

MINUTES OF THE ELLETTTSVILLE, INDIANA PLAN COMMISSION
October 2, 2003

The Ellettsville, Indiana Plan Commission met in regular session at 7:00 p.m., Thursday, October 2nd, 2003. Members present were Frank Buczolich, President; David Drake, Vice-President; William Evans, Secretary; Geraldine McIntyre and Don Calvert. Mr. Rick Coppock, Town Engineer, was also in attendance at the meeting. Members Sandra Hash and Terry Baker were absent. Frank Buczolich started the meeting by leading everyone with the Pledge of Allegiance.

COMMENTS: None

OLD BUSINESS: None

NEW BUSINESS: Union Valley Farms-Phase 3, Final Plat:

Mr. Rich Coppock, Town Engineer explained to the Planning and Commission the final plat for Union Valley Farms-Phase 3. A motion was made by David Drake to accept the final plat for Union Valley Farms, Phase 3. William Evans seconded, motion carried 5-0.

NEW BUSINESS: Hearing to amend the Zoning Map in regards to property located in a proposed annexation area located in the 4600-5000 blocks of West St. Rd. 46:

David Drake addressed this issue. The hearing was to determine what the zoning would be for this particular area if it were annexed into the town limits of Ellettsville. Mr. Drake explained the zoning as follows.

- (A) All the properties currently zoned limited business and general business would become general commercial or C-3 under the town code. This would be the same for all the properties that are zoned general business.
- (B) The properties that are currently zoned medium density residential by the county would become R-2 or multi family residential.
- (C) All the properties currently zoned low density residential by the county would become R-1 or singly family residential.

Basically this is just a difference in terminology between the county and the town of Ellettsville relative to their definition of the same zoning. There were questions from the audience regarding this matter and the zoning definitions. David Drake made the motion that we recommend to the Town Council that the zoning classifications for the proposed Briargate/Richland Plaza annexation area be as follows.

- (A) All those properties currently zoned limited business and general business by Monroe County will become C-3, General Commercial.
- (B) All those properties currently zoned medium density residential by Monroe County would become R-2, Multi Family Residential.
- (C) All those properties currently zoned low density residential by Monroe County would become R-1, Single Family Residential.

William Evans seconded. Motion carried 5-0.

NEW BUSINESS: Development Plan Review for Chandler Square Apartments on McNeely Street:

Mr. Rick Coppock presented a proposal for the Chandler Square Apartments on McNeely Street. There were questions about the development and the PUD that was included in the original proposal. David Drake made the motion for approval of the Development Plan for Chandler Square Apartments with the condition that the developer is responsible for demonstrating to the satisfaction of the town that the drainage area in the south east corner of the property functions to drain the area as designed. William Evans seconded. Motion carried 5-0.

Non Agenda Items:

Rick Coppock spoke to the Planning and Zoning Commission briefly about zoning clarifications on the property that the business commonly known as Bullock Garages sits on.

MINUTES:

A motion was made by Geraldine McIntyre to approve the minutes of the Sept. 4th Planning and Zoning meeting. David Drake seconded. Motion carried 5-0.

ADJOURNMENT:

- A motion was made by David Drake to adjourn the Oct. 02, 2003 meeting. Geraldine McIntyre seconded. Motion carried 5-0. The meeting was adjourned at 7:57 P.M.

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Frank Buczolich
President

David Drake
Vice President

Geraldine McIntyre

Terry Baker

Don Calvert

Sandra Hash

William Evans
Secretary