

**April 6, 2017**

The Ellettsville, Indiana Plan Commission met in regular session on Thursday, April 6, 2017, in the Town Hall located at 1050 W. Guy McCown Drive. 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; David Drake, Vice President; Don Calvert; Pat Wesolowski; Brian Miller and Sandra Hash. Kevin Farris was absent. Kevin Tolloty, Planning Director, Rick Coppock, Bynum Fanyo & Associates, 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 March 2, 2017. David Drake so moved. Pat Wesolowski seconded. Motion carried.

### **Monthly Conflict of Interest**

**Don Calvert** advised he has a conflict with PC2017-04, ATI Physical Therapy, because his neighborhood adjoins the property.

**David Drake** disclosed he works for I.U. Health, a competitor of ATI Physical Therapy.

### **Old Business**

#### **Sign Ordinance Revisions, Chapters 152.255 – 152.265**

**Kevin Tolloty, Planning Director**, explained no changes have been made to the ordinance since the last Plan Commission meeting. An article about the sign ordinance was printed in *The Ellettsville Journal* and Sandra Hash provided packets to the Chamber of Commerce. Ms. Hash commented the Chamber of Commerce discussed the sign ordinance at their meeting and if anyone had concerns they were to attend the Plan Commission meeting. Mr. Tolloty advised no concerns or objections have been received. The public hearing was tabled at the last meeting. Staff is requesting a favorable recommendation to Town Council.

Terry Baker entertained a motion to forward a positive recommendation to Town Council or table it. David Drake made a motion to forward the sign ordinance revisions to Town Council with a favorable recommendation. Sandra Hash seconded. Roll Call Vote: Terry Baker – yes; Don Calvert – yes; David Drake – yes; Brian Miller – yes; Pat Wesolowski – no; and Sandra Hash - yes. Motion carried, 5-1.

### **New Business**

#### **Development Plan Approval of a New Office Building (3,000 ft<sup>2</sup>) for ATI Physical Therapy on .898 acres located at 4265 N. Cypress Lane (Cedar Bluff PUD); Petitioner: Versatile Construction Group, LLC; Case No. PC 2017-04**

**Kevin Tolloty, Planning Director**, explained this is a petition seeking approval of the development plan for the proposed ATI Physical Therapy building at 4265 N. Cypress Lane which is part of the Cedar Bluff PUD. The office building will be approximately 3,000 square feet. A request from the technical review meeting was for street trees to be moved and a revised landscape plan has been submitted. The use and plans submitted meet all Planned Unit Development (“PUD”) requirements. Staff recommends approval of the development plan. It is staff’s opinion that the site plan meets all criteria as listed in the Staff Report. Paving will be impervious and pervious pavers as required by the PUD.

**Pat Wesolowski** asked if people will exit onto State Road 46. Mr. Tolloty answered they will exit on Cypress Lane. Mr. Wesolowski asked if the front of the building will face State Road 46. Mr. Tolloty replied the actual entrance will face Cypress Lane.

**Trent Baxter, Engineer with Versatile Construction Group, LLC**, explained the building will face State Road 46 and the entrance will come off of Cypress Lane. Mr. Wesolowski asked if it will be a rehabilitation facility. Mr. Baxter answered yes. Although it is a rehabilitation facility it is called an “office” because it is a Group B business. Mr. Tolloty added its zoning classifications is a medical office. Mr. Wesolowski asked if it meets parking restrictions. Mr. Tolloty answered yes.

**Sandra Hash** has been to ATI and thinks it will be a nice addition to the community. Mr. Drake is glad to see a business going in along the corridor.

Terry Baker entertained a motion to approve the development plan of the new office building for ATI Physical Therapy, .898 acres located at 4265 N. Cypress Lane. David Drake made a motion to approve the development plan petition for PC 2017-04, ATI Physical Therapy. Pat Wesolowski seconded. Roll Call Vote: Terry Baker – yes; Don Calvert – abstained; David Drake – yes; Brian Miller – yes; Pat Wesolowski – yes; and Sandra Hash - yes. Motion carried, 5-0, with one abstention.

**Primary Plat Approval for 16 Lots (13.8 acres) in Greenbrier Meadows Subdivision, Phase IV, W. Ratliff Road and E. Jessica Street; Petitioner: David Jenner, on behalf of Authentic Homes, Inc.; Case No. PC2017-05**

**Kevin Tolloty, Planning Director**, explained Petitioner is requesting primary plat approval for 16 lots at Greenbrier Meadows, Phase IV. There was a previous preliminary plat approved for 22 lots and 13 of those are not being changed. The remaining nine lots have been subdivided into 16 lots for consideration in this petition. The lots will be over the minimum lot size requirement. Zoning is R-3, multi-family residential, however, the lots listed in this petition will be single family lots. Staff recommends approval of the preliminary plat. Mr. Drake asked at what point Deer Run will be open all the way through.

**Rick Coppock, Bynum Fanyo and Associates, Town Engineer**, explained there is another party interested in the section between the two cases for Greenbrier Meadows discussed at this meeting which would complete that section of Deer Run. Mr. Wesolowski asked if the street will go through at Lantern Drive. Mr. Coppock answered there is another road that connects between Lantern Drive and Deer Run. Nothing has been laid out for Deer Run to connect to the other tract. Mr. Wesolowski asked if Authentic Homes, Inc. is Dave Jenner's corporation. Mr. Jenner answered yes.

**Maureen Bromley** lives at 1109 S. Deer Run, the last house on the right side where it is blocked off at Deer Run. Are there any ideas about the price of the homes to be built in the area? What is their idea for building homes there? Mr. Coppock explained this petition is for lots closer to Ratliff Road and the lots in another petition are closer to her.

**Dave Jenner, on behalf of Authentic Homes, Inc.**, said they'll be building homes to sell in the \$225,000 to \$270,000 price range.

Terry Baker entertained a motion. David Drake made a motion to approve PC2017-05, Preliminary Plat approval for Greenbrier Meadows, Phase IV. Pat Wesolowski seconded. Roll Call Vote: Terry Baker – yes; Don Calvert – yes; David Drake – yes; Brian Miller – yes; Pat Wesolowski – yes; and Sandra Hash - yes. Motion carried.

**Final Plat Amendment of Five Lots (2.03 acres) in Greenbrier Meadows Subdivision, Phase III, E. Lavender Court; Petitioner: Philip Tapp, on behalf of H&T Construction; Case No. PC2017-07**

**Kevin Tolloty, Planning Director**, explained this petition is for a plat amendment of Greenbrier Meadows, Phase III. In 2016, there was approval of a final plat amendment which combined several lots to create larger parcels. This plat amendment will return the lots to approximately the original size. The lots are zoned R-3, multi-family residential but platted for single family homes. There are no planned changes to the infrastructure. Staff recommends approval of the plat amendment. Mr. Wesolowski asked the types and prices of the homes to be built.

**Phillip Tapp** anticipates homes will be in the range of \$225,000 to \$275,000. The homes will be stick-built and comparable to other homes in that price range. Mr. Wesolowski asked if there are sidewalks. Mr. Tapp answered sidewalks will go in as homes are built. In this addition, they felt the lots were too big for the area so they want to make them smaller. However, in the next petition to be discussed the lots to the north in Deer Run are too small and they want to make them bigger.

Terry Baker entertained a motion. David Drake made a motion to approve PC2017-07, Final Plat Amendment for Greenbrier Meadows, Phase III. Pat Wesolowski seconded. Roll Call

Vote: Terry Baker – yes; Don Calvert – yes; David Drake – yes; Brian Miller – yes; Pat Wesolowski – yes; and Sandra Hash - yes. Motion carried.

**Final Plat Amendment of Four Lots (1.71 acres) for Deer Run Subdivision, Sections 6 & 7, S. Deer Run; Petitioner: Philip Tapp, on behalf of H & T Construction; Case No. PC2017-06**

**Kevin Tolloty, Planning Director**, explained this petition is for a plat amendment for three lots to be combined with unplatted land to make four new lots. The lots will be slightly larger than the current lots. The lots are part of Sections 6 and 7 of Deer Run and zoned R-1, single family residential. There are no planned changes to the infrastructure. Staff recommends approval of the plat amendment. Mr. Drake clarified the lots are on the north side where it drops off. Mr. Tolloty answered yes.

**Sandra Hash** asked a question about PC2017-05, Petitioner, David Jenner. Are the Jenner lots comparable to .25 of an acre? Mr. Tolloty answered the originally platted lots on the southwest portion were approximately .2 to .3 acres and aren't being amended. The lots being amended are approximately .33 of an acre located on the northside of the road. Lots on the east side range in size from .3 to .75 acres. Mr. Drake asked if the price range of the homes will be the same as in PC2017-07, Greenbrier Meadows, Phase III. Mr. Tapp answered yes.

Terry Baker entertained a motion. David Drake made a motion to approve PC2017-06, Final Plat Amendment for Deer Run, Sections 6 and 7. Pat Wesolowski seconded. Roll Call Vote: Terry Baker – yes; Don Calvert – yes; David Drake – yes; Brian Miller – yes; Pat Wesolowski – yes; and Sandra Hash - yes. Motion carried.

**Planning Department Update**

**Kevin Tolloty, Planning Director**, announced the next meeting will be on May 4, 2017. Mr. Tolloty requested to reschedule the June 1, 2017, meeting to Thursday, June 8, 2017, because he will be out of Town. Plan Commission members agreed.

An outline of the proposed Comprehensive Plan was presented. The Comprehensive Plan will consist of nine chapters: (1) Overview, (2) History, (3) State of the Town, (4) Land Use, (5) Parks, Trails and Open Space, (6) Commercial and Economic Development, (7) Infrastructure, (8) Housing and (9) Future Lane Use/Focus Centers. A public workshop will be held in June or July. Mr. Wesolowski asked if the Town has an active Historic Preservation Committee. Mr. Tolloty answered it does not but could because it is in Town Code. Mr. Wesolowski asked if there are any buildings in Town on the Historic Register. Mr. Tolloty replied yes, but they are not locally designated as such. Mr. Wesolowski asked the difference between state and local historical designations. Mr. Tolloty answered the National Historic Register also goes through the state and can be used for tax credits. If the Town puts together an Historic Preservation Commission it would have to designate properties locally as being historic. Mr. Wesolowski asked if the state or national designation supersedes the Town. Mr. Tolloty replied they are separate entities but the Town should include anything on a National Register. The National Register has specific requirements and the Town could add the same to be protected. It is an involved process to get on the National Register. Ms. Hash added Main Street did the National Register project. Mr. Tolloty commented the National Register does not have any provisions to preserve a property locally.

**Adjournment**

Terry Baker entertained a motion to adjourn. Pat Wesolowski so moved. Don Calvert seconded. Terry Baker adjourned the meeting at 6:41 p.m.

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Terry Baker, President

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David Drake, Vice President

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Don Calvert

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Kevin Farris

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Brian Miller

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Pat Wesolowski

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Sandra C. Hash, Secretary