

July 6, 2000

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

COMMENTS:

Town Planner Bill Land gave an update on the status of the East Ellettsville Area Plan. He reminded the Commission that the Public Hearing on this matter will be July 25 at the Ellettsville Branch of the Monroe County Public Library.

OLD BUSINESS:

Drake gave the Commission an update on the status of the proposed Communications Tower ordinance. A public hearing will be scheduled for the Commission's August meeting.

Farris reported the status of two complaints that the Commission had received:

In regards to the group home operating at 843 Clover Drive, Town Attorney Mike Spencer advises that the home is in compliance with our zoning laws.

In regards to the fence located at 555 Miami Street, apparently some new owners have bought the property, and Jim Davis is going to talk to them about moving the fence. If that is not successful, then Town Attorney Mike Spencer recommends that the Street Department remove the sign and send the bill to the owners of the property.

NEW BUSINESS:

Public Hearing on Ordinance 00-14: An ordinance to amend Chapter 854 of the Ellettsville Town code by adding Section 854-40, Burying of Utilities.

There was quite a bit of discussion about terminology and definitions, and how they would apply to various situations. Darlyne Sowder questioned whether this ordinance would require everyone to bear the cost of burying their current utility lines, and it was pointed out that this ordinance only applied to new subdivisions. Kurt Fletcher had concerns about whether people would be required to spend a lot of money burying large utility lines that just happen to pass through their property if they just wanted to divide off one piece of their property for another house.

After the discussion, Sorokoty moved that the ordinance be forwarded to the Town Council for final approval. The motion was seconded by Baker. The motion passed with a vote of 5-1, with Hash voting no.

Public hearing was held to recommend the zoning of the RBBCSC property which is being proposed for annexation into the town limits.

- Jack Neal asked why the Town would want to annex the property and what the benefit would be to the Town, since the school system doesn't pay taxes anyway. There was some discussion about the fact that since they are Ellettsville schools, that they should be inside the Town limits. It was also pointed out that the old Ellettsville Elementary could be turned into a private use when it is closed down, and would then generate taxes, and we might

as well annex it now while the owner is willing.

- Mentioned also was the fact that annexing the High School, Junior High and new Elementary Schools property would also help with contiguity for later annexations of property surrounding the town.

- Sorokoty made a motion that we recommend to the Town Council that the zoning for these properties be as follows:

- Old Ellettsville Elementary: C-1
- Fire Station and Park Area: R-1
- Junior High School and High School: R-1
- New Elementary School Property on Sycamore Street: R-1

- The motion was seconded by Buczolich.

- The motion passed with a vote of 6-0.

COMMENTS:

- Bob Hawkins commented that the scenery around Town was being detracted by junk, cars on the sidewalks, etc.

- Hash reported that she had received an inquiry about whether multiple business uses were allowed at one business on one site under the Town’s C-3 zoning. Rick Coppock advised that as long as it was zoned business, the person running the business could do as many of the approved uses for that zone as they wanted to.

ADJOURNMENT:

Sorokoty made a motion that the meeting be adjourned. The motion was seconded by Farris. 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