

July 7, 2005

The Ellettsville, Indiana Planning Commission met Thursday, July 7, 2005, in the Fire Department Training and Conference Room located at 5080 West State Road 46. There was no quorum and no official actions taken.

Members Present: Terry Baker, Frank Nierzwicki; Director of Planning Services and Sandra Hash, Secretary were present.

New Business

Final Plat - Litten Estates Phase I

Bernie Guerrettaz of Bledsoe Tapp and Riggert, discussed the procedures for final plat with the members present. In 2004 changes were made to allow the Director of Planning Services to review and sign the final plat rather than an additional review from the Plan Commission. It is then forwarded to the Town Council for their signatures. Bernie explained Litten Estates would have houses and lots in the \$180,000 range. There are 40 to 45 lots. The final plat will go before the Council on July 25, 2005. Phase I will have 24 lots and Phase II will have 25 lots. Rod Figg of Century 21 is working to sell the homes.

Julie Speaker, Ellettsville resident, has concerns about the 4’ x 18’ soft sided pools. The state has regulations on hard sided pools but not the soft sided. The state does not require fencing. There are no statistics on type of pool drownings occur in (in ground, hard side, soft side). Consumer Reports.org stresses how dangerous pools are and should be fenced in. The manufacturer (IN-TEK) recommends collapsing soft sided pools daily, but they come with filtration systems. This removes them from liability if the directions aren’t followed. It is cost prohibitive for the owner to empty the pools daily. In the Meadowlands, on Clover Drive, there is a soft sided pool without a fence. She went on to explain the way they are constructed, they are inverted and once a child gets in, they can’t get out and are trapped. She is requesting some type of regulation for pools. The U.S. Center for Disease Control and Prevention states you are 14 times more likely to drown than be killed in a car, but car seats are required. She suggested the Commission ask local police and fire departments for local pool related accident statistics. There are four “near drowning accidents” for each fatal drowning.

Frank explained Monroe County does pool inspections for a fee, but not on soft sided pools. Julie requested the same rules be applied to the soft sided pools that are currently used on hard sided pools and in ground pools.

Bernie asked would the density be considered and what other dangers are there such as lawn mowers, streams and ponds should they all be regulated. Currently 23 ½ to 24” is usually the minimum height of a pool before a fence is required.

Frank stated he will look into the State regulations.

Frank also stated the need for a thoroughfare plan for the town of Ellettsville.

Meeting adjourned at approximately 8:15 pm.