

With the exception of the Smithville warehouse facility (zoned I-1), the property is currently used for agriculture and zoned A-1. Specific uses include row crops, hay fields, and forest. Adjacent property uses are primarily agriculture and single family residential. Properties to the south include several commercial uses such as a church, learning center, small engine sales/repair, and a food distribution warehouse. Table 2.1 outlines the proposed zones and total land allotted for each development area. Refer to Map OP-1 in Appendix A for development area locations.

Table 2.1: Proposed Zones & Uses

Development Area	Zone Designation	Area (acres)	Planned Facility Counts	Allowable Uses
Single Family Residential	Residential R-2	40	86 lots	<ul style="list-style-type: none"> • Single family residence • Park • Playground • Trails • Utility Infrastructure/Structures • Accessory buildings for permitted uses
Estate Residential	Residential R-1	37	14 lots	<ul style="list-style-type: none"> • Single family residence • Utility Infrastructure/Structures • Accessory buildings for permitted uses
Multi-Family Professional Community	Residential R-3	21	95 units (40 townhomes + 55 apartments)	<ul style="list-style-type: none"> • Multi-family residence (both apartment & townhome styles) • Community clubhouse/amenity facility • Utility Infrastructure/Structures • Accessory buildings and/or parking for permitted uses
Technology Park	Industrial I-1	64	8-14 facilities	<ul style="list-style-type: none"> • Professional and government offices • Printing • Warehousing • Small scale assembly • Manufacturing, laboratories • Warehouse/supercenter retail • Utility Infrastructure/Structures • Accessory buildings and/or parking for permitted uses
Convenience & Support	Commercial C-1	14	6-12 units	<ul style="list-style-type: none"> • Bakery • Microbrewery • Restaurant • Personal services • Print shop • Professional and government offices • Small item retail • Health clinic • Fitness facility • Park • Playground • Utility Infrastructure/Structures • Accessory buildings and/or parking for permitted uses
Recreation & Preserve	Agricultural AG-1	66		<ul style="list-style-type: none"> • Outdoor amusements • Parks • Playgrounds • Picnic areas • Trails • Utility Infrastructure/Structures • Accessory buildings and/or parking for permitted uses

2.1 SINGLE FAMILY RESIDENTIAL

Approximately 86 single family residential lots are planned for this area. These lots range from $\frac{1}{4}$ acre to $\frac{3}{8}$ acre in size and accommodates 1-3 story homes (approximately 1,200 – 3000 SF). The intent for these lots is to provide a selection of home styles (6-8) with various color/finish options to create a cohesive, yet varied neighborhood.

2.2 ESTATE RESIDENTIAL

Approximately 14 estate residential lots are planned at Matson Farms. These lots range from 2-3 acres in size and can accommodate significantly larger custom homes. Although specific home plans are not required for these lots, the estate residences are required to follow the neighborhood design standards.

2.3 MULTI-FAMILY PROFESSIONAL COMMUNITY

The multi-family community provides another 95 residences split between townhomes and apartment style units. This community includes additional amenities such as a recreation room, pool, and leisure programming.

2.4 TECHNOLOGY PARK

The technology park provides ample space for construction of various technology-focused facilities. The majority of these facilities are build-to-suit or tenant-built. Anticipated facilities include:

- Offices
- Dry/electronic lab space
- Light manufacturing areas
- Prototyping and innovation spaces
- Data and computing center
- Conference/meeting center
- Warehouse or supercenter-type retailer

An initial facility may be constructed on site as a shell and core space. This facility should be designed to accommodate office and electronic lab type spaces.

2.5 CONVENIENCE & SUPPORT

The convenience and support uses are concentrated at the main development entrance. This area includes small storefronts for a variety of retail, dining, and personal service businesses. Shops would be configured in a concentrated-walkable area to further promote the neighborhood feel. The intent is that residents of Matson Farms, employees of the technology park, and visitors to the area have easy access to common services. These services may include:

- Banking

- Restaurant/Deli
- Coffee Shop
- Convenience store (no fuel station)
- Dry Cleaners (pick-up/drop-off only)
- Gym

2.6 RECREATION & PRESERVE

Lastly, ample recreation and preserve areas are provided on-site. This is in line with Goal #1 of the Parks, Trails, and Open Space section of the Ellettsville Comprehensive Plan:

"To provide a convenient, safe, and pleasant pedestrian, bicycle, and trail network connecting parks, schools, and community destinations throughout Ellettsville and Monroe County as well as promoting a healthier community and lifestyle"

Matson Farms & Technology Park is intended to enhance and flow with the natural surroundings. For that reason, most of the development plan stays within the existing open field spaces on the site. The majority of the wooded/forest space is maintained. As part of the development, various recreational amenities may be constructed to enhance the community and provide healthy activity options for residents, employees, and visitors. Amenities include: multipurpose paths, trails, shelter houses, playgrounds, and open field spaces.

3 UTILITIES & PUBLIC FACILITIES

The Matson Farms & Technology Park site is located approximately 2 miles (4 minutes) from downtown Ellettsville, 7 miles (9 minutes) from downtown Spencer, and 10 miles (18 minutes) from downtown Bloomington.

The Town of Ellettsville is rapidly growing as one of the popular areas to live near the Bloomington metro area. Ellettsville offers the community atmosphere of a small rural town with the convenience of big city amenities in nearby Bloomington. The host of local amenities include diverse shopping options, local and international fine dining options, theater and performing arts, and recreational opportunities (forests, lakes, parks, and golf).

3.1 TRANSPORTATION

Matson Farms & Technology Park has three primary access points and three points for future expansion. The access points include:

- A main entrance along State Road 46. This entrance aligns with the Boys & Girls Club driveway and warrants a traffic signal (refer to traffic Impact Study).
- A delivery/truck entrance at the existing commercial driveway along the east property line
- A residential entrance on Chaffin Chapel Road. This entrance aligns with the existing private road near the center of the road frontage.

Map OP-2 in Appendix A illustrates the approximate right-of-way layout for the development. From the main entrance, a traffic circle acts as the hub to a wheel-and-spokes street configuration. From the traffic circle, new streets exit to each of the main development areas (technology park, residential, and professional living). Typical street sections allow for ample travel lane widths and on-street parking within residential and commercial areas. After development, all new streets are to be dedicated to the Town of Ellettsville. Table 3.1 and Figure 3.1 illustrate the typical street configurations for each development area.

Table 3.1: Typical Street Dimensions

Development Area	Travel Lane Width (One Lane/ Direction)	Optional Parking Land Width	Overall Pavement Width	Overall ROW Width
Single Family Residential	10'	10'	20-40'	46-66'
Estate Residential	10'	10'	20-40'	46-66'
Multi-Family Professional Community	12'	10'	24-44'	50-70'
Technology Park	12'	10'	24-44'	50-70'
Convenience & Support	12'	10'	24-44'	50-70'
Recreation & Preserve	12'	10'	24-44'	50-70'

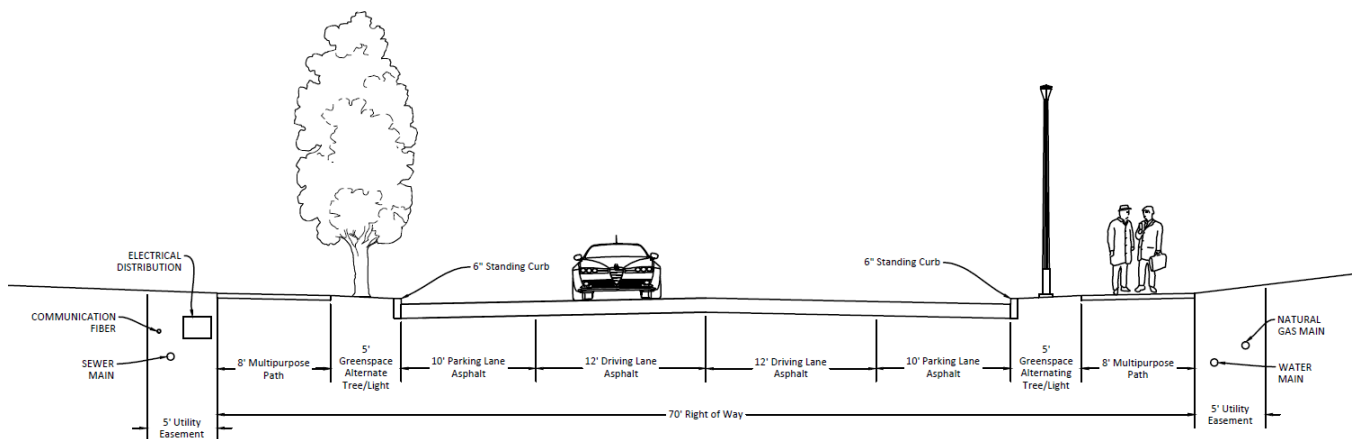


Figure 3.1: Typical Right-of-Way Configuration

In addition to vehicular traffic, alternative transportation is encouraged throughout the development. All new streets include multi-purpose paths on both sides to allow for bike and pedestrian travel throughout the development. Currently, Ellettsville does not have a public

transportation system, but the path/tree plot configuration of the planned streets allows ample space for bus waiting facilities if needed in the future.

3.2 UTILITIES

Electrical service for the site is available from South Central Indiana REMC. The nearest substation is located southwest of the site on Flatwoods Road and is scheduled for upgrades in the near future. These upgrades are in response to the recent construction of a food distribution warehouse adjacent to the site, but also allow for sufficient capacity for the residential and most of the commercial development at Matson Farms.

Natural gas is available at the Matson Farms site. Service is provided by both Vectren Energy and Community Natural Gas Co. Vectren can provide service to the southern portion of the site via their existing gas main along State Road 46. Community Natural Gas Co. provides service to the remainder of the site via their existing gas main along Chaffin Chapel Road.

Water service for this area is provided by BBP Water Corp. Service mains were improved to accommodate the Smithville Telecom Warehouse and recent upgrades to the 12" main along State Road 46 have created a 'looped' system. BBP anticipates that this updated infrastructure should be adequate to support service for the Matson Farms development. Additionally, BBP is looking to further upgrade the system in this area with a new water tower. The location of the new water tower has yet to be determined.

Sewer is available through Ellettsville Utilities with a main along State Road 46 and connection availability along Chaffin Chapel. Due to elevation changes and stream/ravine crossings, we anticipate the need for three on-site lift stations: one for the area west of the stream, one for the southern half of the site and one for the northern half.

Telecommunication service for the entire development is provided by Smithville via new fiber infrastructure.

All of the utilities are served from either State Road 46 or Chaffin Chapel Road. For simplicity and ease of maintenance/expansion, new extensions for main and primaries for this development is routed in underground utility easements on both sides of the new streets. Figure 3.1 illustrates this configuration on a typical road section. Refer to attached map OP-3 for the new street routes (all utilities run along all new roads).

3.3 SCHOOLS

Ellettsville is also home to the Richland Bean Blossom Community School Corporation and the Seven Oaks Classical School (a public charter school) for K-12 education. Nearby Bloomington hosts the Hoosier Hills Career Center, Ivy Tech Community College, and Indiana University. These options make the area a target for young families and students.

3.4 FIRE & EMERGENCY SERVICES

Since the development is located within the Town of Ellettsville, fire and emergency services are provided by Ellettsville Fire Department. Station 7 is 3.5 miles (8 mins) from the main entrance of Matson Farms & Technology Park. This station houses both fire and EMS services. Additionally, BBP Water Corporation anticipates adequate water pressure for fire suppression and hydrant services throughout the development.

4 DEVELOPMENT STANDARDS

The design standards listed below are minimums for development within the Matson Farms & Technology Park PUD. These design standards are intended to enhance the existing Planning and Zoning Regulations for the Town of Ellettsville (Ellettsville Unified Development Ordinance). Any development standard not specifically amended below must adhere to the requirements of the Ellettsville Unified Development Ordinance Chapters 4 and 6 with respect to the assigned Zone (refer to Table 4.1).

4.1 DENSITY & SETBACKS

Site development within the Matson Farms & Technology Park PUD shall conform to the setbacks and densities shown in Table 4.1 below:

Table 4.1: Development Density & Setbacks

Development Area	Zone	Minimum Lot Area	Front Setback (from ROW)	Side Setback ¹	Rear Setback ¹	Parking Setback ²
Single Family Residential	R-2	¼ acre	20'	5'	10'	5'
Estate Residential	R-1	2 acres	50'	10'	10'	5'
Multi-Family Professional Community	R-3	1/8 acre	20'	0'	0'	5'
Technology Park	C-1	1 acre	50'	0'	0'	5'
Convenience & Support	I-1	1/8 acre	10'	0'	0'	5'
Recreation & Preserve	Ag-1	N/A	5'	0'	0'	5'

¹10' minimum when line adjoins a different development area or zone

²Parking to be setback the greater of the listed parking setback or yard setback

4.2 PARKING

All parking areas, loading areas, and drives shall be constructed of solid surface materials such as concrete, asphalt, or pavers. Gravel or aggregate surfaces are not allowed. Parking and driveway dimensions and quantities shall be in accordance with the Ellettsville Unified Development Ordinance.

4.3 LANDSCAPING

Site development within Matson Farms & Technology Park must include site landscaping. Minimum landscaping requirements for each zone are shown in Table 4.2 below:

Table 4.2: Landscaping Requirements by Development Area

Development Area	Zone	Street Trees	Parking Lot	Building Perimeter
Single Family Residential	R-2	X	-	-
Estate Residential	R-1	X	-	-
Multi-Family Professional Community	R-3	X	X	X
Technology Park	I-1	X	X	X
Convenience & Support	C-1	X	X	X
Recreation & Preserve	AG	-	X	-

Street Trees

Street trees are required along all dedicated right-of-way (ROW) at 50' intervals. Street Trees Maintenance and trimming of trees shall be required to ensure sightlines and parking lanes are clear.

Parking Lot Landscaping

Parking lots shall include parking islands at each end of a row of parking stalls. Parking Islands shall be a minimum 10' wide, 18' long, and contain a minimum of 1 tree. The perimeter of any parking lot (excluding drives and areas within 20' of a building or street) shall have a minimum of 1 tree and 15 shrubs for every 50 LF of perimeter. Plantings shall be grouped and are not required to be spaced evenly along perimeter.

Building Perimeter

The perimeter of any building (excluding sidewalks and dock areas) shall have a minimum of 1 tree and 15 shrubs for every 50 LF of perimeter. Plantings shall be grouped and are not required to be spaced evenly along perimeter.

Landscaping Materials

All plants, trees, and shrubs shall be native to Indiana. Planted landscapes shall not include any species listed on the Official Indiana Invasive Species Council (IISC) Invasive Plant List.

Landscaped areas shall be finished with natural bark mulch.

Existing Vegetation

Natural recreation and preserve areas are included throughout Matson Farms & Technology Park. These areas act as a buffer between the various zones. Tree removal in the Recreation and Preserve areas shall be limited to selective harvesting for maintenance of a healthy forest area including removal of diseased trees and fallen/dead trees. Tree removal associated with installation and maintenance of recreational areas (trails, playgrounds, and picnic areas) shall not exceed 20% of the tree cover at the time of this plan.

4.4 ARCHITECTURE

Matson Farms & Technology Park exudes a prairie-style aesthetic throughout the development. All facilities shall adhere to the following minimum design standards:

- At least 30% of the exterior cladding shall include locally (Indiana) sourced brick, stucco, or limestone
- Roofs to be hip, single pitch, or flat style
- Building height to width ratio of 1:3 or less from front elevation (except for single-story single-family residences)
- Facade colors to mimic natural colors of the surrounding, including tan, brown, green, and gray tones

4.5 SIGNAGE

Parking and driveway dimensions and quantities shall be in accordance with the Ellettsville Unified Development Ordinance.

4.6 GREEN BUILDING INITIATIVE

All commercial and multifamily-residential facilities shall be constructed to meet or exceed USGBC LEED Certified status. Certification is not a requirement, but all development must meet the minimum certification standards.

5 OWNERSHIP

In order to maintain continuity in the development, a property management entity will be established to operate and control each area. Figure 4.3 outlines a proposed organization chart for the management entities. These entities would be responsible for maintenance of certain shared elements (trees, forest management, recreation element upkeep, trash/snow removal, street lighting), enforcement of design standards, and creation/modification of community bylaws.

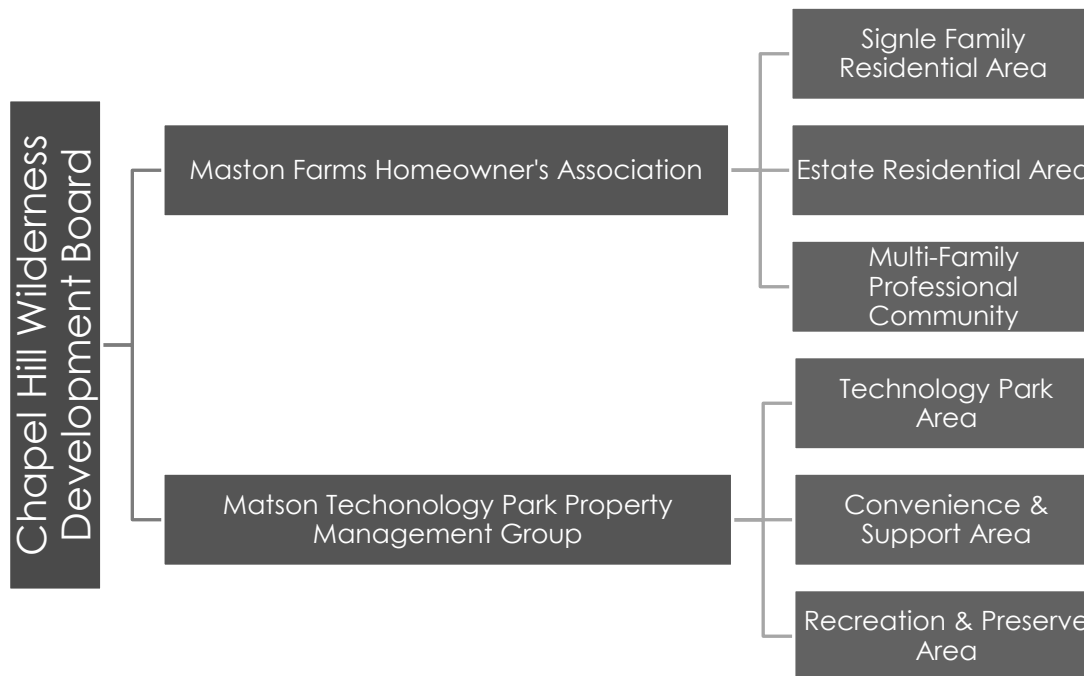


Figure 4.3: Property Management Organization

The associated property management entity for each development area shall be established and registered prior to occupancy of the first facility in that development area. For each facility, the property owner or principal occupant shall agree to all covenants, restrictions, and bylaws of the appropriate entity.

6 TIMELINE & PHASING

Infrastructure build-out for the Matson Farms development shall be Phased. Proposed phasing for the development is as follows:

- **Phase 1: Technology Park, Convenience & Support Areas**

Infrastructure construction planned to commence in 2025

This phase includes all roads and infrastructure for the technology park and main entrance area. Both the main entrance and improvements to the delivery entrance on State Road 46 will be executed in Phase 1. This may include additional improvements along State Road 46. All initial utility extensions from State Road 46 will be included in this phase. Phase 1 will not include any of the channel crossings. The Phase 1 infrastructure will be completed (or close to completion) before construction of any commercial facilities is to begin.

- **Phase 2: Residential Lots & Recreational Areas**

Infrastructure construction planned to commence in 2028

This phase includes all roads and infrastructure for the northern residential area, including 2 channel crossings. This phase will also include build-out of the park and

recreational areas and initial establishment of recreational trails. The Phase 2 infrastructure will be completed before construction of any residential structures begins.

- **Phase 3: Multi-Family Professional Community**

Infrastructure construction planned to commence in 2030

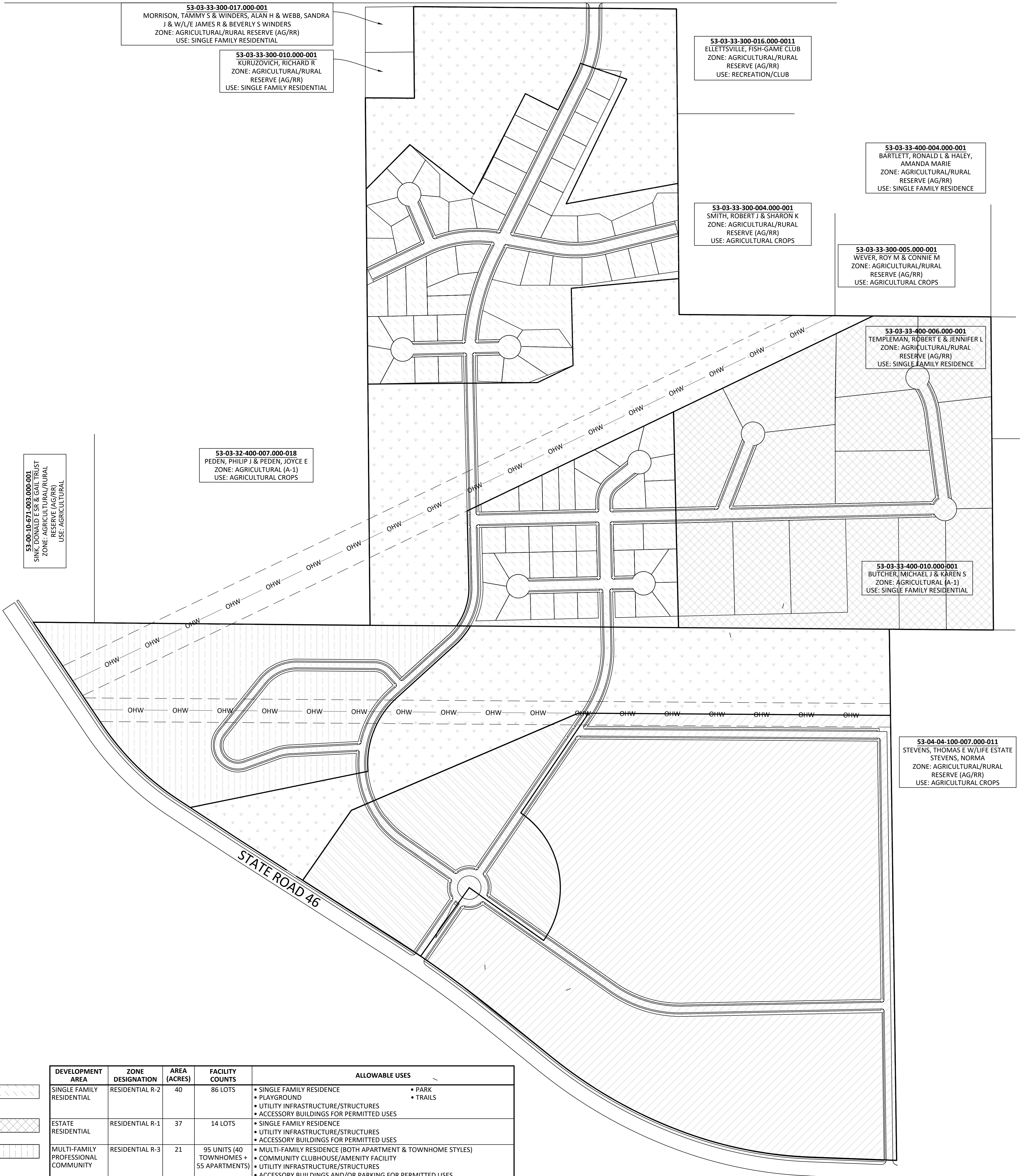
This phase will include the west access point along State Road 46 and one channel crossing. The design and construction of Phase 3 will be completed simultaneously with the Multi-Family Professional Community building construction.

Planned start dates may shift with local demand.

APPENDIX A: OUTLINE PLAN MAPS

- OP-1: Matson Farms & Technology Park PUD Zoning Map
- OP-2: Matson Farms & Technology Park Infrastructure Phasing Map
- OP-3: Matson Farms & Technology Park Topography & Drainage Map

CHAFIN CHAPEL ROAD



53-03-33-300-017.000-001
MORRISON, TAMMY S & WINDERS, ALAN H & WEBB, SANDRA J & W/L/E JAMES R & BEVERLY S WINDERS
ZONE: AGRICULTURAL/RURAL RESERVE (AG/RR)
USE: SINGLE FAMILY RESIDENTIAL

53-03-33-300-010.000-001
KURUZOVICH, RICHARD R
ZONE: AGRICULTURAL/RURAL RESERVE (AG/RR)
USE: SINGLE FAMILY RESIDENTIAL

53-03-33-300-016.000-0011
ELLETTSVILLE, FISH-GAME CLUB
ZONE: AGRICULTURAL/RURAL RESERVE (AG/RR)
USE: RECREATION/CLUB

53-03-33-400-004.000-001
BARTLETT, RONALD L & HALEY, AMANDA MARIE
ZONE: AGRICULTURAL/RURAL RESERVE (AG/RR)
USE: SINGLE FAMILY RESIDENCE

53-03-33-300-004.000-001
SMITH, ROBERT J & SHARON K
ZONE: AGRICULTURAL/RURAL RESERVE (AG/RR)
USE: AGRICULTURAL CROPS

53-03-33-300-005.000-001
WEVER, ROY M & CONNIE M
ZONE: AGRICULTURAL/RURAL RESERVE (AG/RR)
USE: AGRICULTURAL CROPS

53-03-33-400-006.000-001
TEMPLEMAN, ROBERT E & JENNIFER L
ZONE: AGRICULTURAL/RURAL RESERVE (AG/RR)
USE: SINGLE FAMILY RESIDENCE

53-00-10-571-003.000-001
SINK, DONALD E SR & GAIL TRUST
ZONE: AGRICULTURAL/RURAL RESERVE (AG/RR)
USE: AGRICULTURAL

53-03-32-400-007.000-018
PEDEN, PHILIP J & PEDEN, JOYCE E
ZONE: AGRICULTURAL (A-1)
USE: AGRICULTURAL CROPS

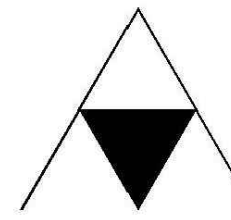
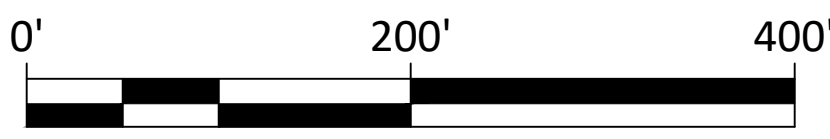
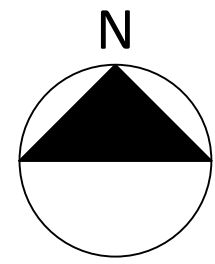
53-03-33-400-010.000-001
BUTCHER, MICHAEL J & KAREN S
ZONE: AGRICULTURAL (A-1)
USE: SINGLE FAMILY RESIDENTIAL

53-04-04-100-007.000-011
STEVENS, THOMAS E W/LIFE ESTATE STEVENS, NORMA
ZONE: AGRICULTURAL/RURAL RESERVE (AG/RR)
USE: AGRICULTURAL CROPS

DEVELOPMENT AREA	ZONE DESIGNATION	AREA (ACRES)	FACILITY COUNTS	ALLOWABLE USES
SINGLE FAMILY RESIDENTIAL	RESIDENTIAL R-2	40	86 LOTS	<ul style="list-style-type: none"> SINGLE FAMILY RESIDENCE PLAYGROUND UTILITY INFRASTRUCTURE/STRUCTURES ACCESSORY BUILDINGS FOR PERMITTED USES PARK TRAILS
ESTATE RESIDENTIAL	RESIDENTIAL R-1	37	14 LOTS	<ul style="list-style-type: none"> SINGLE FAMILY RESIDENCE UTILITY INFRASTRUCTURE/STRUCTURES ACCESSORY BUILDINGS FOR PERMITTED USES
MULTI-FAMILY PROFESSIONAL COMMUNITY	RESIDENTIAL R-3	21	95 UNITS (40 TOWNHOMES + 55 APARTMENTS)	<ul style="list-style-type: none"> MULTI-FAMILY RESIDENCE (BOTH APARTMENT & TOWNHOME STYLES) COMMUNITY CLUBHOUSE/AMENITY FACILITY UTILITY INFRASTRUCTURE/STRUCTURES ACCESSORY BUILDINGS AND/OR PARKING FOR PERMITTED USES
TECHNOLOGY PARK	INDUSTRIAL I-1	64	8-14 FACILITIES	<ul style="list-style-type: none"> PROFESSIONAL AND GOVERNMENT OFFICES WAREHOUSING MANUFACTURING, LABORATORIES WAREHOUSE/SUPERCENTER RETAIL UTILITY INFRASTRUCTURE/STRUCTURES ACCESSORY BUILDINGS AND/OR PARKING FOR PERMITTED USES PRINTING SMALL SCALE ASSEMBLY
CONVENIENCE & SUPPORT	COMMERCIAL C-1	14	6-12 UNITS	<ul style="list-style-type: none"> BAKERY PERSONAL SERVICES PROFESSIONAL AND GOVERNMENT OFFICES HEALTH CLINIC PARK UTILITY INFRASTRUCTURE/STRUCTURES ACCESSORY BUILDINGS AND/OR PARKING FOR PERMITTED USES MICROBREWERY PRINT SHOP SMALL ITEM RETAIL FITNESS FACILITY PLAYGROUND
RECREATION & PRESERVE	AGRICULTURAL AG-1	66		<ul style="list-style-type: none"> OUTDOOR AMUSEMENTS PLAYGROUNDS TRAILS UTILITY INFRASTRUCTURE/STRUCTURES ACCESSORY BUILDINGS OR PARKING FOR PERMITTED USES PARKS PICNIC AREAS

OP-1: PUD ZONING MAP
Matson Farms & Technology Park
Ellettsville, Indiana

AMDG-2020002
Printed October 4, 2024



ABRAM-MOSS
DESIGN GROUP, LLC

9215 WEST MALLORY ROAD BLOOMINGTON, INDIANA 47404 812-955-0539 INFO@ABRAM-MOSS.COM

CHAFIN CHAPEL ROAD

COMMUNICATIONS BLVD

PHASE 4

PHASE 2

PHASE 2

PHASE 1

PHASE 3

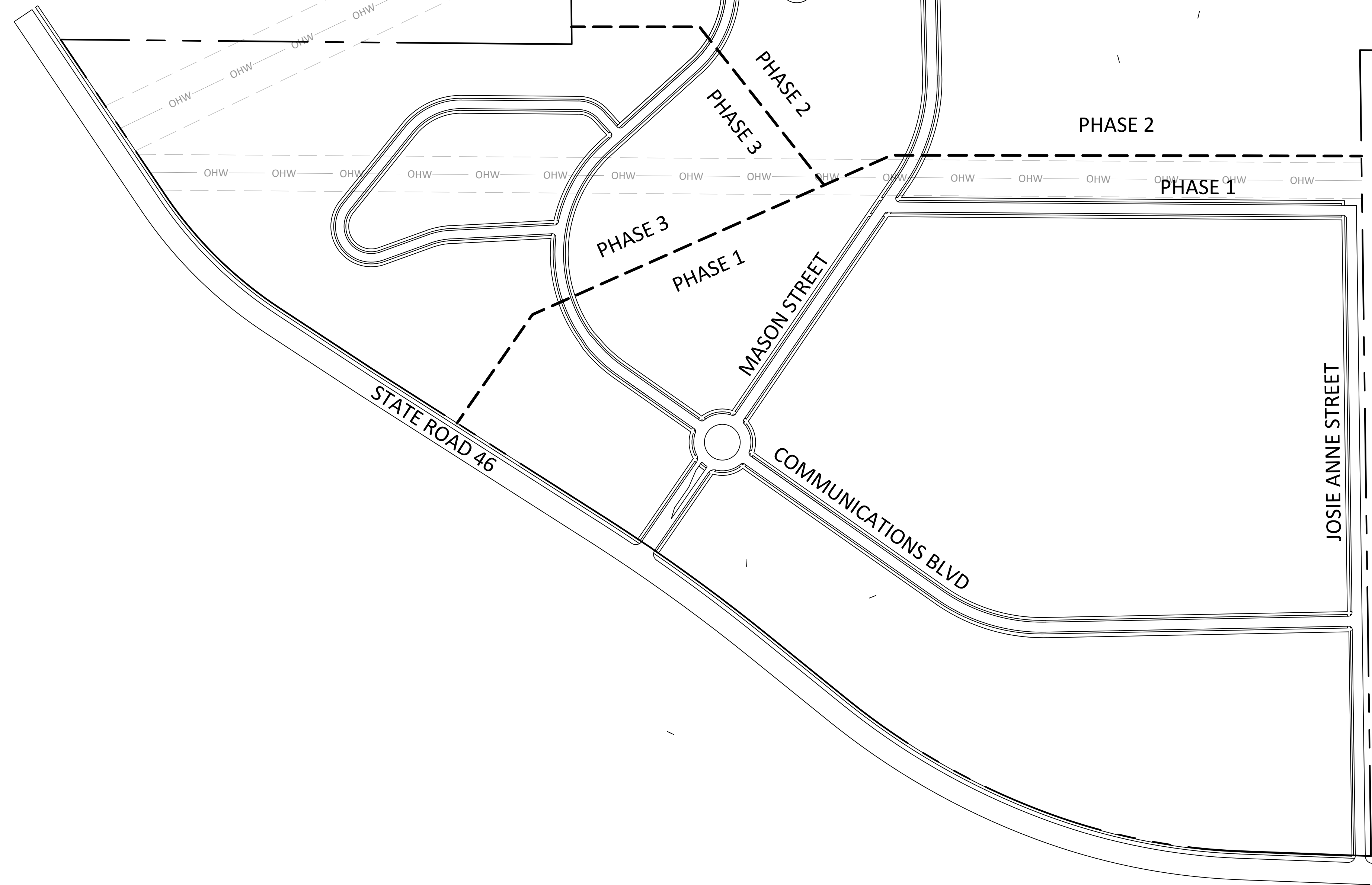
PHASE 1

MASON STREET

COMMUNICATIONS BLVD

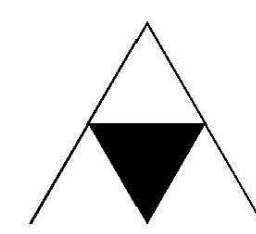
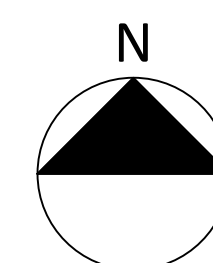
JOSIE ANNE STREET

STATE ROAD 46



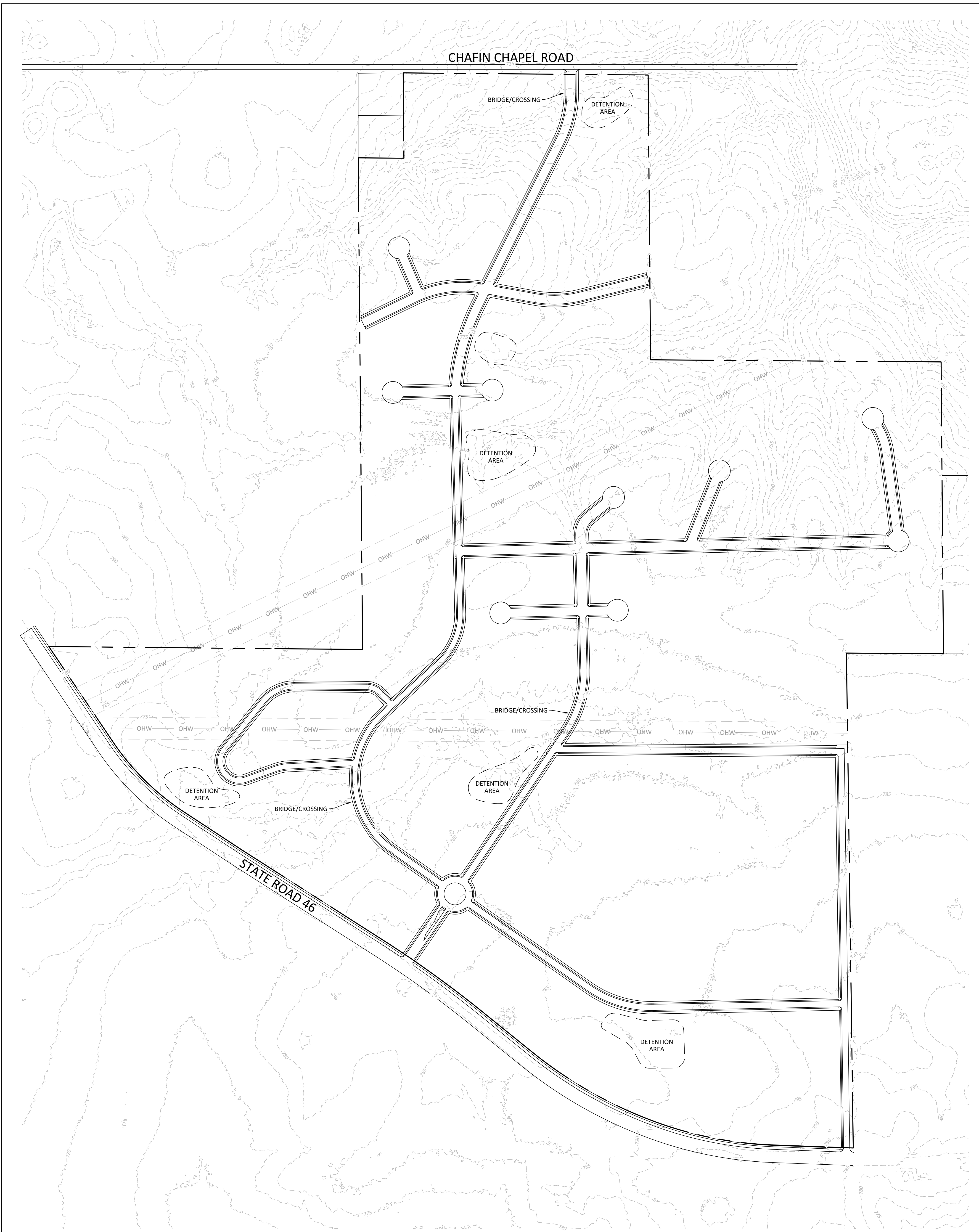
OP-2: INFRASTRUCTURE PHASING MAP
 Matson Farms & Technology Park
 Ellettsville, Indiana

AMDG-2020002
 Printed October 7, 2024



ABRAM-MOSS
 DESIGN GROUP, LLC

9215 WEST MALLORY ROAD 812-955-0539
 BLOOMINGTON, INDIANA 47404 INFO@ABRAM-MOSS.COM



OP-3: TOPOGRAPHY & DRAINAGE MAP
 Matson Farms & Technology Park
 Ellettsville, Indiana

AMDG-2020002
 Printed October 7, 2024

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 DESIGN GROUP, LLC

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 BLOOMINGTON, INDIANA 47404 INFO@ABRAM-MOSS.COM

APPENDIX B: TRAFFIC IMPACT STUDY

Completed by Yarger Traffic

APPENDIX C: UTILITY COORDINATION

- Natural Gas: Vectren.....C1
- Electric: South Central Indiana REMCC2

VECTREN SERVICE AVAILABILITY LETTER



7/26/2020

Chelsea Mosss
Abram-Moss Design Group

Re: 7700 W SR 46 Ellettsville IN

Dear Chelsea,

Please be advised that **Only Part of proposed development** located at 7700 W SR 46, Ellettsville, IN. is located within the gas service territory of Vectren Energy Delivery of Indiana, Inc. ("Vectren"). I have sent a picture of the part of the proposed development that is in our service territory.

The preliminary discussion regarding the above referenced project has determined that Vectren has the capacity and facilities to provide adequate service to this proposed property; subject to our standard policies and procedures. Under Vectren's Terms and Conditions Applicable to Gas Service, Vectren shall locate the point to which the service connection will be made, and subject to other provisions of Vectren's Terms and Conditions, shall furnish, install and maintain all piping up to and including the meter set.

Once a new service request has been received, Vectren's engineering department will commence the design and engineering work necessary to extend service to the proposed site and will provide cost estimates to you. Vectren looks forward to working with you to finalize a mutually acceptable proposal for the provision of gas service in Ellettsville, IN.

Sincerely,

Kim Kelly

Kim Kelly
Lead Account Manager
Vectren Energy Delivery of Indiana, Inc.
317-736-2915

SCI SERVICE AVAILABILITY LETTER



300 Morton Avenue
Martinsville IN 46151
765-842-8844
800-264-7862
Fax 765-842-1335
www.sciremc.coop

June 5, 2020

Chelsea Moss
President/Engineer
ABRAM-MOSS Design Group, LLC

Chelsea,

It was a pleasure to speak with you Thursday afternoon. Your project sounds exciting and SCI looks forward to contributing to its' success. This correspondence should serve as confirmation that the Matson Farms & Technology Park discussed falls within the South Central Indiana REMC service area and three phase service is available along State Rd. 46.

Please feel encouraged to contact SCI if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Jack Hubbard". The signature is written in a cursive style.

Jack Hubbard
Sr. Mgr. of Operations Technology

South Central Indiana Rural Electric Membership Corporation
Member-Owned and Operated Since 1989

APPENDIX D: REFERENCE DOCUMENTS

- Ellettsville Unified Development Ordinance, adopted September 9, 2024
- Town of Ellettsville Comprehensive Plan, adopted August 27, 2018
- Site Reconnaissance, Matson Farms & Technology Park; by VET Environmental Engineering, LLC; dated May 26, 2021
- Phase I Environmental Site Assessment, Matson Farms & Technology Park; by VET Environmental Engineering, LLC; dated May 26, 2021



Town of Ellettsville
Department of Planning & Development

TO: THE ELLETTSVILLE TOWN COUNCIL

CERTIFICATION

PC 24-27 – Zoning Map Amendment

Parcel Nos. 53-04-04-200-004.000-013

53-04-04-200-004.042-013, 53-04-05-100-012.000-013

53-03-33-300-008.00-018 & 53-03-33-300-002.000-018

I, Denise Line, hereby certify that during its meeting on November 7, 2024, the Ellettsville Plan Commission considered a request for a zoning map amendment of five (5) properties requested by Chapel Hill Wilderness, LLC. One of the five (5) parcels is located at 7700 W. State Road 46 and the other four parcels are north of W. State Road 46 or south of W. Chafin Chapel Road. The Plan Commission made a favorable recommendation of the zoning change from A-1, Agricultural to a Planned Unit Development (PUD) zoning, with a vote of 7-0.

A handwritten signature in blue ink that reads "Denise Line".

Denise Line
Planning Director

November 7, 2024
Date

ORDINANCE 2024-33

AN ORDINANCE TO AMEND THE ZONE MAPS

Rezones Five Parcels from A-1, Agricultural to a Planned Unit Development District (PUD)

Chapel Hill Wilderness

**Parcel numbers: 53-04-04-200-004.000-013
53-04-04-200-004.042-013
53-04-05-100-012.000-013
53-03-33-300-008.00-018
53-03-33-300-002.000-018**

241.87 acres

The five parcels are located at 7700 W. State Road 46, and the other four parcels are north of W. State Road 46 or south of W. Chafin Chapel Road.

WHEREAS, a petition has been filed by the owners of the following described property to rezone the following described property from A1, Agricultural to a Planned Unit Development (PUD).

LEGAL DESCRIPTION

A part of the west half of the Southwest quarter of Section 33, Township 10 North, Beanblossom Township, part of Northeast quarter Section 5, Township 9 North and a part of the Northwest quarter of Section 4, Township 9 North, Richland Township, all in Range 2 West, Monroe County, Indiana, more particularly described as follows:

Commencing at a railroad spike found marking the north quarter corner of said Section 5; Thence on the north line of said quarter South 89 degrees 24 minutes 05 seconds East 1514.52 feet to a 5/8 inch diameter rebar with cap marked "BYNUM FANYO 890006" (called "monument for the remainder of this description) set at the intersection of said north line and the easterly right-of-way line of State Road 46 (Project number 123, Section B 1930 A.D.) and the true Point of Beginning;

Thence continuing on said north line South 89 degrees 24 minutes 05 seconds East 1154.51 feet to a stone found marking the northeast corner of said Section 5; Thence leaving said north line of Section 5 and on the north line of said Section 4 South 89 degrees 34 minutes 15 seconds East 295.68 feet to a monument set marking the southwest corner of said Section 33; Thence leaving said north line of Section 4 and on the west line of the southwest quarter of said Section 33 North 00 degrees 30 minutes 45 seconds West 2243.52 feet; Thence leaving said west line South 89 degrees 35 minutes 47 seconds East 208.50 feet to a monument set; Thence North 00 degrees 30 minutes 45 seconds West 417.00 feet to a monument set on the north line of said southwest quarter of said Section 33 and being in Chafin Chapel Road; Thence on said north line

of the southwest quarter of said Section 33 and along said road South 89 degrees 35 minutes 47 seconds East 1117.11 feet to a monument set marking the northeast corner of the northwest quarter of said southwest quarter of said Section 33; Thence leaving said north line and said road and on the east line of said northwest quarter of said southwest quarter of Section 33 South 00 degrees 29 minutes 08 seconds East 1330.54 feet to a monument set marking the northwest corner of the southeast quarter of said southwest quarter of Section 33; Thence leaving said east line and on the north line of said southeast quarter of said southwest quarter South 89 degrees 35 minutes 01 second East 1324.99 feet to a monument set marking the northeast corner of said southeast quarter of said southwest quarter; Thence leaving said north line and on the east line of said southeast quarter of said southwest quarter South 00 degrees 27 minutes 31 seconds East 1330.83 feet to a monument set marking the southeast corner of said southeast quarter of said southwest quarter; Thence leaving said east line and on the south line of said southeast quarter of said southwest quarter North 89 degrees 34 minutes 15 seconds West 442.33 feet to a monument set at the intersection of an existing fence line; Thence leaving said south line and on and along the existing fence line South 00 degrees 47 minutes 10 seconds East 2277.81 feet to a monument set on the north right-of-way line of State Road 46; Thence leaving said fence line and on said right-of-way line North 87 degrees 53 minutes 00 seconds West 200.37 feet; Thence North 02 degrees 07 minutes 00 seconds East 5.00 feet; Thence North 87 degrees 53 minutes 00 seconds West 149.80 feet to the beginning of a curve concave northerly and having a radius of 1875.10 feet; Thence Northwesterly on said curve 147.45 feet through a central angle of 04 degrees 30 minutes 20 seconds; Thence on a radial line South 06 degrees 37 minutes 20 seconds West 5.00 feet to the beginning of a nontangent curve concave northeasterly and having a radius of 1880.10 feet. Thence Northwesterly on said curve 1071.74 feet through a central angle of 32 degrees 39 minutes 40 seconds; Thence on a tangent line North 50 degrees 43 minutes 00 seconds West 224.70 feet to the beginning of a tangent curve concave southwesterly and having a radius of 5801.87 feet; Thence Northwesterly on said curve 680.14 feet through a central angle of 06 degrees 43 minutes 00 seconds; Thence on a tangent line North 57 degrees 26 minutes 00 second West 859.90 feet; Thence North 32 degrees 34 minutes 00 seconds East 5.00 feet; Thence North 57 degrees 26 minutes 00 seconds West 50.00 feet; Thence South 32 degrees 34 minutes 00 seconds West 5.00 feet; Thence North 57 degrees 26 minutes 00 seconds West 57.90 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1402.56 feet; Thence Northwesterly on said curve 236.62 feet through a central angle of 09 degrees 39 minutes 59 seconds; Thence on a radial line North 42 degrees 13 minutes 59 seconds East 5.00 feet to the beginning of a nontangent line curve concave northwesterly and having a radius of 1397.56 feet; Thence on said curve Northwesterly 342.72 feet through a central angle of 14 degrees 03 minutes 01 second; Thence on a tangent line North 33 degrees 43 minutes 00 seconds West 485.20 feet to the Point of Beginning containing within said bounds 244.69 ACRES be the same more or less but subject to all rights-of-way and easements of record according to a survey by Douglas R. Curry, Registered Surveyor No. 890006 in May of 2003.

Commonly known as: 7700 W. State Road 46, W. State Road 46 and south of Chafin

Chapel Road.

WHEREAS, such property has been zoned A-1, Agricultural; and

WHEREAS, the Ellettsville Plan Commission certified this proposal with a positive recommendation at its regular meeting on November 7, 2024; and

WHEREAS, this matter was never presented to the Council before now but has now been presented for continuation and to eliminate any questions as to the validity of the zone; and

WHEREAS, the Town Council has considered and given reasonable regard to the comprehensive plan current conditions and character of the uses of this property and the surrounding area, the most desirable use for which the land in which the district is adapted, the conservation of the property values through the jurisdiction and responsible development growth.

NOW, THEREFORE BE IT ORDAINED by the Town Council of the Town of Ellettsville, Monroe County, Indiana that:

Section 1. The above described land be and the same is hereby zoned a Planned Unit Development.

Section 2. The zone maps be updated to reflect this change.

Section 3. The above described land shall be developed as depicted on the Matson Farms & Technology Outline Plan dated October 7, 2024, a copy of which is attached hereto and incorporated herein as Exhibit "A." Final site development shall be governed by the terms of this Ordinance and the subdivision regulations of the Ellettsville Town Code.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval by the Town Council.

This Ordinance was passed, approved, and adopted by the Ellettsville Town Council, on the 9th day of December, 2024.

Ellettsville Town Council

Scott Oldham, President

ATTEST:

Noelle Conyer, Clerk/Treasurer

2025 AGREEMENT TO PROVIDE COMMUNITY ACCESS TELEVISION SERVICE: TOWN OF ELLETTSVILLE

This Agreement is made by and between the Town of Ellettsville, hereinafter referred to as "Town", and the Monroe County Public Library, hereinafter referred to as "Library".

WHEREAS, it is the desire of the Town to aid the library in providing services and facilities to the public for local access television programming.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. To partially fund the operational expenses of the Community Access Center for the year 2025, the Town shall pay \$18,779.00. Such payment shall be in equal installments of \$4,694.75, payable at the beginning of each quarter of the calendar year 2025 (March 31, June 30, September 30, December 31).
2. The Library shall, by means of the Bloomington Community Access Television, telecast meetings of the Ellettsville Town Council, Ellettsville Planning and Zoning Board, Richland-Bean Blossom Community School Corporation, Ellettsville Redevelopment Commission.
3. The library shall provide an annual progress and financial report to the Town Council, which report shall summarize the utilization of the Town's payments.
4. This agreement is subject to an appropriation of funds by the Ellettsville Town Council.
5. Either party may terminate this agreement upon sixty (60) days written notice. Notice shall be sent to the following addresses unless such addresses are otherwise changed in writing:

Town of Ellettsville
Post Office Box 8
Ellettsville, IN 47429

Monroe County Public Library
ATTN: Director
303 East Kirkwood Avenue
Bloomington, IN 47401

6. This agreement is for a period of one year.
7. Library certifies that it is enrolled in the E-Verify program and has verified the work eligibility status of all newly hired employees through the E-Verify program, unless the E-Verify program no longer exists, and that signing this contract serves as an affidavit affirming that the Library does not knowingly employ an unauthorized alien.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures on the date indicated below.

ELLETSVILLE TOWN COUNCIL

Signature _____

Name / Title _____

Date _____


Attest _____
Clerk/Treasurer

MONROE COUNTY PUBLIC LIBRARY

CATS Manager Signature 

Name / Title Martin O'Neill, CATS General Manager

Date 12/03/2024

Attest 
MCPL Director