

## **June 6, 2013**

The Ellettsville, Indiana Plan Commission met in regular session on Thursday, June 6, 2013, 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; Dan Swafford, Don Calvert and Sandra Hash. Phillip Smith and Phillip Rogers were absent. Connie Griffin, Director of Planning, Rick Coppock, Bynum Fanyo & Associates, Town Engineer, and Darla Brown, Town Attorney, were also present.

**Sandra Hash** asked if Phillip Rogers should be removed from the Plan Commission because he is working a part-time job and is unable to attend the meetings. After a discussion and pursuant to the Rules of Procedure, it was decided to remove him from the Plan Commission. Dan Swafford announced if anyone is interested in serving on the Plan Commission to contact Connie Griffin, Director of Planning, at (812) 876-8008.

### **Approval of the Minutes –March 7, 2013 and April 4, 2013**

Terry Baker entertained a motion for approval of the minutes for the regular meeting on March 7, 2013. Don Calvert so moved. Dan Swafford seconded. Motion carried.

Terry Baker entertained a motion for approval of the minutes for the regular meeting April 4, 2013. Russ Ryle so moved. Dan Swafford seconded. Motion carried.

### **New Business**

**Robert Payton** is interested in starting a distilled spirits plant in Ellettsville and wanted to introduce himself. This area has grown over the last 10 to 15 years with small distilleries popping up all over the United States. There are three craft producers of distilled spirits in Indiana. He is interested in looking at restricted and unrestricted uses under §152.567 of the Ellettsville Town Code. Brewing and distilling go hand in hand. He is trying to find a local location and wants to know if the board will look at this favorably. He doesn't have a specific property in mind but is looking for a small production facility. Microbreweries are part of the unrestricted use and to add a distillery would make sense. Indiana law recently changed which says all breweries can become distillers as well.

### **Greenbrier Meadows Plat Amendment – Rick Coppock, Bynum Fanyo Associates**

**Rick Coppock, Bynum Fanyo Associates**, represents the petitioner, Robinson Development. They are requesting final plat approval for Lot 97. The petitioner has a person who wants to build a house on the lot. The petitioner switched from another lot to Lot 97 due to mobility concerns. This is a flat lot. The house will have an end loading garage which requires a bigger lot. This is a one lot subdivision on Deer Run Drive.

**Sandra Hash** asked if it is close to Ratliff Road. Mr. Coppock answered it's a little distance from the road. Ms. Hash asked if they've started to build on the cul-de-sac. Mr. Coppock replied the curbs have been built and the stone base is down but they haven't finished any lots. Water was put in years ago and serves a church so it would have fire protection. The sewer is in for Lot 97. Dan Swafford asked if the public amenities for that area have been completed or are bonds in place. Mr. Coppock answered there are bonds in place. There will be 155 feet of roadway, sidewalks and pavement that will have to be bonded. Russ Ryle asked what will happen with the remainder of Lot 98. Mr. Coppock responded it will either be made larger or the roadway may move a little bit. Mr. Ryle asked what is planned directly east at the rear of proposed Lot 97. Mr. Coppock replied it is all bare ground. It will probably have larger lots because there are some sink holes. Some lots will probably be more than one or two acres. Mr. Ryle asked if there are any additional drainage issues on Lot 97 or adjacent properties. Mr. Coppock answered no. Don Calvert asked if the road to the north is under construction. Mr.

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Coppock replied part of it is not completed and is gravel. Mr. Calvert stated it was approved for a road. Are you planning on moving the road? Mr. Coppock replied they've talked about moving one piece of it because of taking some land from another lot. Mr. Ryle asked how much land will be left in Lot 98 and is it viable for a structure with setbacks. Mr. Coppock replied it will be a small lot and will still be one-quarter of an acre lot.

Sandra Hash made a motion to approve Greenbrier Meadows Plat Amendment for Lot 97 final plat. Russ Ryle seconded. Roll Call Vote: Terry Baker – yes; Russ Ryle – yes; Don Calvert – yes; Dan Swafford - yes and Sandra Hash - yes. Motion carried 5-0.

## **Old Business**

### **Rules of Procedure Area Plan Commission Town of Ellettsville, Indiana, Amendment to January 6, 2011 Resolution**

**Connie Griffin, Director of Planning**, explained the documents have been uploaded to the website. On page 3, a purpose and authority statement and definitions were added. The purpose and authority states, *“The Town of Ellettsville Planning Commission has set forth rules of procedure to ensure consistent and fair treatment of applicants and interested persons, orderly and efficient public proceedings, and compliance with state and federal law. These rules shall also ensure that no member of the Commission will gain a personal or financial advantage from his or her work for the Commission, so that public trust in the municipal government will be preserved. These rules of procedure are adopted pursuant to Chapter 4 of [Indiana Code] §36-7-4 Planning and Zoning.”*

Other changes are as follows: Section 3.2, *“Contacting Plan Commission members regarding pending Petition prohibited”* was deleted. On page 12, §3.1(C) was deleted because the purpose and authority statement sums it up nicely. Page 3 defines simple statement for Conflict of Interest and Ex-Parte Communication.

Ms. Griffin requested a motion for approval of the Rules of Procedure.

**Sandra Hash** stated this is a living document. It will be changed many times. The changes have been positive. She sees no harm in accepting it now. If someone sees something that needs changed, they can make note of it and it can be discussed at the appropriate time.

**Russ Ryle** thanked Ms. Griffin for considering the changes from the original document. Ninety-nine percent of his concerns were alleviated. Good work.

Terry Baker entertained a motion to approve the Rules of Procedure of the Area Plan Commission Town of Ellettsville, Indiana, Amendment to January 6, 2011 Resolution. Sandra Hash made a motion to approve the Rules of Procedure of the Area Plan Commission Town of Ellettsville, Indiana, Amendment to January 6, 2011 Resolution. Don Calvert seconded. Roll Call Vote: Terry Baker – yes; Russ Ryle – yes; Don Calvert – yes; Dan Swafford - yes and Sandra Hash - yes. Motion carried 5-0.

## **Planning Department Updates**

**Connie Griffin** displayed and explained the website at [www.ellettsvilleplanning.org](http://www.ellettsvilleplanning.org). Ms. Hash is glad to see the zoning map on the website. There have been conversations about following the zonings and how it is reported to the county and the GIS. However, because the Town has its own Plan Commission, it is solely responsible for the zoning and zoning map. There is no reporting to Monroe County Recorder. The property is assessed as it is used.

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## **Privilege of the Floor**

### **Adjournment**

Terry Baker entertained a motion to adjourn. Don Calvert made a motion to adjourn. Russ Ryle seconded. Motion carried. Terry Baker adjourned the meeting at 6:35 p.m.

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Terry Baker, President

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Russ Ryle, Vice President

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Sandra Hash, Secretary

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Don Calvert

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Phillip Rogers

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Phillip Smith

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Dan Swafford