

**December 2, 2010**

The Ellettsville, Indiana Plan Commission met in regular session on Thursday, December 2, 2010 in the Fire Department Training and Conference Room located at 5080 West State Road 46. Dan Swafford called the meeting to order at 6:10 p.m. Phillip Smith led the Pledge of Allegiance.

**Roll Call:** Members present were: Dan Swafford, President; Phillip Rogers, Phillip Smith and Sandra Hash, Secretary. Ron Wayt, Don Calvert and Clayton Sullivan were absent. Connie Griffin, Planning Director, and Rick Coppock were also present.

#### **Approval of the Minutes – November 4, 2010**

Dan Swafford entertained a motion for approval of the November 4, 2010 minutes. Phillip Smith so moved. Phillip Rogers seconded. Motion carried.

#### **Old Business**

**Smithville Development Review, 7640 W. S.R. 46, Ellettsville: Proposed use of a ten acre parcel for a warehouse, office building, truck garage, truck shed, trailer shed, equipment storage yard, driveways and parking lots. Petitioners: Smithville Telephone, Will Harris Builders and Kevin Potter.**

**Connie Griffin** introduced the Smithville project located at 7640 W. S.R. 46 in Ellettsville. The property was recently rezoned from Agricultural 1 to Industrial 1 to facilitate the proposed land use of the site. This is a ten acre site for a warehouse, office building, truck garage, truck shed, trailer shed, equipment storage yard, driveways and parking lots. The Planning Department, Rick Coppock, other supervisors, Town Council members and Plan Commission members have met with the civil engineering and architectural firms to review the Smithville project and development plans. The project is anticipated to be completed in the fall of 2011 and will be conducted in different phases. The Ellettsville Comprehensive Plan has been reviewed and the project is compliant with the community goals for development. Rick Coppock's letter dated November 29, 2010, verified that the construction plan elements are adequately represented to complete the plan review for the construction, stormwater and pollution prevention plan. The landscape plans have been updated.

**Kevin Potter, Civil Engineer**, is representing Smithville Telephone Company on this project. Dan Swafford stated one of the concerns is the parking situation and asked if it had been rectified. Connie Griffin asked Dan Swafford if he was referring to pavement versus gravel. Dan Swafford stated that was correct. Connie Griffin advised with the project being completed in different phases, Smithville will take care of those aspects at the appropriate time. The other concerns were adequate water, sewage and adequate fire protection and Dan Swafford asked if those issues had been addressed. Kevin Potter responded Smithville met with Ellettsville Utilities and Rick Coppock and there has been an agreement wherein they're going to extend a 12" water main further west along State Road 46 in front of the project. Then, Ellettsville Utilities will run an 8" water main back to the building so they will be tied into the Ellettsville water system and there will be adequate flow for the sprinkler system which is required for the building. As for the sewage system, they have obtained approval from the Indiana State Board of Health to do a septic system but there is a sanitary force main along State Road 46 so they have decided to install a grinder pump system and pump into the force main the Town owns rather than a septic system. Connie Griffin stated there is a good vegetative buffer with it possibly being a mixed use area in the future as required the Town Code. Dan Swafford asked

Rick Coppock if he had an opportunity to review the plans. Rick Coppock advised everything is fine with the project. Phillip Smith asked if there have been any major changes since the last time the plans were reviewed. Kevin Potter advised there were not any major changes other than water supply, sewer connection and the landscape plan. Dan Swafford asked when Smithville thinks they will break ground on the project. Kevin Potter responded, if the weather permits, they will get started within the next thirty days. Dan Swafford asked if there was a concern with Indiana Department of Transportation ("INDOT") on a turn lane. Kevin Potter stated they have submitted the project twice to INDOT and they did have some changes which have been made. They are now waiting on a final review from INDOT which should be by the next Plan Commission meeting. Smithville is proposing to cut a hill down on the north side, to the west of the drive, so they can have adequate sight distance to the west.

**Russ Ryle** asked what the final surface of the parking area will be when the phases are completed in 2011. Kevin Potter advised the surface will either be black top or concrete. Smithville has stated they will put in concrete where they have a lot of truck traffic so it will hold up better. Mr. Ryle asked if the access road will remain gravel or get a hard surface. Mr. Potter responded it will be an asphalt surface.

Phillip Smith made a motion to accept the Smithville Development Review, 7460 W. S.R. 46, Ellettsville, for the proposed use of a ten acre parcel for a warehouse, office building, truck garage, truck shed, trailer shed, equipment storage yard, driveways and parking lots. Phillip Rogers seconded. Roll Call vote: Dan Swafford – yes; Phillip Rogers – yes; Phillip Smith - yes; Sandra Hash – yes. Motion carried 4-0.

**Clifton Bell, 703 W. Temperance Street, Ellettsville: Zoning use in a residential area. Petitioner Clifton Bell and Connie Griffin, Director of Planning.**

**Connie Griffin** – Clifton Bell has until December 9, 2010, for the abatement and final inspection date. There may be a request for an extension due to winter weather. The inspection on November 10, 2010, showed three vehicles were removed from the site since the October 12, 2010 inspection. The battery being stored outside has been removed. Tall grass and weeds were still observed in the back yard along with some tires and a little bit of trash and debris.

**Clifton Bell** stated he wants to go along 100% with the Plan Commission and do what is right. Mr. Bell requested an extension and patience. He complemented the Plan Commission on doing a good job. Dan Swafford asked if Mr. Bell needed a thirty day extension. Mr. Bell stated there is three months of bad weather. Dan Swafford suggested a 60 day extension and another extension could be requested if there is inclement weather. Dan Swafford told Mr. Bell he could contact Connie Griffin in the Planning Office if he has any questions. Mr. Bell reiterated Connie Griffin and the Plan Commission do a great job. Dan Swafford told Mr. Bell a letter will be sent to him confirming their agreement.

Dan Swafford made a motion to extend the abatement and final inspection date for Clifton Bell's code violations for sixty days. Phillip Rogers seconded. Roll Call vote: Dan Swafford – yes; Phillip Rogers – yes; Phillip Smith - yes; Sandra Hash – yes. Motion carried 4-0.

**Planning Department Updates**

**2011 Plan Commission Schedule**

**Connie Griffin** – The Plan Commission schedule was based on the first Thursday of the month and provided to the Plan Commission for their review. Ms. Griffin asked the Plan Commission members if they had any concerns with the schedule.

Dan Swafford entertained a motion. Phillip Smith made a motion to approve the 2011 Plan Commission schedule. Phillip Rogers seconded. The motion passed unanimously with a voice vote.

### **2011 Revised Plan Commission Legislative Procedure Review/Update**

**Connie Griffin** explained she started with the original Legislative Procedures of the Planning Department and then reviewed the Monroe County Plan Commission Legislative Procedures in preparation for drafting the proposed changes. Ms. Griffin provided the members of the Plan Commission with a draft of the Plan Commission Legislative Procedures and reviewed the same. Additional corrections and suggestions were discussed by the Plan Commission. The Plan Commission Legislative Procedures will be approved at the meeting on January 6, 2011. Dan Swafford asked Frank Nierzwicki if he would like to comment on members of the Plan Commission leaving the meeting room when they have a conflict.

**Frank Nierzwicki** said he agreed with Connie about the members leaving the raised area when they have a conflict. Most areas do have members go to the back of the room if not out of the room when they have a conflict. This is due to the power or influence for being in the room. It is not uncommon to leave the room as it is a standard planning practice.

**Russ Ryle** discussed final plat approval and his concerns that it may or may not be presented to the Plan Commission. Mr. Ryle would like for adjacent property owners to know when a final plat is ready for approval so they can voice their concerns.

### **Adjournment**

Dan Swafford entertained a motion to adjourn. Phillip Smith made the motion to adjourn. Phillip Rogers seconded. Dan Swafford adjourned the meeting at 6:58 p.m. The next meeting will be January 6, 2011, at 6:00 p.m.

---

Dan Swafford, President

---

Ron Wayt, Vice President

---

Sandra Hash, Secretary

---

Don Calvert

---

Phillip Smith

---

Phillip Rogers

---

Clayton Sullivan