

## July 11, 2019

The Ellettsville, Indiana Plan Commission met in regular session on Thursday, July 11, 2019, at Town Hall located at 1150 W. Guy McCown Drive. Terry Baker called the meeting to order at 6:00 p.m. Sandra Hash led the Pledge of Allegiance.

**Roll Call:** Members present were: Terry Baker, President, David Drake, Vice President; Sandra Hash, Brian Miller and Pat Wesolowski. Don Calvert and Dan Swafford were absent. Kevin Tolloty, Planning Director, Denise Line, Secretary, 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 May 2, 2019. David Drake so moved. Sandra Hash seconded. Motion carried.

### Monthly Conflict of Interest Statement

**Terry Baker** advised there was a change in the agenda. The change of zoning request for W. State Road 46, Petitioner, Scannell Properties, LLC, Case No. PC2019-07, has been continued to next month.

### Old Business

### New Business

#### **Voluntary Annexation of 5000 North Lakeview Drive, Bloomington (1 Acre); Petitioner: Guy Kevin Farris; Case No. PC2019-05**

**Kevin Tolloty, Planning Director**, presented the voluntary annexation of 5000 North Lakeview Drive, a one-acre property. The petitioner intends to use the property for an expansion of his self-storage business. Recommended zoning is Commercial 3, General Commercial. Staff recommends a favorable recommendation to Town Council. The state does not allow anyone to annex property in the year before a census so this will not take affect until January 1, 2020.

Terry Baker entertained a motion. David Drake made a motion to recommend to the Town Council approval for the annexation of the property at 5000 North Lakeview Drive, Case No. PC2019-05 and that it be assigned to Council Ward 4 with the zoning being C-3, General Commercial. Brian Miller seconded. Roll call vote: Terry Baker – yes, David Drake – yes; Sandra Hash – yes; Brian Miller – yes; and Pat Wesolowski - yes. Motion carried.

#### **Preliminary and Final Plat Approval for Two Lots (16.92 Acres) in the Daniel Fishel Minor Subdivision, 6059 W. McNeely Street; Petitioner: Daniel Fishel; Case No. PC2019-06**

**Kevin Tolloty, Planning Director**, explained this request is for preliminary and final plat approval at 6059 W. McNeely Street. The petitioner is requesting to split 16 acres into two parcels. The larger lot will be 14 acres and the smaller will be approximately 2.5 acres which has a single-family home and outbuildings on it. The lots meet all zoning requirements. Staff recommends approval of the plat. At this time, there are no plans for development on the larger parcel. Someone asked before the meeting if the subdivision would cut the septic field from the house. He has been assured it will not and an aerial photo shows the septic field is within the same lot as the house. Mr. Drake asked if the zoning for the entire lot is Residential 1 (R-1) and if it will change. Mr. Tolloty answered yes, the zoning is R-1 and will not change.

**Donald Baxter, President of the Stoneview Board** (“Stoneview”), is concerned about how the infrastructure might impact their townhomes. Connecting to their lift station, which has been donated to the Town of Ellettsville, is a concern. Mr. Miller doesn’t think there is a concern as there are only two single family residents that could go onto the parcels compared to 58 units in Stoneview. The lift station can handle the additional capacity.

**Sandra Hash** asked the petitioner’s thoughts on future development. Mr. Fishel doesn’t have any plans at the time but may want to build a house in the future.

Terry Baker entertained a motion. David Drake made a motion to approve PC2019-06, the Daniel Fishel Minor Subdivision at 6059 W. McNeely Street. Brian Miller seconded. Roll call

vote: Terry Baker – yes, David Drake – yes; Sandra Hash – yes; Brian Miller – yes; and Pat Wesolowski – yes. Motion carried.

### **Planning Department Updates**

**Kevin Tolloty, Planning Director**, advised the next Plan Commission meeting is August 8, 2019. A zoning map amendment is scheduled for the August 8, 2019, meeting. The Planning Department is working on a list of permitted street trees. Later in the year, there will be zoning map changes and perhaps a development plan.

### **Privilege of the Floor**

**Terry Kowalski** is building a house in the Greenbrier Subdivision and expressed concern regarding the width of sidewalks as required by Ellettsville Town Code and whose responsibility it is to install them. Currently, a portion of the existing development has four feet wide sidewalks but current development requires five feet. Mr. Tolloty explained the five feet sidewalk regulations have been in effect since 2003. It is ultimately the developer’s responsibility to build the sidewalks. The Town holds a bond from the developer for the sidewalks so they will either be built by the developer or the Town.

### **Adjournment**

Terry Baker entertained a motion to adjourn. David Drake so moved. Brian Miller seconded. Motion carried. Terry Baker adjourned the meeting at 6:31 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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Sandra Hash

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Brian Miller

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Dan Swafford

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Pat Wesolowski

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Denise Line, Secretary