

ELLETTSVILLE PLAN COMMISSION

July 21, 1997

Board members present: Patrick Wesolowski, President, Terry Baker, Donald Ashley, Charlie Merrimon, Sandy Gann, and Diana Evans.

Board members not present: Charles Merrimon and Geraldine McIntyre, secretary:

President Pat Wesolowski called the meeting to order.

DISCUSS ANNEXATION WITH CITY OF BLOOMINGTON:

Pat stated that this meeting is to discuss the annexation with the City of Bloomington. He then called on Mike Cornman, President, Ellettsville Town Council.

Mike Cornman said that according to the Indiana status a 3rd class city or town can not annex within a 3 miles of a 1st or 2nd class city in the same county. That is the case with Bloomington. The 3-mile area as is denoted on the map. I show you the 3 mile radius. This particular radius starts at the point of Acuff and Kinser Pike in the City of Bloomington. Take 3 miles out and this is the line right here (pointing at a map)

Mike said we must get their permission to annex everything east of that line. The other down in this very corner that here comes from a point at the Independent Packing Company at the 300 block on North Curry Pike across from the ABB so that is our area. We have had four meetings with the city of Bloomington. Myself, Geraldine and Rick Coppock along with Scott Donkey, Mike Shea, Don Hastings, City Planner, Plan Service, City Council members and Dan Sherman City Attorney. After much discussion we told them we wanted to annex. In our discussion we originally told them we wanted to go to the 37 by pass. They kind of jumped back and said wait a minute we need to talk about this. We said okay we can. We wanted to go to Smith Pike and that was what we were shooting for.

- Mike talked about phase one. You'll see that talking about Phase I they claim they will give us permission, hopefully after Wednesday nights meeting. This area is the one that includes West Brook Downs, a part of Autumn Hills and Autumn Grove, along with Richland plaza and a bunch of un-improved land that needs to be annexed as well to help square up the town and make it contiguous territory. The biggest one is Jack's Defeat mall and Richland Plaza. We need this for a bigger tax base.

- Phase II is really a strange bit. Why in the world is Phase II out here in part of Autumn Hills? Is it because there are some access roads from Autumn Grove going into the Love property and the City of Bloomington as well as the metropolitan planning organization? I try to make long story short they are the ones who gives everybody federal aid money, which is processed through the City of Bloomington and a little county, but mainly by the City of Bloomington because of their tax base.

They are really concerned about the access control plan or the lack of it on #46. We have all seen this in the county. They could put a entrance to Jack's Defeat and another 100 foot down the road at the Love property another entrance, and now we got uncoordinated there until we can get a access control plan. They don't want us to have free run of annexation in that area. But the ball is in their court. Phase I, they will grant us automatically.

Phase II they said they would grant us if we adopt an access control plan for the entire #46 area that is in Ellettsville jurisdiction. We will work with the county with that, they want to minimize drive cuts.

Ellettsville and also Monroe County wants us to adopt comprehensive plan zoning designation land development regulations for land extending to the eastern edge of Phase II. Mainly they want to keep some tree space along the Highways and also some green space between Ellettsville and Bloomington. Something I think we would all like

to see.

Also within 3 years we are to improve our planning capability by retaining the services of a professional planner for 16 hours per week. Other information they want in the next 3 years, Ellettsville shall gather land use and planning data -----that also collected by the City and County is known as a G.I.S. system, which we should be able to do without any problems. To get more money or any money at all not just for Ellettsville road system but not just this area but the entire Ellettsville area.

If these conditions are met within the next 3 years they will allow us to come back and ask for Phase II of this project, if we do all these things. They believe that a resolution is a rule where our attorney and their attorney can say a resolution can be broken it just a resolution. The City of Bloomington said they believe that a resolution is just the same as an ordinance as far as they are concerned. Mike stated that he and Geraldine don't want that. We want a guarantee approval. Two or more things may change during those years. Such as the GIS system, etc. In a nutshell they will give us Phase I automatically right away. 3 years if we do all the things mentioned in the resolution they will allow is to come back and ask for Phase II.

Mike stated that he doesn't think it will be a problem with the current administration as long as we do these things. After talking with Scott Domkey, Assistant director of Utilities for Bloomington and Rick Coppock who use to work for the City. Rick said that he had never been to a meeting between 2 agencies that has gone as well as these have. You really don't get this kind of cooperation from the City of Bloomington. They really seem to want to help us.

The City of Bloomington's attorney Dan Sherman has asked that the Council and the Plan Commission endorse this plan. This endorsement from the Town Council and the Plan Commission would allow Resolution 97-09 to become an agreement. This is needed before the City Council meeting on Wednesday night.

Pat asked Mike if Phase II includes Cook and Maple Grove area? Mike said no it does not. I have already asked Rick Coppock to put a plan together. He has it almost done for this area. The big problem with this area and I have talked to Mike Spencer, Town Attorney, is Northern Richland Sewer Corporation. We can -----this by virtue of annexation for the depreciation cost of the lines put in during the years 1972-1973.

Pat said he heard that Richland Plaza, owner Jim Ray, is going to oppose this. Who will have to take care of this the Town or the City of Bloomington? Mike said he didn't know.

Mike stated that he talked to Mayor Fernadez, Dan Sherman, and Pam Service, who is the Parliamentarian, they are trying their best to instruct the Council members to give Ellettsville permission and stick with the intent of the law. Do you want Ellettsville to annex or not because of the regionalization issue?

Don't let these people remonstrate against Bloomington, let us deal with it.

Mike said he has talked to someone close to Jim Ray. He said they needed to sit down and talk about this, because you'll get a cheaper water rate and other things, etc. I know the IGA would like to have our Police Department, but they can't unless it is an emergency.

The planner is for 16 hours per week within 3 years. Pat asked are we planning on using some of their people for this. Mike said yes. They have both offered, the County said we could do the whole thing if not we could do the 8-hour thing. The City of Bloomington said we would do the other hours. If not let the County be the planners and let the City be the in-kind service for that. A Long discussion was held on the subject.

Don asked when are we going west? Mike stated that after a conversation he had with 2 guys from the state. He talked to Charlie Pride, State Board of Accounts and he said we could try, but because there is nothing for our tax roll, he thought we needed to have voluntary annexation for this. Also we needed to annex the schools. A brief discussion was held on this matter.

Pat asked if we are assured we can provide all these things we needed to provide in 3 years if annexed into the town? Mike said yes to Phase I no problem. In Phase II we don't see many problems. A discussion was held.

Mike talked about Union Valley Road. He said we would not take both sides of the road, because the MPO federal aids money. The county lost some of the money but when they get it back they will continue on with the second project, which is Curry Pike to come on the next project to Union Valley. If we annex it they will lose it. So we are taking the west side of the road.

Pat asked for other questions or comments. He said if not we would write a letter to Mr. Pizzo, President of City Council of Bloomington.

Letter:

July 21, 1997

Mr. Anthony Pizzo, President
Bloomington City Council
P.O. Box 100
Bloomington, IN 47404

Dear Mr. Pizzo,

The Ellettsville Plan Commission met today in Special Session at 4 p.m. at the Town Hall. The Plan Commission feels that this is in the best interest for the Town. They agree and endorse the Resolution 97-09.

Sincerely
Patrick Wesolowski, President
Ellettsville Planning and Zoning

Pat asked for a motion to send the letter. Terry Baker made the motion. Donald Ashley seconded. Motion passed 5-0.

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It was decided that Mike would hand deliver a copy and they would send a copy registered mail.

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ADJOURNMENT:

Terry Baker made the motion to adjourn. Donald Ashley seconded. Motion passed 5-0.