

December 2, 2004

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, December 2, 2004 at the Town Hall. Frank Buczolich called the meeting to order at 7:00 PM with the Pledge of Allegiance.

Roll Call: Frank Buczolich, President; Ed Bitner, Vice-President; William Evans; Sandra Hash, Secretary and Frank Nierzwicki, PZA were present. Don Calvert, Lisa Creech and Terry Baker were absent.

Approval of the minutes for November 4th, 2004

William Evans made a motion to approve the minutes of the regular meeting of November 4th, 2004. Ed Bitner seconded. Motion carried.

New Business

Request for Preliminary and Final Plat approval of 2 lot subdivision for Staggs 17.98 acres on Union Valley Road property (Case Number: 2004-PFPlat-001)

Rick Coppock explained lot 1 which is a 2.98 acre track will remain the same with the existing house on it and currently accessed from Union Valley Road. Lot 2 which is fifteen acres will be developed in the future similar to the Union Valley Farms subdivision and can be accessed from Union Valley Farms. There are no public improvements.

Frank Nierzwicki prepared a staff report which details the various issues involved with this particular subdivision and gave a recommendation for approval.

Public Comments:

Laura Housel said Union Valley Road is already too busy and asked if they planned to widen the road to accommodate this additional traffic. She asked where the property lies. She also asked if the developer could or would be willing to put up a fence or if she actually installed a fence if the developer would pay half of the cost for installing it. She doesn't want kids from the subdivision trespassing on her property because she could have a liability if someone got hurt.

Frank Nierzwicki plans to review the traffic situation in town and try to prepare a thoroughfare plan as well as assess the roads that need improvements and extended.

Rick Coppock pointed out this subdivision's location and described how the subdivision is proposed to look. He answered on larger tracks of land the he believes the fence law would still pertain, but this development would not be large tracks of land. Therefore if she wanted a fence it would be her responsibility. He added "No Trespassing" signs should keep people out for the liability issues.

William Evans suggested she should consult with her insurance agent on liability situations.

Frank Buczolich asked for a motion. William Evans entertained a motion that the Preliminary and Final Plat approval of 2 lot subdivision for Staggs 17.98 acres on Union Valley Road property be accepted. Ed Bitner seconded. Frank Buczolich asked for a roll call vote. Frank Buczolich – yes, Ed Bitner – yes, William Evans – yes and Sandra Hash – yes. Motion carried.

Request for Preliminary Plat approval on 55 lot subdivision for Robinson 23.35 acres on Ratliff Road property (Case Number: 2004-PPlat-002)

Rick Coppock pointed out the subdivision on the map and explained this would come off of Deer Run and connect to Ratliff Road. The First Church of God would like to have natural gas and Vectren won't bring gas up from the one side because there aren't enough residents, but they are willing to bring gas down the other way. The Town already

has a 4" water line in the area and a 6" water line could be run to Ratliff Road which would give fire protection for residents in the area, the Zion Nazarene Church and the First Church of God. There are some bigger lots because of the sink holes in the area since those areas can't be built on. The sewer will go to the lift station at the Zion Nazarene Church.

Sandra Hash asked if this area was down hill from Greenbrier Knolls and Deer Run Subdivisions.

Rick Coppock said it comes up and goes down. He showed the detention ponds in the area.

Ed Bitner asked when and by who was the sewer lines were put in.

Rick Coppock said the lift station by the Zion Nazarene Church was put in with the church but the church paid the Town to put it in. He also explained where Robinson has put in sewer.

Frank Nierzwicki prepared a staff report with a recommendation for approval. He added he will be working with the developer closely on the retention area when the development phase begins.

Frank Buczolich asked for a motion. William Evans made a motion to approve the Preliminary Plat for the 55 lot subdivision for Robinson 23.35 acres on Ratliff Road property. Motion failed for lack of a second.

Ed Bitner said he has a problem with the drainage issue and would like to review the site first and try to prevent any drainage problems before they occur.

William Evans made a motion to table this item until the next meeting. Ed Bitner seconded. Frank Buczolich asked for a roll call vote. Frank Buczolich – yes, Ed Bitner – yes, William Evans – yes and Sandra Hash – yes. Motion carried.

Request for Preliminary Amendment approval on 2 lot subdivision for Ratliff Road subdivision (Case Number: 2004-PFPlat-003)

Rick Coppock explained the Robinson's would like to move the driveway up eighty feet to the north.

Ed Bitner mentioned someone from the public at the last meeting was concerned about drainage from the parking lot and wanted to make sure the drainage issues were addressed.

Rick Coppock showed how the water uses the same drainage plans as the County because the requirements are stricter. The retention pond that will be built will help this drainage issue.

Frank Nierzwicki prepared a staff report with a recommendation for approval.

Ed Bitner made a motion to table this until the next meeting. This way he can visit the site with Rick Coppock or Frank Nierzwicki. William Evans seconded. Frank Buczolich asked for a roll call vote. Frank Buczolich asked for a roll call vote. Frank Buczolich – yes, Ed Bitner – yes, William Evans – yes and Sandra Hash – yes. Motion carried.

Adjournment

Frank Buczolich asked for a motion to adjourn. Ed Bitner made a motion to adjourn. William Evans seconded. Motion carried. Meeting adjourned at 7:45 PM.