

July 13, 2006

The Ellettsville, Indiana Plan Commission met in regular session on Thursday, July 13, 2006, in the Fire Department Training and Conference Room located at 5080 West State Road 46. Frank Buczolich called the meeting to order at 7:00 p.m. leading the Pledge of Allegiance.

Roll Call: Members present were Frank Buczolich, President; Don Calvert and William Evans. Sandra Hash, Secretary and Frank Nierzwicki, Director of Planning Services were also present. Ed Bitner, Vice President; Terry Baker, Dennis Williamson and Rick Coppock were absent.

Approval of the Minutes

William Evans made a motion to approve the minutes of the June 1, 2006 meeting. Don Calvert seconded. Motion carried.

Old Business

Parking Zones – Enforcement Issues – Discussion

Frank Nierzwicki, Director of Planning Services followed up on the possible “on street parking zones”. He held a meeting with the Town Marshal and Fire Chief June 12th to discuss minimum acceptable street width for on street parking. They agreed the minimum acceptable width from a public safety perspective is 28 feet. This distance would be measured from curb face or edge of pavement to curb face or edge of pavement. Following the meeting, the Street Superintendent agreed to the 28 feet as the minimum acceptable street width for on street parking. Laura and Frank measured Town streets and found two over 28 feet on 3rd or 4th street. The subdivisions they measured in were Kelli Heights, Arrowhead and Old Ellettsville area were all under 28 feet. Parking on the street in Ellettsville may not be feasible. He will have a full report and recommendation at the August meeting.

Speed Issue Meadowlands

Frank Nierzwicki announced there will be a Public Meeting July 18, 2006 in the Fire Department Conference Room at 7:00 p.m. He will report to the Plan Commission with the findings of this meeting. He will continue doing research on this issue.

New Business

Revision of Ellettsville Planning Fees (Filing)

Frank Nierzwicki reviewed the Ellettsville Planning fees. The fees are low compared to Monroe County and the rest of the State. The amount of time put into the work and the fees collected are out of balance. Sandra said the fee schedule was originally set up to meet Bynum Fanyo’s fees since we pay them. This has not been updated in several years. The current fees are not meeting Bynum Fanyo or Frank Nierzwicki cost. Frank Nierzwicki pointed out when the Code was revised in 2003 the charges per lot for Preliminary and Final Plat was deleted. Frank Nierzwicki went over the Fee Schedule:

	Monroe County	Ellettsville	Change
• Rezone to PUD	\$200/\$10 per acre	\$200	No Change
• Development Plan	\$200/\$10 per dwelling	\$100	\$150/\$10 dwelling
• Preliminary Plat	\$200/\$30 per lot	\$175	\$175/\$25 per lot
• Final Plat	\$200/\$10 per lot	\$ 75	\$125/\$10 per lot
• Grading	\$100 to \$200		\$100 per acre
Variances			
• Conditional	\$200	\$100	\$150
• Use	\$400	\$100	\$300

Frank Nierzwicki explained the difference between “Conditional” and “Use”. Conditional is temporary and was not a rezone; it is conditional type of variance. Use is a permanent full change; an example was when the Double’s built a garage in the setback, it became a use variance. We do not have many Variances. There were discussions about the different fees and clarification of some of the fees. Sandra asked about the charges from the Preliminary Plats through the Final Plats. Frank Nierzwicki explained they would be charged \$125 for each phase and \$10 for each lot. Sandra requested this portion of the Code be clear when it is written. William Evans asked if there was a way to reimburse developers with amended plats. Frank Nierzwicki said he will look into how this could be done. Sandra said she has given refunds in the past and Frank Nierzwicki said credits can also be given.

Sandra Hash made a motion to proceed with preparing a Code Amendment to increase the fees as presented by Frank Nierzwicki. Don Calvert seconded. Motion carried.

Edgewood Village Update

Jeffrey Fish purchased the unsold lots at Edgewood Village on May 22, 2006. Prior to purchasing the property he was aware of the challenges attached to the long-delayed project. He has received positive comments from the neighbors. He hired Doug Shirley Fencing to construct the fencing and they hope to have it completed before the end of July. He presented some photos showing the fence posts installed. It was decided to move the fence to the north of the utility easement line and transfer ownership of the utility easement to the Reeves Road landowners. The main issues he would like the Plan Commission to know is he is looking at the multi-family phase on the northeast corner. He has signed a contract with Bledsoe & Tapp to complete a topographic survey to determine the best use of the high density portion. Mr. Fish is working with Area 10 on the three lots they own. He has treated his property and the west detention pond owned by Area 10 for mosquitoes. He has made a proposal to Area 10 to take on the responsibility for the three lots between the apartments and Mr. Dunn’s condos. His engineers have informed him it will cost \$5,000 to reengineer the retention field. The final cost after being cleaned up will be \$30,000 - \$40,000 to fix the three lots. The Area 10 Board believes the lots are an asset to them and would like to look into it more. Frank Nierzwicki asked what the average price of a lot was and Jeff said \$20,000. Part of his proposal was the dual use of the two lots containing the west detention pond as a dog park. He has decided to dedicate lots 8 & 9 as a public park. Frank Nierzwicki has consulted with the Ellettsville Parks and Recreation to determine the best way to handle this dedication. Regardless of who has it, it will remain public and open to everyone. One of the neighbors has volunteered to keep it nice. Don Calvert asked about liability. There was a developer in the past with the same idea and children came in causing trouble and problems. The developer ended up building a home with a fence. Mr. Fish would be happy to maintain it but would ask the Town to use their General Liability policies for all the public spaces. This is an issue that will have to be brought to Mike Spencer. Mr. Fish will activate the Neighborhood Homeowner Association. The people who buy houses from him will have to join. They will invite everyone else to join. His plan is put \$500 into the association for every home that is sold to start the fund and then collect \$30 - \$35 every month for trash, mowing and snow removal. After a while there should be money to pay for the liability insurance of the parks. He hopes to bring the Final Plat for the northeast corner by the September meeting. Mr. Fish thanked Frank Nierzwicki for all his help from the purchasing of the property all the way through every step. He thanked the neighbors who have been invaluable in providing information and giving guidance. He thanked People’s State Bank with the financing of the property.

Adjournment

Don Calvert made a motion for the meeting to be adjourned. William Evans seconded. Motion carried. Meeting adjourned 7:34 p.m. Frank Nierzwicki announced the next meeting will be August 3, 2006.