

**AGENDA
ELLETTSVILLE PLAN COMMISSION
Town Hall
1150 W. Guy McCown Drive
Ellettsville, Indiana
Thursday, June 5, 2025 - 6:00 P.M.**

Pledge of Allegiance

Roll Call

Approval of Minutes – April 3, 2025

Monthly Conflict of Interest Statement

Old Business

New Business

Petition for Primary Plat Approval for 2 Lots (30 Acres) in the Short 2 Lot Subdivision, 4444 N. Triple Crown Drive; Petitioner: Chuck Short; Case No. PC 25-13

Petition for Zoning Map Amendment Request from Agricultural to Residential 1 for 2 parcels (30 Acres) located at 4444 N. Triple Crown Drive; Petitioner: Chuck Short; Case No. PC 25-14

Planning Department Update

Next Meeting – July 10, 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 is inviting you to a scheduled Zoom meeting.

Topic: Plan Commission

Time: Jun 5, 2025 06:00 PM Indiana (East)

Join Zoom Meeting

<https://us02web.zoom.us/j/82542031506?pwd=Z7xVeMCfZp7yrtHxmyV94oGUfiTMcc.1>

Meeting ID: 825 4203 1506

Passcode: 874339

One tap mobile

+13017158592,,82542031506#,,,,*874339# US (Washington DC)

+13052241968,,82542031506#,,,,*874339# US

Dial by your location

- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 931 3860 US
- +1 929 205 6099 US (New York)
- +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
- +1 719 359 4580 US

Meeting ID: 825 4203 1506

Passcode: 874339

Find your local number: <https://us02web.zoom.us/j/82542031506?pwd=Z7xVeMCfZp7yrtHxmyV94oGUfiTMcc.1>

April 3, 2025

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, April 3, 2025, at Town Hall. David Drake called the meeting to order at 6:01 p.m. and Pamela Samples led the Pledge of Allegiance.

Roll Call: Members participating were David Drake, President; Dan Swafford, Vice President; Zach Michael; Pamela Samples; Pat Wesolowski; and Ryan Skaggs. Steve Hale was not present. Denise Line, Planning Director, Renee Jones, Secretary, 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 March 6, 2025. Pat Wesolowski made a motion to approve the minutes for January 9, 2025. Zach Michael seconded the motion. Motion carried.

New Business

Voluntary Annexation of 5474 (5475) N. Union Valley Road, Bloomington (4.74 Acres); Petitioner: Mychal Doering; Case No. PC 25-11

Denise Line, Planning Director, explained the Petitioner, Mychal Doering, is requesting to voluntarily annex a parcel totaling approximately 4.75 acres of land. The subject parcel is located at 5474/5475 N. Union Valley Road. The reasoning for listing two addresses is due to an error on the GIS. The Town will address the problem after the parcel is annexed.

Kevin Housel, local resident, had questions concerning the stormwater in that area. David Drake explained to him it would be discussed at a later meeting.

Ryan Skaggs made a motion to give a favorable recommendation to the Town Council to approve voluntarily annexation. Pamela Samples seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Zach Michael-yes; Pamela Samples-yes; Ryan Skaggs-yes; and Pat Wesolowski-yes. Motion carried.

Voluntary Annexation of the Abandoned Railroad Corridor located between W. McNeely Street and W. Main Street and east of the N. Sale Street and W. Main Street intersection. (.91 Acres); Petitioner: Town of Ellettsville; Case No. PC 25-12

Denise Line, Planning Director, explained that the Town of Ellettsville is requesting to voluntarily annex approximately .91 acres of land. The subject parcel is an abandoned railroad corridor located between W. McNeely Street and W. Main Street and east of the N. Sale Street and W. Main Street intersection. A segment of the Heritage Trail has been constructed on the railroad corridor.

David Drake made a motion to give a favorable recommendation to the Town Council to approve the rezoning. Zach Michael seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Zach Michael-yes; Pamela Samples-yes; Ryan Skaggs-yes; and Pat Wesolowski-yes. Motion carried.

Primary Plat Approval for 143 Lots (118.71 Acres) in the Harman Farms, Phase 1, Subdivision (7633 W. State Road 46); Petitioner: Harman Farms Development LLC; Case No. PC 25-03

Denise Line, Planning Director, explained the Petitioner is requesting preliminary plat approval for a total of one hundred forty-three (143) single family lots totaling 118.71 acres. The subject property is located at 7633 W. State Road 46.

Chris Smith, Developer, explained where the entrances and intersection will be located. He is working with the Indiana Department of Transportation and will have a full-size intersection for different residential and commercial uses.

Pamela Samples asked if there would be an HOA and Chris explained there would be HOAs. and their structure.

David Drake made a motion to approve the preliminary plat. Pat Wesolowski seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Zach Michael-yes; Pamela Samples-yes: Ryan Skaggs-yes; and Pat Wesolowski-yes. Motion carried.

Planning Department Updates

Next Meeting will be May 1, 2025

Privilege of the Floor

None

Adjournment

David Drake adjourned the meeting at 6:20 p.m.

David Drake, President

Dan Swafford, Vice President

Ryan Skaggs

Steve Hale

Pamela Samples

Zach Michael

Pat Wesolowski

Renee Jones, Secretary



Town of Ellettsville

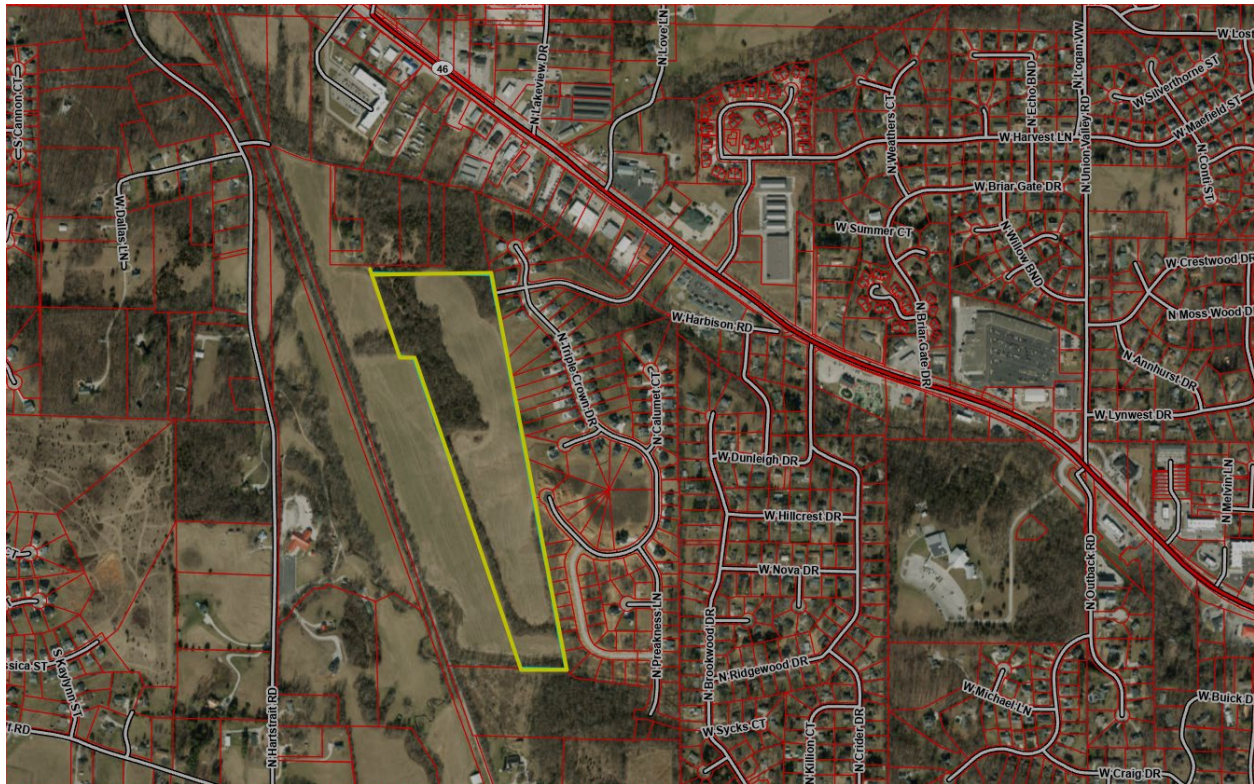
Department of Planning & Development

PC 25-13 – Short 2 Lot Subdivision

Staff Report

Petition

Case - PC 25-13 – Short 2 Lot Subdivision. A request by Chuck Short for consideration of primary plat approval for the Short 2 Lot Subdivision, a minor subdivision. The subject property is located at 4444 N. Triple Crown Drive.



Zoning District	Property Use
North: AG; Agricultural District	Vacant Lots
South: R-1; Single Family Residential	Platted lots for Charlestowne Manor and vacant land
East: R-3; Multi Family Residential	Single Family Residential
West: AG; Agricultural District	Religious Institution

Considerations

1. The applicant is requesting preliminary plat approval for a minor subdivision consisting of two (2) single family lots totaling 30 acres.
2. The lots are zoned AG; Agricultural District.
3. The subdivision will be accessed by N. Triple Crown Drive.
4. New infrastructure will be constructed to Town requirements.
5. A letter of credit may be required to cover any outstanding items prior to the recording of the final plat.

Plan Commission Action

The Plan Commission action on the preliminary 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

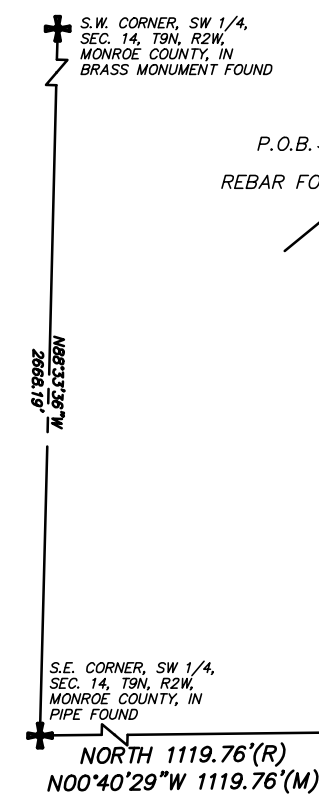
It is of Staff opinion that the proposed plat will meet all required zoning and subdivision regulations. There are no significant concerns with the proposed primary plat. This section is accessible from 4444 N. Triple Crown Drive and will continue to spur development in that area. Therefore, Staff recommends that the Plan Commission approve the preliminary plat for the Short 2 Lot Subdivision.

Submitted by Denise Line
Director, Ellettsville Planning
June 5, 2025

Aerial Photo



PROPERTY LINE	_____
EASEMENT LINE	_____
DEED RECORD BOOK AND PAGE	XXX/XXX
FOUND	FD
EXISTING 5/8" REBAR WITH CAP	E o
5/8" REBAR WITH CAP SET	S o
RECORD	R
MEASURED	M
RIGHT-OF-WAY	R-O-W



SETBACK TABLE – ZONE R1		
SINGLE FAMILY RESIDENTIAL	PRIMARY	ACCESSORY
FRONT	25'	25'
REAR	20'	10'
SIDE	10'	5'
ALL OTHER USES	PRIMARY	ACCESSORY
FRONT	25'	25'
REAR	20'	15'
SIDE	15'	10'

SHORT 2 LOT SUBDIVISION
DATE: 2-21-2025
SHEET 1 OF 2
JOB NO. 402510

SHORT 2 LOT SUBDIVISION
AN ADDITION TO THE TOWN OF ELLETTSVILLE
PRIMARY PLAT

30.00 ACRE PARCEL DESCRIPTION(Source 2024013344):

A part of the West half of Section 14 and a part of the Northeast quarter of Section 15, all in Township 9 North, Range 2 West, Monroe County, Indiana, as shown on the plat of survey by C.D. Graham, PS 9500014, dated October 28, 2024, as job number 5024100 for Bynum Fanyo & Associates, Inc., and more particularly described as follows:

Commencing at the Southeast corner of the Southwest quarter of Section 14; thence on the east line of said quarter North 00 degrees 40 minutes 29 seconds West 1119.76 feet; thence leaving said east line North 88 degrees 33 minutes 36 seconds West 738.62 feet and to the Point of Beginning; Thence continuing North 88 degrees 33 minutes 36 seconds West 292.81 feet; thence North 19 degrees 33 minutes 13 seconds West 2120.34 feet; thence North 72 degrees 26 minutes 49 seconds West 94.21 feet; thence North 19 degrees 33 minutes 13 seconds West 567.65 feet; thence South 89 degrees 41 minutes 19 seconds East 776.14 feet to the Westerly line of Charlestowne Manor Phase One as record as IN 2020000724 in the office of the Recorder of Monroe County, Indiana; thence on the westerly line of said Phase One, Phase Three (IN 2021020616) and Phase Four (IN 2023012917) all being part of Charlestowne Manor Subdivision South 11 degrees 09 minutes 46 seconds East 2613.98 feet and to the Point of Beginning. Containing 30.00 acres, more or less.

Charles & Diane Short, 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 plat shall be known and designated as Short 2 Lot Subdivision

This plat amendment requires no additional right of way dedication

This subdivision shall consist of Lot 1 and Lot 2 of Short 2 Lot Subdivision to the Town of Ellettsville.

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.

WITNESS my Hand and Seal this _____ day of _____, 20____.

BY: _____
Charles Short – Signed
(Owner)

BY: _____
Diane Short – Signed
(Owner)

STATE OF INDIANA)
)SS:
COUNTY OF MONROE)

Before me, the undersigned Notary Public, in and for the said County and State, personally appeared _____,representing Authentic Homes, Inc., and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and seal this _____ day of _____, 2025.

County of Residence

Commission Expires

Notary Public Signature

Notary Public Printed

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 SHORT 2 LOT SUBDIVISION TO THE TOWN OF ELLETTSVILLE and is hereby accepted this day of _____, 20____.

Planning and Zoning Administrator

TOWN OF ELLETTSVILLE PLAN COMMISSION APPROVAL

Under the authority provided by United Development Ordinance adopted by the Town of Ellettsville, Indiana, 9–9–2024, this plat was given approval by the Town of Ellettsville Plan Commission on this _____ day of _____, 20____.

President, Plan Commission

Secretary

ACCEPTANCE BY TOWN COUNCIL:

Be it resolved by the Town Council of the Town of Ellettsville, Indiana that the attached plat of SHORT 2 LOT SUBDIVISION is hereby accepted. Adopted by the Town Council of the Town of Ellettsville, Indiana this _____day of _____, 20____.

President, Town Council

Clerk – Treasurer

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.



CERTIFICATION:
I certify that the survey as shown by the plat was performed wholly under the direction of myself, a registered land surveyor in the State of Indiana, and to the best of my belief and knowledge was executed according to 865 IAC 1–12.

SHORT 2 LOT SUBDIVISION
DATE: 2–21–2025
SHEET 2 OF 2
JOB NO. 402510



Petition

Zoning District	Property Use
North: AG; Agricultural District	Vacant Lots
South: R-1; Single Family Residential	Platted lots for Charlestowne Manor and vacant land
East: R-3; Multi Family Residential	Single Family Residential
West: AG; Agricultural District	Religious Institution

Considerations

1. The Petitioner is requesting to rezone two (2) lots consisting of 30 acres from AG; Agricultural District to R-1; Single Family Residential. Parcels are located at 4444 N. Triple Crown Drive.
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. One of the properties is currently used as single family residential and the other is vacant.
4. The *Ellettsville Comprehensive Plan*, adopted on July 24, 2023, designates the land to be residential which is permitted.

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 Land Use Map (2023)* designates the location of the parcel as mixed-use commercial with residential being a permitted use.

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:

Residential 1 zoning is recommended because of the use and surrounding zoning districts and uses.

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 Residential 1 zoning aligns with the use of the land.

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 Residential 1; single family residential, should have no effect on neighboring properties in the Charlestowne Manor Subdivision which are residential or agricultural.

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

Staff Finding:

The use of the property is single family residential, and the zoning map amendment will align with the use of the property.

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

Zoning of Residential 1 is well covered in the *Ellettsville Comprehensive Plan* as this area of Ellettsville is designated to accommodate the use of the property and align with the requirements of 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 AG; Agricultural District, to R-1; Single Family Residential.

Submitted by Denise Line
Director of Planning, Town of Ellettsville
June 5, 2025

Surrounding Zoning Districts

