

**AGENDA
ELLETTSVILLE PLAN COMMISSION
Town Hall
1150 W. Guy McCown Drive
Ellettsville, Indiana
Thursday, August 7, 2025 - 6:00 P.M.**

Pledge of Allegiance

Roll Call

Approval of Minutes – July 10, 2025

Monthly Conflict of Interest Statement

Old Business

New Business

Voluntary Annexation of 3750 W. State Road 46, Bloomington (1.003 Acres); Petitioner: Blackwell Contractors, Inc.; Case No. PC 25-19

Voluntary Annexation of 4599 N. Thomas Road, Bloomington (3.33 Acres); Petitioner: Ernest Xi, Valu-built Construction LLC.; Case No. PC 25-20

Planning Department Update

Next Meeting – September 4, 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: Aug 7, 2025 06:00 PM Indiana (East)

Join Zoom Meeting

<https://us02web.zoom.us/j/89513821764?pwd=7ZcuXYBwY6mbY3QbpSWQmKPNHyqHsa.1>

Meeting ID: 895 1382 1764

Passcode: 487554

One tap mobile

+13017158592,,89513821764#,,,,*487554# US (Washington DC)

+13052241968,,89513821764#,,,,*487554# 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)
- +1 669 444 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
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US

Meeting ID: 895 1382 1764

Passcode: 487554

Find your local number: <https://us02web.zoom.us/u/knNvITbjv>

July 10, 2025

The Town of Ellettsville, Indiana, Plan Commission met in regular session on Thursday, July 10, 2025, at Town Hall. David Drake called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Roll Call: Members participating were David Drake, President; Dan Swafford, Pamela Samples; Pat Wesolowski; Ryan Skaggs; Zach Michael and Steve Hale arrived a few minutes after roll call. 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 June 5, 2025. Dan Swafford made a motion to approve the minutes for May 5, 2025. Ryan Skaggs seconded the motion. Motion carried.

New Business

Petition for Zoning Map Amendment Request from Residential 1; Single Family Residential to Residential 3; Multi Family Residential for 1 parcel (1.19 Acres) located at 5965 N. Matthews Drive; Petitioner: Richland Senior Citizens Housing, Inc.; Case No. PC 25-17

Denise Line, Planning Director, explained the Petitioner, Richland Senior Citizen Housing, requested to rezone one (1) parcel to Residential 1, Single Family Residential, to Residential 3, Multi-Family Residential. The subject parcel is located at 5965 North Mathews Drive.

Dennis Fisher, Petitioner Representative for Richland Senior Citizen Housing, explained the applicant also owns the property to the west, which is zoned Residential 3. The Petitioner will be expanding their senior housing development.

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

Planning Department Updates

Next Meeting will be August 7, 2025

Privilege of the Floor

None

Plan Commission Comments

None

Adjournment

David Drake adjourned the meeting at 6:10 p.m.

<div>David Drake, President</div>	<div>Dan Swafford, Vice President</div>
<div>Steve Hale</div>	<div>Zach Michael</div>
<div>Pamela Samples</div>	<div>Ryan Skaggs</div>
<div>Pat Wesolowski</div>	<div>Renee Jones, Secretary</div>



Town of Ellettsville

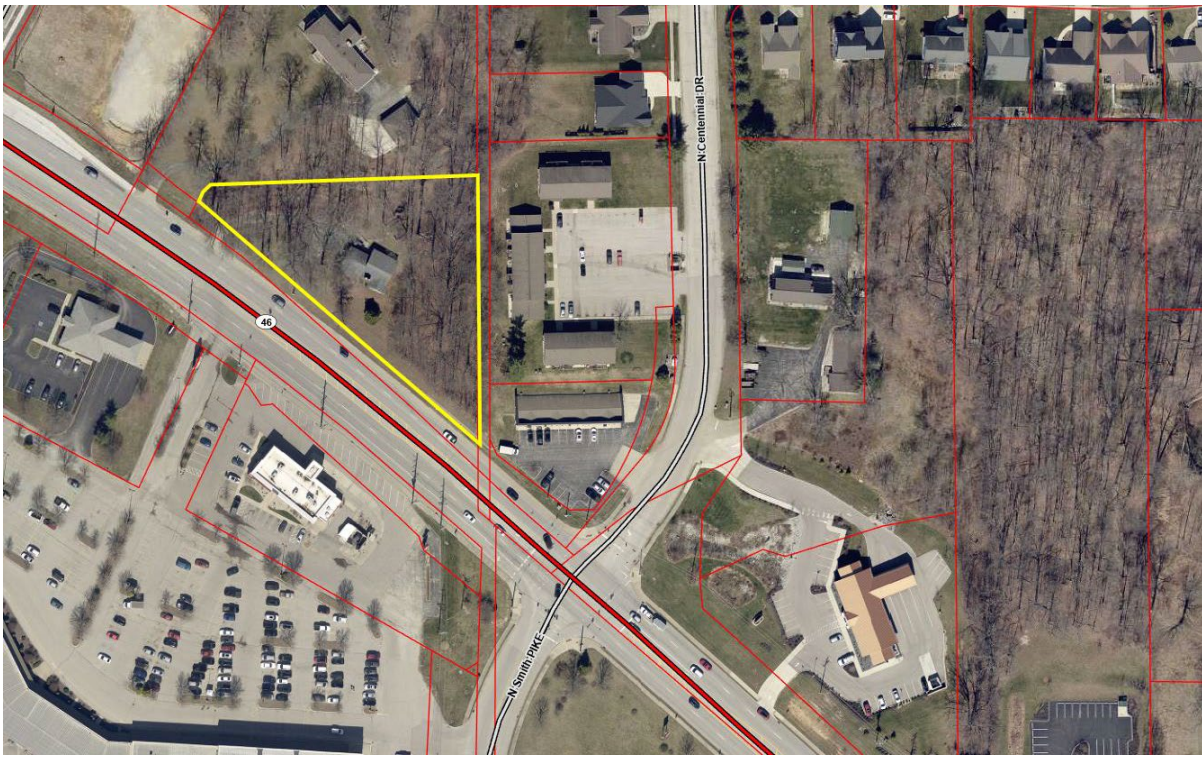
Department of Planning & Development

PC 25-19 – Voluntary Annexation Petition Staff Report

Petition

Case - PC 25-19–Blackwell Contractors Annexation. A request by Blackwell Contractors to voluntarily annex a parcel totaling approximately 1.003 acres of land. The subject parcel is located at 3750 W. State Road 46.

Surrounding Zoning Districts & Uses



	Zoning District	Property Use
North:	Commercial 2 (C-2)	Single Family Residential
South:	Commercial 2 (C-2) PUD (Monroe County)	Commercial Commercial
East:	General Business (GB) (Monroe County)	Commercial
West:	Commercial 2 (C-2)	Commercial and Single Family Residential

Considerations

The petitioner is requesting to annex one (1) parcel totaling approximately 1.003 acres of land, located at 3750 W. State Road 46.

1. Indiana Code requirements (IC 36-4-3-5.1) for super voluntary annexation are:
 - a. Consent of 100% of the property owners within the area to be annexed.
 - b. At least one-eighth (1/8 or 12.5%) of the aggregate external boundary of the proposed annexation area must be contiguous with the existing city limits. A strip of land less than one hundred fifty (150) feet wide is not considered contiguous. (IC 36-4-3-1.5)
2. The proposed annexation area is 71% contiguous to the Town of Ellettsville and 100% of the property owners are parties to the petition.
3. The properties are currently zoned CD, Community Development Residential, by Monroe County and is recommended to be designated as Commercial 2, General Business, upon annexation.
4. The property will be located in Council Ward 4.
5. The property is serviced by water. The annexation should not require any capital projects to extend services and any cost for extension of utilities is borne by the developer.
6. The Town will provide police, fire, EMS and other governmental services immediately upon annexation.

Plan Commission Action

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

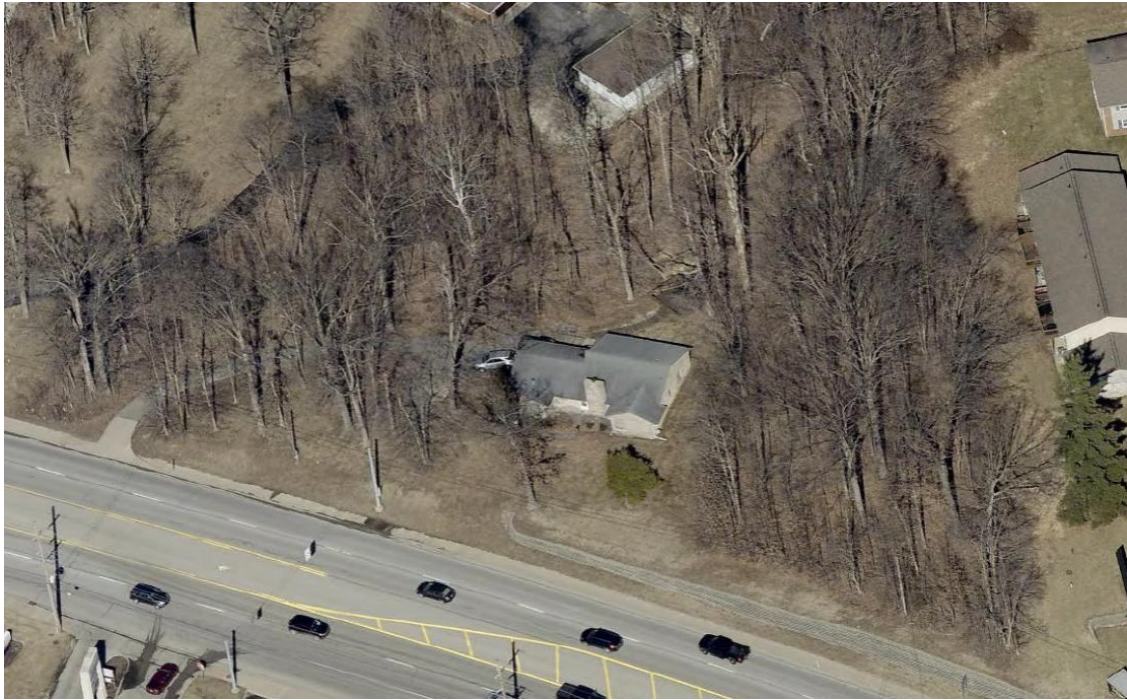
Staff Recommendation

Staff recommends a *favorable recommendation* be forwarded to Town Council, with a recommended zoning of Commercial 2, General Business, upon annexation.

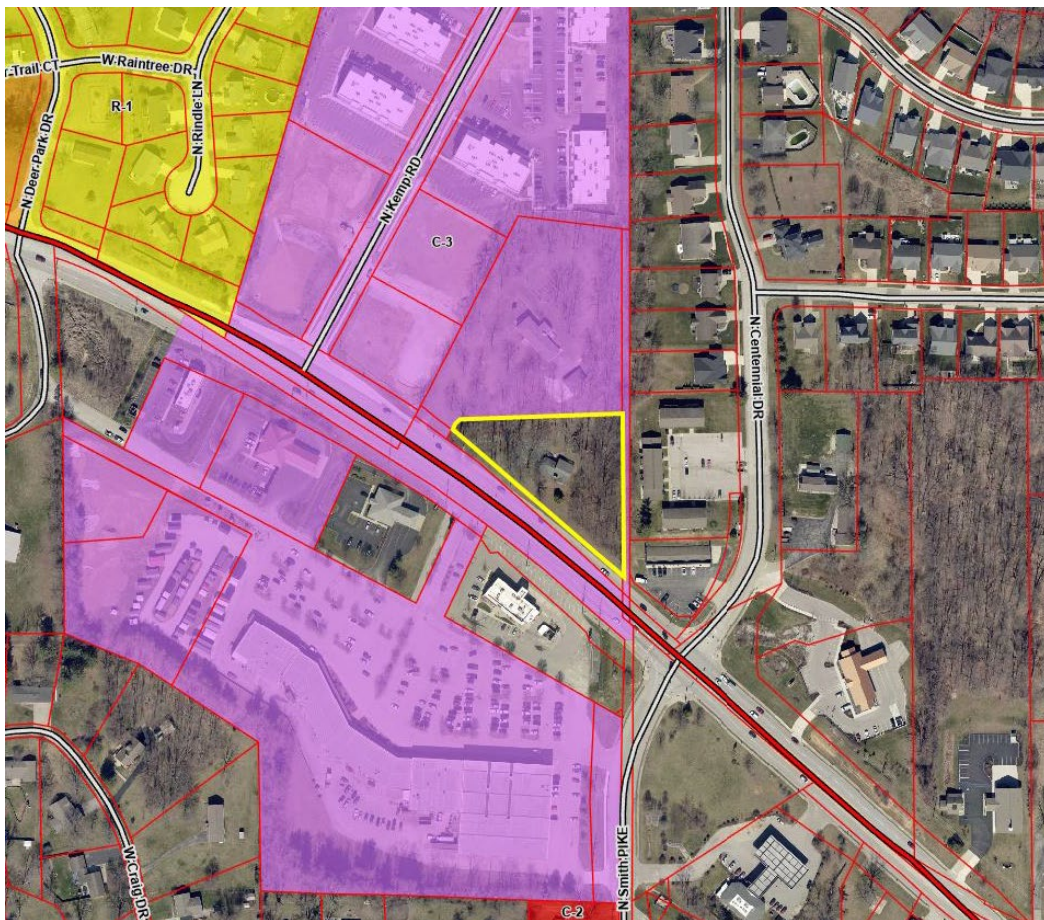
Submitted by Denise Line
Director, Ellettsville Planning
August 7, 2025



GIS Photo



Zoning Map





Town of Ellettsville

Department of Planning & Development

PC 25-20 – Voluntary Annexation Petition Staff Report

Petition

Case - PC 25-20–Ernest Xi, Valu-built Construction LLC Annexation. A request by Ernest Xi, Valu-built Construction LLC to voluntarily annex a parcel totaling approximately 3.33 acres of land. The subject parcel is located at 4599 N. Thomas Road.

Surrounding Zoning Districts & Uses



	Zoning District	Property Use
North:	Residential 1 (R-1)	Single Family Residential
South:	Community Development Residential (CD) (Monroe County)	Single Family Residential
East:	Agricultural	Single Family Residential
West:	Commercial 2 (C-2)	Commercial and Single Family Residential

Considerations

The petitioner is requesting to annex two (2) parcels totaling approximately 3.33 acres of land, located at 4599 N. Thomas Road.

1. Indiana Code requirements (IC 36-4-3-5.1) for super voluntary annexation are:
 - a. Consent of 100% of the property owners within the area to be annexed.
 - b. At least one-eighth (1/8 or 12.5%) of the aggregate external boundary of the proposed annexation area must be contiguous with the existing city limits. A strip of land less than one hundred fifty (150) feet wide is not considered contiguous. (IC 36-4-3-1.5)
2. The proposed annexation area is 38.7% contiguous to the Town of Ellettsville and 100% of the property owners are parties to the petition.
3. The properties are currently zoned CD, Community Development Residential, by Monroe County and is recommended to be designated as Residential 1, Single Family Residential, upon annexation.
4. The property will be located in Council Ward 5.
5. The property is serviced by water. The annexation should not require any capital projects to extend services and any cost for extension of utilities is borne by the developer.
6. The Town will provide police, fire, EMS and other governmental services immediately upon annexation.

Plan Commission Action

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

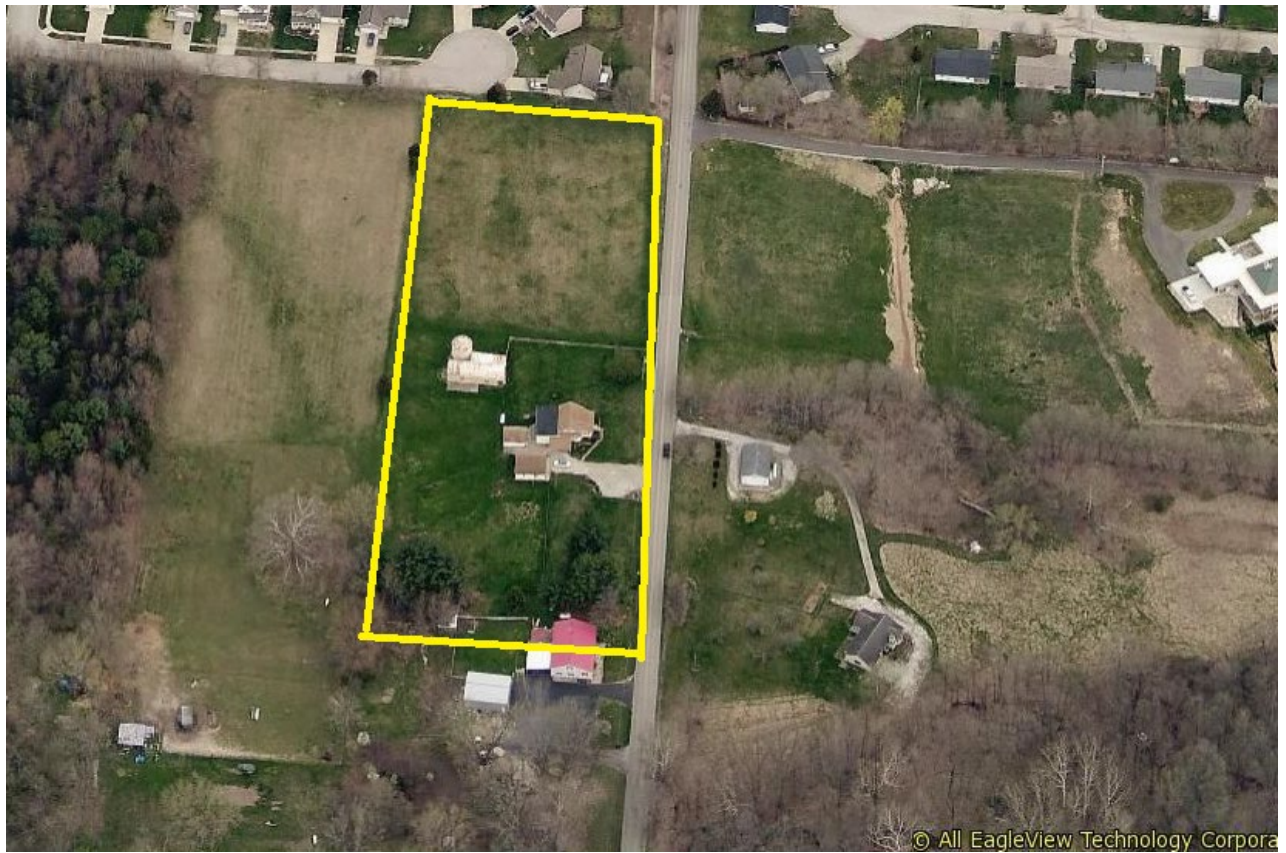
Staff Recommendation

Staff recommends a *favorable recommendation* be forwarded to Town Council, with a recommended zoning of Residential 1, Single Family Residential, upon annexation.

Submitted by Denise Line
Director, Ellettsville Planning
August 7, 2025



GIS Photo



Zoning Map

