

February 4, 2016

The Ellettsville, Indiana Plan Commission met in regular session on Thursday, February 4, 2016, in the Fire Department Training and Conference Room located at 5080 West State Road 46. Terry Baker called the meeting to order at 6:00 p.m. Don Calvert led the Pledge of Allegiance.

Roll Call: Members present were: Terry Baker, President; Russ Ryle, Vice President; Don Calvert, Brian Mobley, Pat Wesolowski and Sandra Hash. Kevin Farris was absent. Kevin Tolloty, Planning Director; Rick Coppock, Bynum Fanyo and Associates, Town Engineer, and Darla Brown, Town Attorney, were also present.

Approval of the Minutes

Terry Baker entertained a motion for approval of the minutes for the regular meeting on December 3, 2015. Don Calvert so moved. Brian Mobley seconded. Motion carried.

New Business

Petition for Final Plat Amendment for Hidden Meadow, Phase I, 4774 and 4762 W. Hidden Meadow Drive; Petitioner: Bynum Fanyo and Associates, on behalf of Henry's Fork, LLC; Case No. PC 2016-02

Kevin Tolloty, Planning Director, explained this is a final plat amendment to even out two undeveloped lots. Ms. Hash asked if the area was reserved for a retention area in the original plat. Mr. Tolloty answered no, the retention area is farther to the east.

Daniel Butler, Bynum Fanyo and Associates, explained the area behind the lots is for a utility easement. It is being extended with a utility easement to the north. Mr. Mobley asked what percentage of the addition is completed. Mr. Tolloty answered there have been nine building permits for Phase I. Mr. Mobley asked how many lots there are. Mr. Emery answered 16 lots excluding the duplex lots. Mr. Ryle asked if Lots 15A and 16A back up to already constructed residential property on the north. Mr. Tolloty replied yes. Mr. Ryle asked if there are any significant drainage or slope issues. Mr. Butler answered they do not believe there are any issues with it.

Terry Baker entertained a motion to approve the final plat amendment for Hidden Meadow, Phase I. Pat Wesolowski made a motion to approve the plat amendment for Hidden Meadow, Phase I, 4774 and 4762, for approval for Bynum Fanyo and Associates, on behalf of Henry's Fork, LLC, Case No. PC 2016-02. Don Calvert seconded. Roll Call Vote: Terry Baker – yes; Russ Ryle – yes; Don Calvert – yes; Pat Wesolowski – yes; Brian Mobley – yes; and Sandra Hash - yes. Motion carried 6-0.

Petition for Subdivision of Hidden Meadow, Phase II, N. Thornhill Place and W. Hidden Meadow Drive (244.69 Acres); Petitioner: Bynum Fanyo and Associates, on behalf of Henry's Fork, LLC; Case No. 2016-03

Kevin Tolloty, Planning Director, explained this is the portion of Hidden Meadow to the east of Phase I. They are seeking preliminary plat approval for 11 new lots. Some of the infrastructure is in place.

Pat Wesolowski asked how many additional lots there are compared to the preliminary plat by the previous developer. Mr. Tolloty answered it will add 11 lots to the existing plat. Mr. Wesolowski asked how it relates to the old lots. Mr. Tolloty replied they were originally designed for two family homes and the current lots will be for single family homes so they are larger. Mr. Ryle asked how many duplexes were going to be put on this ground.

Steve Emery, member of Henry's Fork, LLC, recalls there were 46 duplex units in the original plat and four were built. They're re-platting so instead of 42 lots they will have 27 single family lots. They intend to continue to the east which consists of approximately 15 acres. It was originally a 30 acre parcel and they are platting approximately half of it. The remainder will result in 34 to 35 lots. Mr. Wesolowski asked how many lots are on this plat. Mr. Emery answered 11 lots. The infrastructure is almost built except for the sidewalks and pavement. Mr. Ryle is concerned with the landlocked nature of the totality of the piece of ground. There is limited access to the lots except through another residential neighborhood. Is there a way to get a secondary arterial road to the property? He is concerned about traffic flow. Mr. Emery explained originally there were going to be 46 duplexes and 18 to 20 single family lots. This would have resulted in approximately 65 dwelling units but they will still end up with the same number of units because they're adding 30 lots. They don't own any land adjacent or accessible to Hidden Meadow. Over time, as land gets developed, it will eventually lead to State Road 46. They cannot connect to another arterial because they don't own any land that abuts it. There will be two entrances, both in and out, of Union Valley Farms. Mr. Baker asked if all streets meet the Town Code. Mr. Emery answered yes. Mr. Ryle asked the width of the roads. Mr. Butler answered they're 24 feet. Mr. Ryle asked if there will be on street parking. Mr. Butler replied they didn't allow for it. Mr. Emery added the homes being built all have two car garages and with the setback there is room for two more cars off street. Mr. Wesolowski asked if there will be sidewalks on both sides. Mr. Emery answered yes. There is a detention basin at the west end and there will not be any sidewalks around it. It is all being done per code. Mr. Ryle asked if the new lots will drain to the west. Mr. Butler explained the infrastructure, including drainage, is in place for the proposed lots and it flows to the west toward the detention basin. The new highpoint of the road developed in the new section will be after what is already built and will drain to the east.

Russ Ryle asked if Town supervisors looked at the plat. Mr. Tolloty answered it has been sent to them and Rick Coppock has looked at it.

Terry Baker entertained a motion for the petition for subdivision of Hidden Meadow, Phase II, N. Thornhill Place and W. Hidden Meadow Drive, Case No. 2016-03. Sandra Hash made a motion to the Petition for Subdivision of Hidden Meadow, Phase II, N. Thornhill Place and W. Hidden Meadow Drive, Case No. PC 2016-03. Pat Wesolowski seconded. Roll Call Vote: Terry Baker – yes; Russ Ryle – yes; Don Calvert – yes; Brian Mobley – yes; Pat Wesolowski – yes; and Sandra Hash - yes. Motion carried 6-0.

Petition for Voluntary Annexation, 6151 N. Matthews Drive (14 Acres); Petitioner: Marion Jacobs, on behalf of Richland Senior Citizens Housing, Inc.; Case No: PC 2016-01

Kevin Tolloty, Planning Director, explained this is a 100% voluntary annexation of the Richland Senior Housing property on Matthews Drive. It is 62% contiguous to Town borders. The property is currently undeveloped. Staff recommends a favorable

recommendation to Town Council with a proposed zoning of R-3 which is multi-family and is how the current senior housing is zoned. Mr. Calvert asked if there is an old stone quarry on the property.

Marion Jacobs, President of Richland Senior Housing, Inc., answered no, there is not a quarry there. Bybee Stone stacked stone encroaching on their property. Mr. Wesolowski asked if there is any more land connected to the property that would be buildable in the future. Mr. Tolloty outlined the surrounding property on a map. Mr. Wesolowski asked if the Town would sell some of its property to the senior citizens. Ms. Hash explained this was discussed when the Town purchased the property. The senior citizens originally thought they would purchase some of the property but decided not to do so. Mr. Jacobs has had preliminary discussions about running a trail through the property.

Terry Baker entertained a motion for the voluntary annexation of 6151 N. Matthew Drive, 14 acres, Case No. PC 2016-01 with recommended R-3. Russ Ryle so moved. Pat Wesolowski seconded. Roll Call Vote: Terry Baker – yes; Russ Ryle – yes; Don Calvert – yes; Brian Mobley – yes; Pat Wesolowski – yes; and Sandra Hash - yes. Motion carried 6-0.

Planning Department Updates

Kevin Tolloty, Planning Director, is working on updating legislative procedures. The Planning Department is running out of signs and will need to order more. A sample of the proposed sign was presented and he requested permission to order the same. After a discussion the consensus was to approve the sign.

Russ Ryle asked how the survey is coming. Mr. Tolloty answered Denise Line is almost done organizing the comments. The essay portion has been difficult.

Plan Commission Comments

Brian Mobley asked if the Town still goes through Monroe County for building permits. Mr. Tolloty answered yes. He would like to bring it all in-house and plan this for next year. Mr. Tolloty agreed.

Adjournment

Terry Baker entertained a motion to adjourn. Pat Wesolowski made a motion to adjourn. Don Calvert seconded. Terry Baker adjourned the meeting at 6:39 p.m.

Terry Baker, President

Russ Ryle, Vice President

Sandra C. Hash, Secretary

Don Calvert

Pat Wesolowski

Brian Mobley

Kevin Farris