

August 3, 2000

The Ellettsville, Indiana Plan Commission met in regular session at 7:00 p.m., Thursday, August 3, 2000. Members present were Kevin Farris, President; David Sorokoty, Vice President; David Drake, Secretary; Terry Baker, Frank Buczolic, Sandra Hash and Geraldine McIntyre.

Mr. Farris called the meeting to order.

OLD BUSINESS:

Ordinance 00-14 was returned to the Commission as amended by the Town Council. Some of the wording was changed by the Council to make the ordinance a little clearer.

Sorokoty moved that Ordinance 00-14, as amended, be forwarded to the Town Council with a yes recommendation. Baker seconded the motion. The motion passed with a vote of 7-0.

NEW BUSINESS:

Rick Coppock presented a petition to the Commission requesting Preliminary Plat Approval for the Ponton Property on Union Valley Road. The subdivision will consist of 77 lots on 30 acres and have 4 interior road stubs to allow for future connections. Phase 1 will consist of 14 lots.

Several area residents addressed the Commission with concerns about traffic and drainage. Debbie Popp of 5474 Union Valley Road, whose property is to the north of the proposed development, was concerned about overflow drainage onto her property. Gary Hafner of 5161 McNeely Street was concerned about drainage also.

Debbie Delay of 5339 Westfall Court was concerned about the increase in traffic on Union Valley Road, the positioning of the entrance on Union Valley Road, and the fact that there will only be one entrance to the subdivision unless the adjacent property develops and allows for the road stubs to be connected up to other streets.

Coppock stated that the drainage plan meets all the State and Town requirements and will not increase the drainage flow to any of the surrounding property. He further stated that the positioning of the entrance will have to be approved by the County Highway Engineer and will have to be in compliance with safe sight distance regulations.

There was also some further discussion that the street layout would not contain cul-de-sacs that were in violation of the Town Code for being too long, since stubs were provided in various spots to allow for future connections.

Baker made a motion that the Preliminary Plat for the Ponton Property be approved. McIntyre seconded the motion.

The motion passed with a vote of 5-1-1. Sorokoty voted no and Hash abstained.

ADJOURNMENT:

Baker made a motion that the meeting be adjourned, and McIntyre seconded the motion. The motion passed with a vote of 7-0.

Kevin Farris, President

David Sorokoty, Vice President

Terry Baker

Frank Buczolich

Sandra Hash

Geraldine McIntyre

David Drake, Secretary