

## May 5, 2005

The Ellettsville, Indiana Planning Commission met in regular session on Thursday, May 5, 2005, in the Fire Department Training and Conference Room located at 5080 West State Road 46. Frank Buczolich called the meeting to order at 7:05 pm. The meeting opened with the Pledge of Allegiance.

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

### Approval of the Minutes for April 7, 2005

William Evans made a motion to approve the minutes of the April 7, 2005 meeting. Terry Baker seconded. Motion carried.

### Old Business

#### **Request for a rezone, from residential to commercial, for lots 79 and 80 located on the southwest corner of Main and Matthews Streets.**

**Dr. Bob Burkett**, Sell 4 Free Real Estate, represented the petitioner, David Baugh, owner of the property. The petitioner is requesting a zoning change for lots 70 and 80 Sharps Second Addition from R-1 to C-3.

**Frank Nierzwicki** explained this issue was discussed at the April meeting and recapped the C-3 zoning would be compatible with the area. The lots can be accessed by both Matthews and Main Streets. There is a portion at the back of the lots in the flood zone and the parking would be reviewed when developed. He recommends rezoning the property.

**Ed Bitner** clarified the location and size of the property. He also asked if it could still be used for a residence with a C-3 zone. Frank replied yes it could still be used as residential.

**Ed Bitner** made a motion to rezone from residential to commercial lots 70 and 80 located on the southwest corner of Main and Matthews Streets. He added to C-3. Terry Baker seconded. The motion carried with a unanimous roll call vote.

#### **Request for approval of the final plat on the Autumn Ridge Subdivision, Phase II**

No one represented Autumn Ridge Subdivision at the meeting. Frank Nierzwicki confirmed he discussed the final plat with Rick Coppock, the town engineer, and they both agreed the plat meets the standards of the Ellettsville Town Code. The preliminary plat approval was given by the Plan Commission before Frank worked for the town so he could not comment on those proceedings. There was a problem with the contractors accessing the property on Harvest Lane instead of the gravel construction entrance on State Road 46. Frank met with the developer and the problem has been corrected. Autumn Ridge is a condominium community.

**William Evans** made a motion to approve the final plat for the Autumn Ridge Subdivision, Phase II. Terry Baker seconded. Ed Bitner abstained from voting since he was not on the Plan Commission during the preliminary approval and had not visited the development. The motion carried with the four remaining members voting in favor of approval by roll call vote.

#### **Request to amend section 3 of Title 150 of the Ellettsville Town Code concerning fees to be collected for Town building permits**

**Frank Nierzwicki** recapped the changes in the building permit process. In December the Town Council signed an agreement with the Monroe County Commissions to turn the Ellettsville building inspections over to the Monroe County Building Department. This allowed the Fire Chief, Battalion Chief and Captain to concentrate on their Fire Department responsibilities. Monroe County Building Department has a full time staff of professional building inspectors. The Monroe County permit fee is 12 cents per square foot with a minimum of \$125.00. Ellettsville has phased in the fees schedule. In January there was no additional fee. In March we started the \$25 planning review fee. Now we are proposing a per square foot fee. Frank provided a chart comparing the revenue projections for 2, 3, 4, 5, 6 and 7 cents per square foot fee. The City of Bloomington currently charges 6 cents per square foot. They needed to maintain \$80,000 revenue for their Planning Department and Monroe County determined the 6 cents would provide the needed revenue.

The fee was debated. **Ed Bitner** was concerned we would discourage growth and create an extra burden on the citizens of Ellettsville. He suggested maintaining the \$25 review fee for remodeling and room additions without a square foot fee. Frank assured Ed the pennies per square foot would not stop the growth in Ellettsville.

**Sandra Hash** explained this was a user fee and helped with the financing of the Planning Department. There is a need to create revenue to relieve the tax burden. Hopefully this would generate enough revenue to provide site inspections to verify the developer properly maintained land elevations to direct storm water run off to retention basins as presented on the preliminary and final plat plans.

**Terry Baker** agreed it would be a good idea to have a site inspection with all the drainage problems Ellettsville has seen in the past. He added Ellettsville is getting a more professional job with full time inspectors. He commended the Fire Department for the good job they have done with the building inspections, but this move gave the Fire Department more time to do their fire duties.

**Ed Bitner** reiterated he would agree with the square foot fee on new construction but not on remodeling.

**Sandra Hash** moved to add 5 cents per square foot to the current \$25 plan review fee for the building permits issued in the Town of Ellettsville. Terry Baker seconded. The motion carried 4 to 1 in a roll call vote. Ed Bitner opposed the motion.

### **Request to amend Sections 152.20-152.27 and add Section 152.228 concerning Parking, Loading and Driveways**

**Frank Nierzwicki** presented the following proposed changes:

**Section 152.220** *by adding the following definitions:*

**Driveway** – *means an area of property designed to provide access between a street and a building or a parking area.*

**Parking Areas** – *means a gravel or paved surface to accommodate and or store motorized vehicles. Parking areas are not allowed between the residential structure and the street. Parking areas can only be located on existing single-family and two-family properties.*

**Section 152.224** *Location of Parking Spaces (a) Street Setbacks*

*(1) Single-Family District and Two-Family Districts. Parking for single-family residential uses shall be limited to an approved parking area or driveway. Single driveways shall not exceed the width of an attached garage facing the street or twenty-four feet in width, at the street, where there is no attached garage facing the street.*

**Section 152.226 (A) Construction** *adding the word **existing** before the phrase starting with single-family*

**Frank Nierzwicki** explained the changes. The members discussed the changes.

Sandra asked if Section 152.220 (6) Accessory off-street parking areas required in this section shall be utilized solely for

the parking of passenger automobiles or light trucks of less than one ton capacity is enough to prevent semi parking in residential areas. Frank replied he did not want to get into that issue with this ordinance change. In the last meeting he had discussed weight restrictions to control semis in neighborhoods. He discussed this with the supervisors and weight restrictions could restrict fire trucks and snow plows from entering neighborhoods. Therefore it would not be in the Town best interest to reduce weight limits.

Frank reluctantly agreed 1552.220 (6) could be referenced if a complaint was received on semis in residential driveways

**Ed Bitner** moved to amend the code with Ordinance 05-11 an ordinance to amend sections 152.220 – 152.227 and adding section 152.228 of the Ellettsville Town Code concerning Parking, Loading and Driveways. Terry Baker seconded. The motion carried with a unanimous roll call vote.

**Ed Bitner** moved to adjourn the meeting. Terry Baker seconded. Meeting adjourned at 8:07 pm.