

## **April 12, 2012**

The Ellettsville, Indiana Plan Commission met in special session on Thursday, April 12, 2012, in the Fire Department Training and Conference Room located at 5080 West State Road 46. Dan Swafford called the meeting to order at 7:18 p.m. Phillip Smith led the Pledge of Allegiance.

**Roll Call:** Members present were: Dan Swafford, President; Terry Baker, Vice President; Phillip Smith, Russ Ryle and Sandra Hash, Secretary. Don Calvert and Phillip Rogers were absent. Connie Griffin, Director of Planning, and Rick Coppock, Bynum Fanyo, Town Engineer, were also present.

### **Chapel Hill Wilderness Final Plat**

**Connie Griffin, Director of Planning** – This is the final plat for a proposal on a 244.69 acre parcel that was subdivided down to a ten acre area. This was rezoned from an agricultural to an industrial zone. This was prepared for trucking, trailer storage, warehouses and office buildings. They have an INDOT approved passing blister that was installed. A variance was granted for a drive to go into the area. Kevin Potter, a representative of the Smithville Group is present to answer any questions.

**Phillip Smith** – Asked Kevin Potter if the project is completely finished. Kevin Potter replied everything is finished that they had initially planned on doing. They don't have the pavement in but were granted an extension on getting it done in the future. The building is occupied and everything has been done that they had agreed to do.

**Sandra Hash** – There is a large mound of dirt and a piece of large equipment the last time she went by the site. Is it going to be moved out eventually? Mr. Potter responded he thinks it's extra top soil they don't need and he's uncertain what the plan is for it.

**Dan Swafford** – Asked if the final plat was already approved.

**Rick Coppock, Bynum Fanyo** – Since there is a quorum they should approve the final plat so there is no doubt. He believes it was approved at a previous meeting but is uncertain of the date. Mr. Swafford asked if there were any concerns and confirmed everything had been taken care of. Mr. Coppock replied it was a ten acre piece out of a 244 acre parcel and their development plan took care of any other issues they had. They had drainage, detention and water quality issues but have received their INDOT permit so everything has been taken care of in the development plan.

Dan Swafford entertained a motion to approve the Smithville final plat. Sandra Hash made a motion to approve the Smithville Final Plat for Lots 1 and 2. Terry Baker seconded. Roll Call Vote: Dan Swafford – yes; Terry Baker – yes; Phillip Smith – yes; Russ Ryle - yes and Sandra Hash - yes. Motion carried 5-0.

### **Stoneview Townhome Development Section 5, Lots 55 – 62, for Final Plat Approval**

Dan Swafford entertained a motion to approve the Stoneview Townhome final plat. Sandra Hash made a motion to approve Stoneview final plat on Lots 55 - 62. Russ Ryle seconded.

**Dan Swafford** – When he went on site Wednesday, April 11, 2012, the stop sign was put in and they were putting sod down. They have a bond for sidewalk in front of the development that is adjacent to McNeely Street. Other than that it looked great. There is one other section to build and the foundation is in. It really looks nice and he was impressed with it.

**Phillip Smith** – Asked Connie Griffin if there were any problems. Ms. Griffin replied no, they have received all of the documents, the stop sign has been put in, all final plat copies have been submitted, all fees have been paid and they have attained a bond for the sidewalks in the amount of \$5,000.

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**Dan Swafford** – Asked Rick Coppock if he had a chance to talk to the developer about the temporary sign. Mr. Coppock responded he has not and will talk to him when he comes in to pick up the plat. He looked at it when they talked about it and there is a little bit of a visibility issue. Ms. Hash asked if that was the stop sign or street sign.

Mr. Coppock replied it is a marketing sign. Mr. Swafford explained it's not their permanent sign and it was put up when they first started clearing the land.

**Sandra Hash** – asked about trees. Mr. Coppock stated when they talked to the developer on the evening of Tuesday, April 10, 2012; he said he had ordered approximately 50 trees along the pond area in the back and along the South side by Kelli Heights. They will plant them as soon as they can get them from the nursery. His intention is to plant the trees so they provide some screening between the townhome units and the Kelli Heights neighborhood. Mr. Swafford stated it was his understanding it would probably be a couple of weeks before the guy would be there to plant the trees. There are to be some trees planted in the extra lot. Mr. Coppock commented they will be planted between the pond and behind units 55 through 62. In the original plan approval, they talked about screening between this project and Kelli Heights. There are some existing trees in that area that have been preserved. Ms. Hash asked if the last parking lot is for visitor parking. Mr. Coppock replied that is correct. Ms. Hash noted the neighbor's fence backs up to the water retention area and he said they really have mosquito problems. Perhaps Mr. Forrester could spray or do something else to help with the mosquitoes this year. Mr. Swafford commented perhaps this is something the homeowners' association could look into.

Roll Call Vote: Dan Swafford – yes; Terry Baker – yes; Phillip Smith– yes; Russ Ryle - yes and Sandra Hash - yes. Motion carried 5-0.

## Adjournment

Terry Baker made a motion to adjourn. Russ Ryle seconded. Dan Swafford adjourned the meeting at 7:30 p.m.

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Dan Swafford, President

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Terry Baker, 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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Russ Ryle