

April 6, 2000

The Ellettsville, Indiana Plan Commission met in regular session at 7:00 p.m., Thursday, April 6, 2000. Members present were Kevin Farris, President, David Sorokoty, Vice President, David Drake, Secretary, Frank Buczolich, Sandra Hash and Geraldine McIntyre. Mr. Farris called the meeting to order.

MINUTES:

The minutes of the following Plan Commission meetings were reviewed:

September 9, 1999

October 7, 1999

March 2, 2000

March 14, 2000

David Sorokoty moved that the above listed minutes be approved, and Sandra Hash seconded the motion. The motion passed with a vote of 6-0.

NEW BUSINESS:

Rick Coppock of Bynum, Fanyo and Associates requested approval of the Final Plat for Belcher Subdivision Phase III, and the Site Plan for Belcher Subdivision Lots 1, 5, 6. This property is in the 4900 block of Lakeview Drive and allows for expansion of the existing 1st Choice Self Storage business at that location. Farris abstained from the discussion and vote on this petition due to his personal involvement in the property. Sorokoty asked when the landscaping for the completed phase of the business would be put in place, and Farris indicated that he has to wait until the SR46 road construction in front of the business is completed, at which time he will put all of the required landscaping in place.

Sorokoty moved for approval of the Final Plat for Belcher Subdivision Phase III, and the motion was seconded by McIntyre. The motion passed with a vote of 5-0.

Sorokoty moved for approval of the Site Plan for Belcher Subdivision Lots 1, 5, and 6, and the motion was seconded by McIntyre. The motion passed with a vote of 5-0.

Rick Coppock requested approval of Amendment One to Forest View Subdivision Section III, and Amendment One to Forest View Subdivision Section IV. The property is located on Lakeview Drive and is currently the site of duplex style housing with several lots yet to be developed. The developer, Charlie Wright, is requesting that the lots along the southern edge of the property be expanded 20' in depth to allow for a bigger building footprint and a larger back yard. There is currently a 70' wide right-of-way along the south edge of the property, which could access the undeveloped property behind Forest View, and these amendments would narrow the right-of-way to 50' wide. Coppock explained that a 50' right-of-way would still allow for adequate access if a road were ever needed there.

James Smith, who lives at 5388 N. Lakeview Drive, was concerned that more of the vegetative buffer around his property might be disturbed. It was determined that Smith's property is not adjacent to the area to be expanded and these amendments would have no effect on his property.

McIntyre moved for approval of Amendment One to Forest View Subdivision Section III, and the motion was seconded by Sorokoty. The motion passed with a vote of 6-0.

McIntyre moved for approval of Amendment One to Forest View Subdivision Section IV, and the motion was seconded by Drake. The motion passed with a vote of 6-0.

COMMENTS:

Bill Land - Town Planner, provided the Commission with an update on the progress on the East Ellettsville Area Plan. He indicated that most of the research, interviews, and other background work has been completed. His goal is to bring a draft of the plan to the Plan Commission in June for a workshop(s), have public hearings in July, and hopes to have the plan adopted by the Town Council in August.

Kevin Farris appointed the following persons to a committee to draft a Wireless Communications Tower ordinance for the Town:

Bill Land - Town Planner

Rick Coppock - Town Engineer

Jim Davis - Fire Chief

David Drake - Plan Commission

Frank Buczolich - Plan Commission

McIntyre suggested that the Town needs to develop an ordinance requiring that the utility lines be underground for all new subdivisions in the town.

ADJOURNMENT:

McIntyre moved that the meeting be adjourned, and the motion was seconded by Sorokoty. The motion passed with a vote of 6-0.

Kevin Farris, President

David Sorokoty, Vice President

Terry Baker

Frank Buczolich

Sandra Hash

Geraldine McIntyre

David Drake, Secretary