

November 4, 2004

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, November 4, 2004 at the Town Hall. Sandra Hash, Secretary called the meeting to order at 7:00 PM and asked for a motion to have one of the members conduct the meeting.

William Evans made a motion to have Lisa Creech conduct the meeting. Don Calvert seconded. Motion carried. Sandra Hash turned the meeting over to Lisa.

Lisa Creech asked William Evans to lead in the Pledge of Allegiance.

Roll Call: Don Calvert, Lisa Creech, Sandra Hash, William Evans and Frank Nierzwicki, PZA were present. Ed Bitner arrived at 7:10 PM. Frank Buczolic and Terry Baker were absent.

Approval of the minutes for October 7th, 2004

William Evans made a motion to approve the minutes of the meeting of October 7th, 2004. Don Calvert seconded. Motion carried.

Old Business – None

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New Business

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Request to subdivide 30 acres +/- from larger parcel located in the 4800 block of Love Lane otherwise known as the Mary George subdivision.

Rod Figg of Century 21 spoke representing the property owner Mary George. He explained they are selling off a 30 acre parcel on the north end of the property.

Alvin Campbell lives on Lakeview Drive. The legal description he received from Century 21 doesn't show the driveway easements on the survey. He asked where the driveways are located and if any roads would be coming off of Lakeview or Forestview Drive because the traffic is already bad.

Frank Nierzwicki said the access points they currently have to the entire property are Love Lane which is off of State Rd. 46 and through Valley Estates off of Union Valley Road. They are not planning on any roads coming off of Lakeview or Forestview Drive.

Alvin Campbell said his property is adjacent to this property and he's concerned about additional water run off and drainage when this property is developed. He already has a problem with excess water run off from both this hill and his neighbors when there's a lot of rain.

Rod Figg interjected that as of right now the owner is not planning to change or develop anything, they are just subdividing the parcel so it can be sold to a gentleman. He said this is not a site plan. He added if there would be any plans in the future to develop this area that Mr. Campbell would be notified in writing and then he could express his concerns at the Plan Commission meeting.

William Evans made a motion to subdivide 30 acres +/- from larger parcel located in 4800 block of Love Lane otherwise known as the Mary George subdivision. Don Calvert seconded. Motion carried with Ed Bitner abstaining due to the fact he was not here for the majority of the discussion.

Privilege of the Floor - None

Frank Nierzwicki said he's had inquiries about scrolling signs for businesses. He said the Town Code states that flashing and blinking signs are not allowed but it does not specify about scrolling signs. The Town's sign ordinance needs to be addressed because someone has approached him with a proposed scrolling sign.

Don Calvert reminded the Commission he's mentioned a few times about the lighting situation at the new Phillips 66 gas and convenience store. He would like someone in authority to look into this situation.

Lisa Creech said she saw Police Officer Sanders recently and he said communications were good with them and she told him if there was an issue to come before the Commission.

Frank Nierzwicki said he would check into the situation and have information before the next meeting.

Adjournment

Lisa Creech asked for a motion to adjourn. William Evans made a motion to adjourn the meeting. Ed Bitner seconded. Motion carried. Meeting adjourned at approximately 7:20 PM.