

AGENDA
ELLETTSVILLE PLAN COMMISSION
Town Hall
1150 W. Guy McCown Drive
Ellettsville, Indiana
Thursday, December 4, 2025 - 6:00 P.M.

Town of Ellettsville Plan Commission Members Town Council President Appointments: • David Drake Current Term: 1/8/24 – 12/31/27 • Stephen Hale Current Term: 1/9/23 – 12/31/26 • Ryan Staggs Current Term: 7/10/23 – 12/31/26 • Pat Wesolowski Current Term: 1/8/24 – 12/31/27 Members from Government Appointed by Council Vote: • Zach Michaels Current Term: 1/22/24– 12/31/27 Town Council Representatives: • Pamela Samples – Current Term: 1/9/23 – 12/31/26 • Dan Swafford – Current Term: 1/9/23 – 12/31/26	Pledge of Allegiance Roll Call Approval of Minutes – November 6, 2025 Monthly Conflict of Interest Statement Meeting Dates for 2026 Old Business New Business Primary Plat Approval for Four (4) Lots (24.64 Acres) in the Ripley Minor Subdivision, 4601 W. McNeely Street; Petitioner: Mike Ripley; Case No. PC 25-31 Planning Department Update Next Meeting – January 8, 2026 Privilege of the Floor – Non-Agenda Items Plan Commission Comments Adjournment
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The Town of Ellettsville Plan Commission is inviting you to a scheduled Zoom meeting.

Topic: Plan Commission

Time: Dec 4, 2025 06:00 PM Indiana (East)

Join Zoom Meeting

<https://us02web.zoom.us/j/84562110029?pwd=YdJyiLlXIk3aeWJD3TlvcrLkjPT7zL.1>

Meeting ID: 845 6211 0029

Passcode: 056879

One tap mobile

+13052241968,,84562110029#,,, *056879# US

+13092053325,,84562110029#,,, *056879# US

Join instructions

https://us02web.zoom.us/join/84562110029/invitations?signature=bAb_9rnoY-QppJOXCzOYejqWem7TABHslwocub4Y8Ak

November 6, 2025

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

Roll Call: Members participating were David Drake, President; Pamela Samples, Dan Swafford, Zach Michael, Ryan Skaggs, Pat Wesolowski and Denise Line, Planning Director. Absent was Steve Hale. Darla Brown, Town Attorney, attended by zoom.

Approval of the Minutes

David Drake entertained a motion to approve the minutes for the regular meeting on October 2, 2025. Pat Wesolowski made a motion to approve the minutes for October 2, 2025. Dan Swafford seconded the motion. Motion carried.

Monthly Conflict of Interest Statement

None

Old Business

None

New Business

Petition for Voluntary Annexation of 8640 W. Flatwoods Road totaling 73.286 Acres; Petitioner: Larry Neidigh; Case No. PC 25-27

Denise Line, Planning Director, explained Petitioner, Larry Neidigh, requested to voluntarily annex a parcel totaling approximately 73.286 acres of land. Subject parcel is located at 8640 W. Flatwoods Road, Gosport. The property is currently zoned AGR, Agricultural Residential, by Monroe County and is recommended to be designated as Agricultural (AG) upon annexation.

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

Primary Plat Approval for 8 Lots (3.33 Acres) in the Beyers Row Major Subdivision, Phase 1, Subdivision (formerly 4599 N. Thomas Road); Petitioner: Valu-Built Construction; Case No. PC 25-23

Denise Line, Planning Director, explained the Petitioner, Value Built Construction, requested approval for the Beyers Row Major Subdivision primary plat for a total of eight (8) lots totaling 2.58 acres. The lots are zoned R-1; Single Family Residential. The subject property is located at 4599 N. Thomas Road.

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

Primary Plat Approval for 2 Lots (11.44 Acres) in the Short 2 Lot Subdivision, Lot 2, Amendment 1, Subdivision (formerly 4444 N. Triple Crown Drive); Petitioner: Chuck Short; Case No. PC 25-28

Denise Line, Planning Director, explained Petitioner, Chuck Short, is requesting consideration for primary approval of the Short 2 Lot Subdivision, Lot 2, Amendment 1, primary plat. Subject property is located at 4444 N. Triple Crown Drive. The two (2) lots total 11.44 acres and are zoned AG: Agricultural.

David Drake made a motion for approval of the Short 2 Lot Subdivision, Lot 2 Amendment 1, primary plat. Pat Wesolowski seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Pamela Samples-yes; Zach Michael-yes; Ryan Skaggs-yes and Pat Wesolowski-yes Motion carried.

Petition for Zoning Map Amendment Request from Commercial 2; General Commercial to Industrial 1; Light Industrial for One (1) Parcel (2.31 Acres) located on W. Flatwoods Road Adjacent to 8325 W. State Road 46; Petitioner: MG3 Properties LLC; Case No. PC 25-29

Denise Line, Planning Director, explained the Petitioner, MG3 Properties LLC is requesting to rezone one (1) parcel from C-2; Commercial 2 to I-1; Light Industrial. The subject parcel is located on W. Flatwoods Road, adjacent to 8325 W. State Road 46. The property is vacant land with a pond on it. The petitioner intends to construct self-storage units on the property.

A.J. Willis, Project Engineer for Bynum Fanya & Associates, Inc., Petitioner Representative for MG3 Properties, spoke about the project, filling in the pond, having one entrance on the west side, and the storage buildings.

David Drake gives a favorable recommendation to the Town Council to approve the rezone for 8325 W. State Road 46. Ryan Skaggs seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Pamela Samples-yes; Zach Michael-yes; Ryan Skaggs-yes and Pat Wesolowski-yes Motion carried.

Resolution 04-2025; A Resolution Recommending an Amendment to the Unified Development Ordinance to Change the Development Standards for Minor and Major Subdivisions; Case No. 2025-26

Darla Brown, Town Attorney, explained the resolution recommending an amendment to the Unified Development ordinance to change the development standards for minor and major subdivision to four (4) lots.

David Drake made a motion for approval to the amendment to the Unified Development Ordinance to change the Development Standards for Minor to Major Subdivisions. Dan Swafford seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Pamela Samples-yes; Zach Michael-yes; Ryan Skaggs-yes and Pat Wesolowski-yes Motion carried.

Planning Department Updates

Next Meeting will be December 4, 2025

Privilege of the Floor

None

Plan Commission Comments

None

Adjournment

David Drake adjourned the meeting at 6:29 p.m.

David Drake, President

Steve Hale

Pamela Samples

Pat Wesolowski

Dan Swafford, Vice President

Zach Michael

Ryan Skaggs

Mike Burns, Secretary

PLAN COMMISSION
MEETING DATES
2026

January 8, 2026*

February 5, 2026

March 5, 2026

April 9, 2026*

May 7, 2026

June 4, 2026

July 9, 2026*

August 6, 2026

September 3, 2026

October 1, 2026

November 5, 2026

December 3, 2026

*Date adjusted due to holidays



Town of Ellettsville

Department of Planning & Development

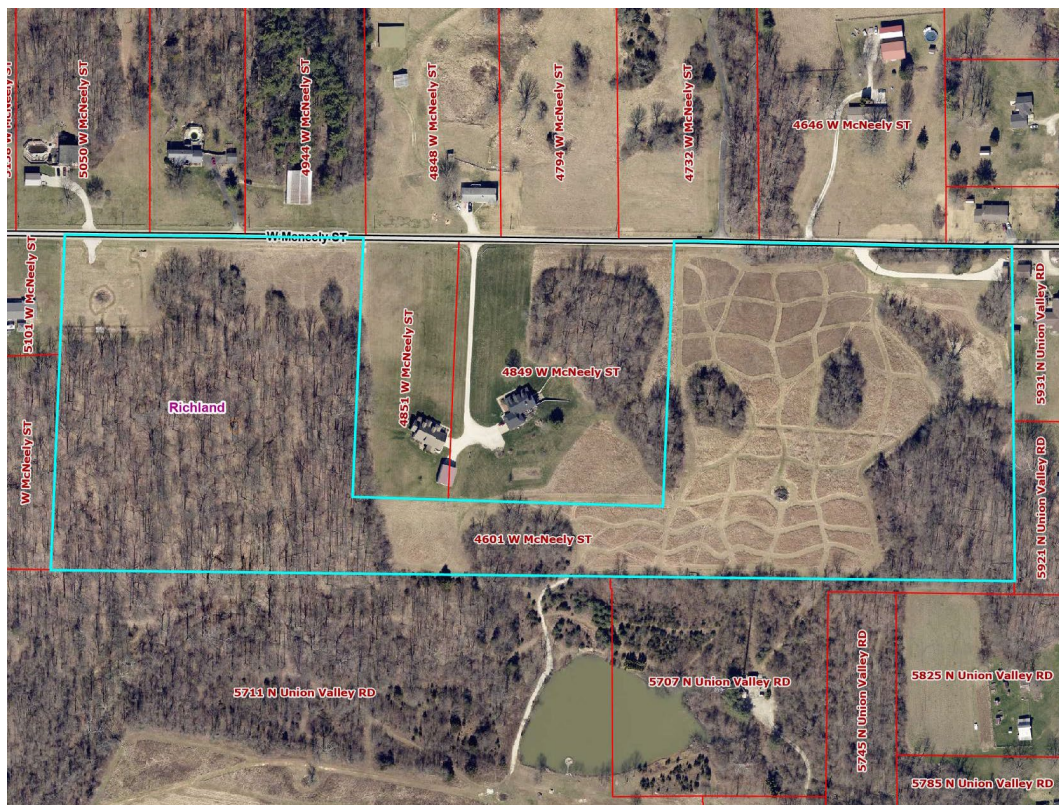
PC 25-31 – Ripley Minor Subdivision

Staff Report

Petition

Case - PC 25-31 – Ripley Minor Subdivision. A request by Mike Ripley, for consideration of primary plat approval of the Ripley Minor Subdivision. The subject property is located at 4601 W. McNeely Street.

Parcel Location



Surrounding Zoning Districts & Uses

	Zoning District	Property Use
North:	Agricultural Residential (AGR); Monroe County	Single Family Residential
South:	Agricultural Residential (AGR); Monroe County Residential 1 (R-1)	Single Family Residential
East:	Agricultural Residential (AGR) & Residential 1 (RES); Monroe County	Single Family Residential
West:	Residential 1 (R-1)	Single Family Residential

Considerations

1. The petitioner is requesting primary plat approval for a total of four (4) lots totaling 24.64 acres.
2. The lots are zoned AG; Agricultural. Minor Subdivisions are permitted in the Agricultural Zoning District.
3. The subdivision is accessed from W. McNeely Street
4. The lots will meet all size and dimensional requirements of the Unified Development Ordinance (UDO).
5. All lots will be on a septic system and will be serviced by Ellettsville water.
6. Lots 1 and 2 will share a common driveway. Purchasers of the lots will be responsible for putting the driveway in according to UDO standards.
7. Pursuant to the UDO, Minor Residential Subdivisions (4 or Fewer Lots), 5.3(C), there are no public rights-of-way, public improvements or utility main extensions are proposed or required. Sidewalks and trails are optional.

Plan Commission Action

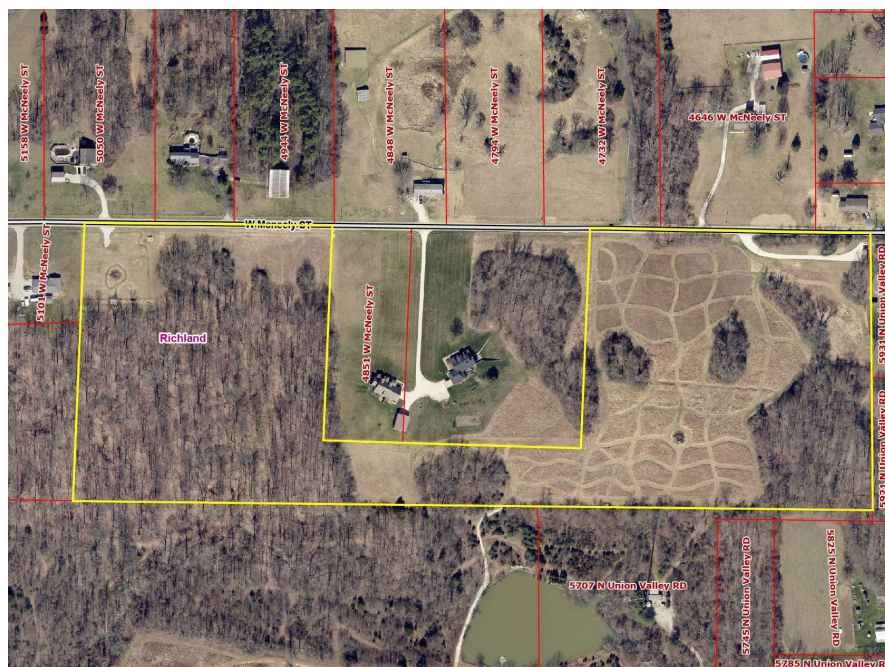
The Plan Commission action on the primary plat can be in the form of approval, approval with conditions, denial or to continue the hearing. The Plan Commission has the final say in these matters.

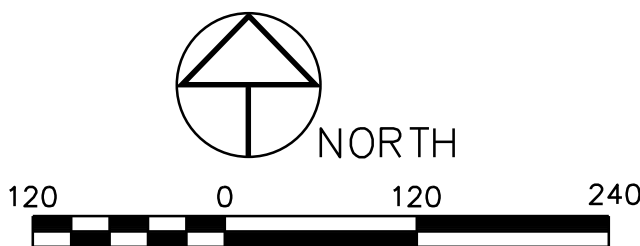
Staff Recommendation

It is of Staff opinion that the proposed primary plat will meet all required zoning and minor subdivision regulations. Therefore, Staff recommends that the Plan Commission approve the primary plat for the Ripley Minor Subdivision.

Submitted by:

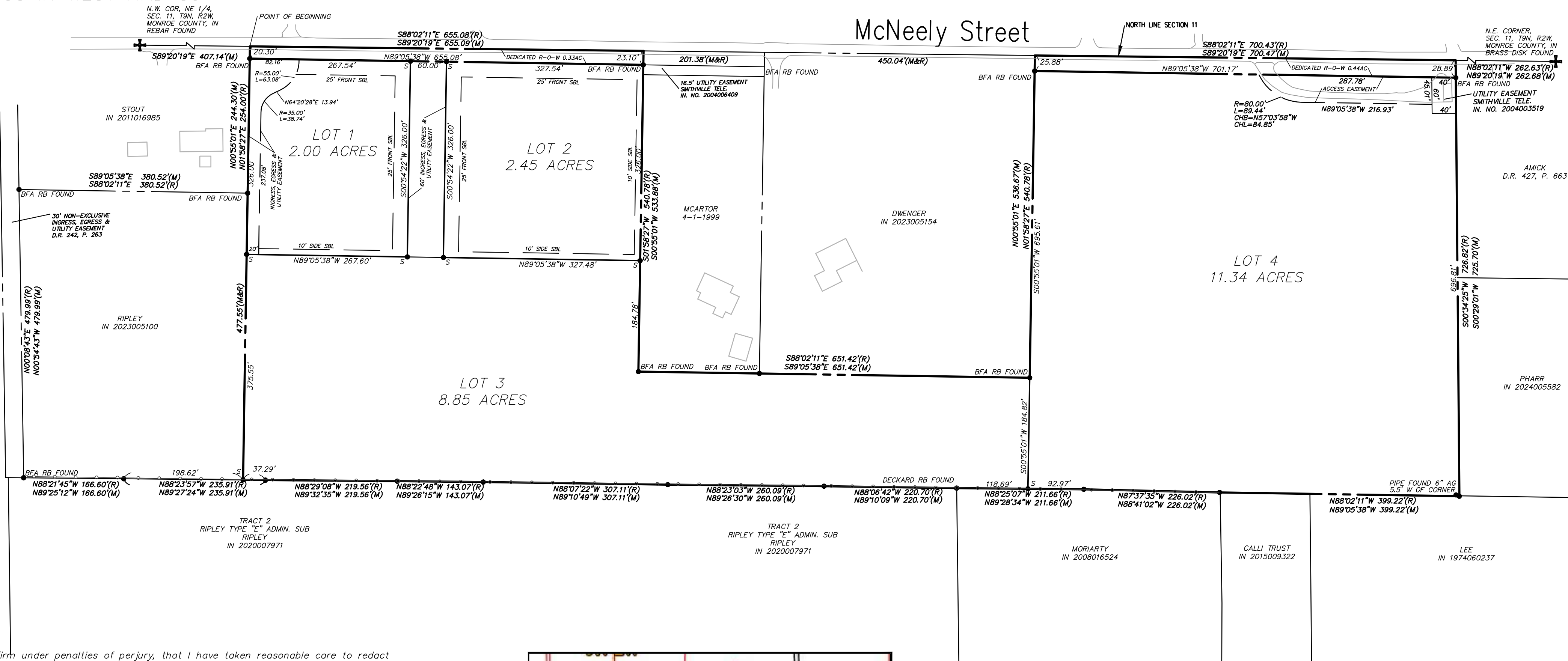
Denise Line
Director, Ellettsville Planning
December 6, 2025





Scale 1" = 120 ft
BASIS OF BEARING
SPCS IN WEST NAD 83

RIPLEY MINOR SUBDIVISION
AN ADDITION TO THE TOWN OF ELLETTSVILLE
PRIMARY PLAT



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.

Charles D. Graham

This instrument prepared by Charles D. Graham

FLOOD NOTE:

According to Flood Insurance Rate Map (FIRM) this real estate is part of
Community-Panel Number: 18105C 0126D, Effective Date: December 17, 2010.
This property is located in Zone X, an area of minimal flood hazard.
Source: FEMA

OWNER/SUBDIVIDER/DEVELOPER
NAME: MICHAEL & MEGAN RIPLEY
ADDRESS: 5701 N UNIONVALLEY ROAD
BLOOMINGTON, INDIANA 47404

DESIGN PROFESSIONALS
NAME: BYNUM FANYO & ASSOCIATES, INC.
ADDRESS: 528 NORTH WALNUT STREET
BLOOMINGTON, INDIANA 47404
TELEPHONE: 812-332-8030

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



PROJECT LOCATION LOCATION MAP

SETBACK TABLE - ZONE AG		
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'

RIPLEY MINOR SUBDIVISION
DATE: 10-9-2025
SHEET 1 OF 2
JOB NO. 5025094

SOURCE: IN 2023005100

A part of the Northeast quarter of Section 11, Township 9 North, Range 2 West, Monroe County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Quarter Section; thence South 88 degrees 02 minutes 11 seconds East along the North line of said Section 418.64 feet to the point of beginning; thence South 88 degrees 02 minutes 11 seconds East along said North line 2006.93 feet; thence leaving said North line South 00 degrees 34 minutes 25 seconds West 725.96 feet; thence North 88 degrees 02 minutes 11 seconds West 399.23 feet; thence the following eight (8) courses along an existing fence line; 1) North 87 degrees 37 minutes 35 seconds West 226.02 feet; 2) North 88 degrees 25 minutes 07 seconds West 211.66 feet; 3) North 88 degrees 06 minutes 42 seconds West 220.70 feet; 4) North 88 degrees 23 minutes 03 seconds West 260.09 feet; 5) North 88 degrees 07 minutes 22 seconds West 307.11 feet; 6) North 88 degrees 22 minutes 48 seconds West 143.07 feet; 7) North 88 degrees 29 minutes 08 seconds West 219.56 feet; 8) North 88 degrees 23 minutes 57 seconds West 37.29 feet; thence North 01 degrees 58 minutes 27 seconds East 731.55 feet to the point of beginning, containing 33.66 acres, more or less.

EXCEPTING THEREFROM: A part of the Northeast quarter of Section 11, Township 9 North, Range 2 West, Monroe County, Indiana more particularly described as follows: Commencing at the Northwest corner of said quarter section; thence South 88 degrees 02 minutes 11 seconds East along the North line of said Section 1245.09 feet to the point of beginning; thence continuing South 88 degrees 02 minutes 11 seconds East along said North line 450.04 feet; thence South 01 degree 58 minutes 27 seconds West 540.78 feet; thence North 88 degrees 02 minutes 11 seconds West 450.04 feet; thence North 01 degree 58 minutes 27 seconds East 540.78 feet to the point of beginning, containing in said exception 5.59 acres, more or less.

FURTHER EXCEPTING THEREFROM: A part of the Northeast quarter of Section 11, Township 9 North, Range 2 West, Monroe County, Indiana, more particularly described as follows: Commencing at the Northwest corner of said quarter Section; thence South 88 degrees 02 minutes 11 seconds East along the North line of said Section 1043.71 feet to the point of beginning; thence continuing South 88 degrees 02 minutes 11 seconds East along said North line 201.38 feet; thence South 01 degree 58 minutes 27 seconds West 540.78 feet; thence North 88 degrees 02 minutes 11 seconds West 201.38 feet; thence North 01 degrees 58 minutes 27 seconds East 540.78 feet to the point of beginning, containing in said exception 2.50 acres, more or less.

Description by Survey

Part of the Northeast quarter of Section 11, Township 9 North: Range 1 West, Monroe County, Indiana, as shown on the plat of survey by C.D. Graham, PS 9500014, dated October 7, 2025, as job number 5025094 for Bynum Fanyo & Associates, Inc., and more particularly described as follows:

Commencing at the northwest corner of the Northeast quarter of said Section; thence on the north line of said quarter South 89 degrees 20 minutes 19 seconds East 407.14 feet to the Point of Beginning;

Thence continuing on said north line South 89 degrees 20 minutes 19 seconds East 655.09 feet; thence leaving said north line South 00 degrees 55 minutes 01 second West 533.88 feet; thence South 89 degrees 05 minutes 38 seconds East 651.42 feet; thence North 00 degrees 55 minutes 01 second East 536.67 feet to said north line; thence on said north line South 89 degrees 20 minutes 19 seconds East 700.47 feet; thence leaving said north line South 00 degrees 29 minutes 01 second West 725.70 feet; thence North 89 degrees 05 minutes 38 seconds West 399.22 feet; thence North 88 degrees 41 minutes 02 seconds West 226.02 feet; thence North 89 degrees 28 minutes 34 seconds West 211.66 feet; thence North 89 degrees 10 minutes 09 seconds West 220.70 feet; thence North 89 degrees 26 minutes 30 seconds West 260.09 feet; thence North 89 degrees 10 minutes 49 seconds West 307.11 feet; thence North 89 degrees 26 minutes 15 seconds West 143.07 feet; thence North 89 degrees 32 minutes 35 seconds West 219.56 feet; thence North 89 degrees 27 minutes 24 seconds West 37.29 feet; thence North 00 degrees 55 minutes 01 second East 721.85 feet to the Point of Beginning, containing within said bounds 25.41 acres, more or less.

RIPLEY MINOR SUBDIVISION
AN ADDITION TO THE TOWN OF ELLETTSVILLE
PRIMARY PLAT

Michael Ryan & Megan J Ripley, 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 Ripley Minor Subdivision. All streets and alleys shown, and not heretofore dedicated, are hereby dedicated to the public.

This subdivision shall consist of 4 lots Lot 1, 2, 3 and 4 of Ripley Minor 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: _____	BY: _____
Michael Ryan Ripley – Signed	Megan J Ripley – Signed
(Owner)	(Owner)

STATE OF INDIANA)
COUNTY OF MONROE)SS:

Before me, the undersigned Notary Public, in and for the said County and State, personally appeared _____, 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 RIPLEY MINOR 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 Unified Developmnet 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
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ACCEPTANCE BY TOWN COUNCIL:

Be it resolved by the Town Council of the Town of Ellettsville, Indiana that the attached plat of RIPLEY MINOR SUBDIVISION is hereby accepted. Adopted by the Town Council of the Town of Ellettsville, Indiana this _____ day of _____, 20_____.

President, Town Council

Clerk – Treasurer

Complying with Indiana Administrative Code (865 IAC1–12–12), The following is the theory of location applied in establishing the lines and corners established in this survey:

- All exterior corners of the subject parcel was found to be monumented by a 'BFA' rebar, except the Southeast corner where there was an iron pipe found and the Southwest corner where a 'BFA' rebar was set this survey.
- The Southwest corner was set by the intersection of the South and West lines as established by the monuments found shown on the plat.
- The new subdivision corners were set on or parallel to existing exterior lines according to client's request.

The following is a professional opinion of the cause and amount uncertainty in the lines and corners of the surveyed parcel because of the following:

- A. Availability and condition of reference monuments.
- All monuments found and shown on the plat fell within 0.13 feet of any adjoining monument and within the limits of the Relative Positional Accuracy cited in section D below.
- B. Occupation or possession lines
- There is an apparent trail across the South line from Ripley parcel as shown on the plat
- C. Clarity or ambiguity of record description and ad–joiners' record descriptions.
- Historic deed ties to the PLLS corner in the Northwest corner of the subject quarter section has differed by 9.70 feet
 - No Title gaps or overlaps with ad–joining parcels noted this survey.
 - There is an application for Classified Forest recorded 07/19/2023 that apparently includes the entire parcel.
- D. Relative Positional Accuracy.
- The Relative positional accuracy of the measurements is 0.13 feet (40mm) +/- 100 ppm, and is consistent with a 'Suburban Survey' as defined by Indiana Code.

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.

CERTIFICATION;

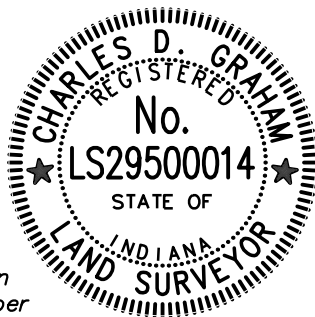
I certify that the survey as shown by the plat was performed wholly under the direction of myself, a registered land surveyor in the State of Indiana, and to the best of my belief and knowledge was executed according to 865 IAC 1–12.

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.



RIPLEY MINOR SUBDIVISION
DATE: 10–9–2025
SHEET 2 OF 2
JOB NO. 5025094