

March 1, 2007

The Ellettsville, Indiana Plan Commission met in regular session on Thursday, March 1, 2007, in the Fire Department Training and Conference Room located at 5080 West State Road 46. Sandra Hash called the meeting to order at 7:05 p.m. leading the Pledge of Allegiance.

Roll Call: Members present were Frank Buczulich, President (arrived late), Terry Baker, Dianna Bastin, Don Calvert and Dan Swafford. Sandra Hash, Secretary and Frank Nierzwicki, Director of Planning Services were also present. Ed Bitner was absent.

Approval of the Minutes

Terry Baker made a motion to approve the minutes of the February 8, 2007 meeting. Don Calvert seconded. Motion carried.

New Business

Request for a two-lot Subdivision (Wever Property Depot Road)

Frank Nierzwicki presented a proposal from petitioner, Roy Wever, to subdivide one parcel, 009-27660-03, into two parcels. The parcel in question is approximately 3.85 acres in size and the petitioner is requesting one parcel to be 3.35 acres and the remaining to be half an acre. The smaller of the two proposed parcels would meet the Town's minimum lot size requirement, is served by a private drive and would not require any Town improvements. The smaller parcel currently has a house on it and would not require water or sewer connections. The Planning Staff has worked with the Town Engineer concerning the petitioner's proposal and does not object to the petitioner's request.

Frank Buczulich arrived and Frank Nierzwicki went over the request. Sandra explained the petitioner is splitting a parcel for one of his children. Frank Nierzwicki reiterated this request is for one parcel being split in to two parcels. When there is a new parcel, it is given a new number for tax purposes.

Sandra Hash made a motion to approve the request for a two-lot Subdivision on the Wever Property Depot Road. Dianna Bastin seconded. Roll call vote: Frank Buczulich – yes; Terry Baker – yes; Dianna Bastin – yes; Don Calvert – yes; Dan Swafford – yes; Sandra Hash – yes. Motion carried.

Stoneview Residential Community PUD Amendment (McNeely Street)

Frank Nierzwicki explained this property is located on McNeely Street next to the water tower. The petitioner is requesting a PUD amendment to his proposed development, Stoneview Residential Community. This parcel was originally approved by the Ellettsville Plan Commission as a PUD under the name Chandler Place in January of 1995 with 88 apartment units (68 two bedroom and 20 one bedroom). The parcel is approximately nine acres giving the unit density of 9.78 per acre. The Stoneview Residential Community is requesting 56 three bedroom condominiums giving the proposed development a density of 6.22 per acre. The petitioner is also proposing buffering between the proposed condominiums along McNeely and Kelli Heights Subdivision. The buffering along McNeely would include raised mounds and the buffering along Kelli Heights would include trees and native vegetation. The Planning Department met with Town Supervisors to consider the Stoneview Development. The Fire, Police and Utilities Department along with the Town Engineer did not have a problem with the proposed development. There were some concerns answered regarding this development:

- The access road to the condominiums would be private and maintained by the developerment's Home Owners Association
- A study would be conducted for traffic coming in and out of the proposed development at the McNeely intersection
- The petitioner would construct a sidewalk along the whole length of his property
- The new proposal should help decrease the current drainage problem in the area

The Planning Department does not have an objection to the petitioner's request and approves the development. Rick

Coppock, Bynum Fanyo went on to discuss a few points:

- Clarified, after the final layout; this community will have 58 units.
- The Trip Generation Study from the Institute of Traffic Engineers compared traffic trips with the 58 Apartment Units, 88 Apartments Units and 56 Duplex Units
- Outlined the drainage; the revisions showed the retention pond will have water quality treatment and drain to the west. The drainage from the roads and units will go to the retention pond. The new Stormwater Quality Rules will have the “first flash” held back and absorbed into the ground or filtered out. He pointed out other drainage flows on the map
- Each unit will have a garage; additional parking will be provided on the south end
- The Fire Chief verified there is ample space for fire truck turnaround
- The adjacent property owners have been notified by certified mail
- There will be ample parking for all units with at least three parking spaces per unit.

There was discussion about how far east and west traffic can be seen.

William Evans expressed his concerns with the existing pond. Sandra explained some of the past problems with the drainage. This is a natural drain/sinkhole area between Chandler Drive, Langley Drive and Robin Drive that needs to be kept clear of debris. There was discussion about keeping the drains clean, adding another drain and homes that had water in their yards. The proposed retention pond will be a couple of feet deeper. The Homeowner’s Association will be responsible for the upkeep of this area. It was pointed out on the map and clarified the size of the pipes, where the water will drain to and where the retention ponds are released.

Ted Robertson asked when a developer develops land; how do they know the demand? Who is that up to? Frank Nierzwicki said it is not the Town’s determination but there is a market driven by surveys and watching trends. He clarified these are condominiums selling for around \$90,000.

Tom Forester, the developer of Stoneview went over the design, floor plans and exterior of these units.

Dianna Bastin made a motion we accept Stoneview Residential Community PUD as amended. Terry Baker seconded. Roll call vote: Frank Buczolic – yes; Terry Baker – yes; Dianna Bastin – yes; Don Calvert – yes; Dan Swafford – yes; Sandra Hash – yes. Motion carried.

Ellettsville Thoroughfare Plan Update

Frank Nierzwicki explained the Planning Department will be working to update the Thoroughfare Plan. This work element has been considered for quite some time and was added to the Bloomington Area MPO (Metropolitan Planning Organization) work program last June. Work completed on the Thoroughfare Plan is eligible for 80% reimbursement up to \$2,500. The Thoroughfare Plan update will look at area street and road networks to see if current designations are correct. He will also consider new street locations and cross section for each street classification (secondary, primary). The idea, with the Thoroughfare Plan, is to have a set cross section for different types of new streets. This is important for new developments and Ellettsville’s connectivity. He will be forming a work group to include Plan Commission, developers and citizens for input on the process. The tentative plan is to have public input during the Plan Commission meeting in April and then hold a public hearing at the May meeting. The Town Council will consider a final Thoroughfare Plan during the month of May. He went over the Ellettsville Thoroughfare Plan Update Tentative Schedule for the spring. He would like this finished before the end of June when the funding from the MPO runs out.

Frank Nierzwicki explained MPOs are urbanized areas with over 50,000 in population including adjacent neighborhoods. Terry Baker suggested starting to plan for the I-69 impact. Frank Nierzwicki said Ellettsville needs to keep all their options open. He gave an example of North Park. There will be traffic congestion in that area. Ellettsville people should be given another option for traveling to Indianapolis. Another example of what should be in the Thoroughfare Plan is a connection to Sycamore Drive for the School Corporation. Frank Nierzwicki would like some Plan Commission members involved in the work group. He wants to meet with all Department Supervisors at the same time so they will all be “on the same page”. Frank Nierzwicki pointed out, on the tentative schedule for the Thoroughfare Plan Update, any information brought up at the Town Supervisor meeting and work groups will be submitted as a draft to the Plan Commission in April. Dianna Bastin would like to be a part of the Road Study Committee since she is the Street Department Liaison.

Special Plan Commission Meeting, Redevelopment Issues

Frank Nierzwicki read the memo on Redevelopment Update. The Redevelopment Commission is considering

designating a portion of the Town as a Redevelopment Area. This designation could happen as early as March 8, 2007 according to the Redevelopment Commission's work schedule. He explained once an area is designated for redevelopment, the Plan Commission would review, under Indiana Code, the area to see if it will fit into the concepts of the Comprehensive Plan and if the zoning is consistent with future use. The Plan Commission has the ability to suggest revisions to the area and also change zoning in the in the proposed area. He has been working with his intern to collect parcels for Redevelopment. They have 144 parcels and will not have to contact everyone for the designation. For areas with proposed zoning change, a notice will be given before a public hearing. If an area is rezoned, then all current uses are "grandfathered in" as long as they conduct the same operation at the same location. He has to get the Redevelopment Commission to commit to the proposed Redevelopment Area and will keep everyone up to date, via e-mail, on what is going on.

Sandra added if there are existing residential areas in this TIF District, the taxes they currently pay will still come to Town. She clarified the residential homes are not going to help with the TIF but they will be included in case of redevelopment. Frank Nierzwicki explained this will give people options if they own a home in that area. The area will change and improve in some ways. People will have the benefit of living in an area being redeveloped or they can sell their home. Their property may be of more value. Sandra's concern is the Town will have to provide services to these areas without any of the money going to the tax base to pay for these services. Frank Nierzwicki said the idea is to look at more open spaces. There was continued discussion about whom and what will benefit from TIF District money. The TIF District helps the tax base and will help the community attract other types of development. Dan Swafford asked about the advantages, benefits or incentives to a developer who wants to build in the TIF District. Frank Nierzwicki explained a TIF would help developers who are going to develop. It would help them with the infrastructure. He is only going after projects that the Town actually needs or requires. The area between the one way pairs is vacant, depressed and under used. Cleaning up the area and putting in a trail system will give a better appearance for the whole Town. A developer would be more willing to come into an area with an overall plan. Sandra again asked will this TIF District take income the Town would be receiving for essential services and diverting it for redevelopment in the hopes that we will draw more development that will in turn benefit the essential services. Frank Nierzwicki said Redevelopment is an overall plan; if there is no plan there may be some uses we may not want to keep in the area. If the Town does nothing we may have semi use areas that would not be conducive to bringing in shops, Bed and Breakfast or those types of businesses. There was discussion about TIF Districts, water canals and sales tax from the state.

Adjournment

Terry Baker made a motion for the meeting to be adjourned. Dianna Bastin seconded. Motion carried. Meeting adjourned 8:21 p.m.