

July 13, 2017

The Ellettsville, Indiana Plan Commission met in regular session on Thursday, July 13, 2017, at Town Hall located at 1150 W. Guy McCown Drive. Terry Baker called the meeting to order at 6:01 p.m. Pat Wesolowski led the Pledge of Allegiance.

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

Approval of the Minutes

Old Business

New Business

Preliminary and Final Plat Approval of a One Lot Subdivision Adjacent to 1004 S. Deer Run (.72 acres), Deer Run, Section 8; Petitioner: Rick Coppock, Bynum Fanyo & Associates, on behalf of Roberta Robinson; Case No. PC 2017-11

Kevin Tolloty, Planning Director, explained the Petitioner is seeking primary and secondary approval of a one lot subdivision. The lot will become Lot 67 in Deer Run, Section 8, zoned R-1 and staff recommends approval.

Terry Baker entertained a motion. Kevin Farris made a motion to accept the preliminary and final plat approval for the one lot subdivision adjacent to 1004 South Deer Run. Pat Wesolowski seconded. Roll Call Vote: Terry Baker – yes; Don Calvert – yes; Kevin Farris – yes; and Pat Wesolowski – yes. Motion carried.

Rick Coppock, Bynum Fanyo & Associates, explained eventually Lot 67 will become two lots and will return to the Plan Commission as a plat amendment. One buyer wants to purchase all of the lots which is why they're being platted. Mr. Tolloty asked why this is not being done at this time. Mr. Coppock answered they didn't want to dedicate the right-of-way or build the road.

Preliminary and Final Plat Approval of a Two Lot Subdivision Located Along S. Deer Run North of E. Lavender Court (14.9 acres), Petitioner: Rick Coppock, Bynum Fanyo & Associates, on behalf of Roberta Robinson and Greenbrier Meadows, LLC; Case - PC 2017-12

Kevin Tolloty, Planning Director, explained this property is located south of the subdivision approved under PC2017-11. The property runs along both sides of Deer Run and is being split into two lots.

Rick Coppock, Bynum Fanyo & Associates, explained the site was preliminarily platted in 2004/2005. They're splitting the lots and have the same buyer as previously mentioned. Mr. Wesolowski asked the size of the lots. Mr. Coppock replied the larger lots will be split into single family lots. Mr. Tolloty noted the smaller lot is approximately 1.5 acres and the larger lot is over 13 acres. Mr. Coppock added they will be developed at 10,000 ft² lots.

Terry Baker entertained a motion. Kevin Farris made a motion to accept the preliminary and final plat approval of the two-lot subdivision located along South Deer Run north of East Lavender Court. Pat Wesolowski seconded. Roll Call Vote: Terry Baker – yes; Don Calvert – yes; Kevin Farris – yes; and Pat Wesolowski – yes. Motion carried.

Preliminary and Final Plat Approval of a Two Lot Subdivision Located East of South Deer Run and in a Portion of the Greenbrier Meadows Subdivision (38 acres); Petitioner: Rick Coppock, Bynum Fanyo & Associates, on behalf of Roberta Robinson; Case No. PC2017-13

Kevin Tolloty, Planning Director, explained this is the third plat for Greenbrier Meadows to be heard at this meeting. It will be split into 30-acre and 8-acre lots and will be subdivided in the future. Mr. Coppock added it is the same type of lot and has the same buyer. Mr. Wesolowski asked the total of all the land. Mr. Tolloty answered approximately 53 acres. Mr. Farris asked if there is a timeline. Mr. Coppock thinks building could commence by the fall. Mr. Wesolowski asked if the land has been sold. Mr. Coppock answered no because the land has to be platted first to create the parcels to be sold.

Terry Baker entertained a motion on PC2017-13. Kevin Farris made a motion to accept the preliminary and final plat approval of the two-lot subdivision located east of South Deer Run and a portion of the Greenbrier Meadows Subdivision. Pat Wesolowski seconded. Roll Call Vote: Terry Baker – yes; Don Calvert – yes; Kevin Farris – yes; and Pat Wesolowski – yes. Motion carried.

Preliminary and Final Plat Approval of a Two Lot Subdivision Located at 275 W. Main Street (1.42); Petitioner: Doug Curry, on behalf of Mark Peters; Case No. PC2017-14

Kevin Tolloty, Planning Director, explained this is the subdivision of the property located at 275 W. Main Street along the Heritage Trail. It is being subdivided to sell a portion of it to Ellettsville Main Street who, in turn, will dedicate a portion of it to the Town for parking at the Heritage Trail. It is zoned R-1. There is a duplex and garage on the property. The garage will be on the lot being sold to Ellettsville Main Street so the Town will have control of it. The duplex will stay as is. Mr. Farris asked if the property line goes up to the duplex. Mr. Tolloty answered the property line will be approximately 20' to the west of the garage. Mr. Wesolowski asked if buffering will be required. Mr. Tolloty replied it depends on what the Town wants to do with the property. A parking lot may require screening. Mr. Calvert asked if there is a problem with flooding in that area. Mr. Tolloty answered it is part of a flood zone, however, the Heritage Trail sits higher by the property there than the other side. Since it is in a flood zone they won't be putting any structures on it.

Terry Baker entertained a motion. Kevin Farris made a motion to accept the preliminary and final plat approval of the two-lot subdivision located at the east end of 275 W. Main Street. Pat Wesolowski seconded. Roll Call Vote: Terry Baker – yes; Don Calvert – yes; Kevin Farris – yes; and Pat Wesolowski – yes. Motion carried.

Planning Department Update

Kevin Tolloty, Planning Director, advised July 6, 2017, was the open house for the Comprehensive Plan. Thank you to Terry Baker and Russ Ryle for attending. The public hearing on the Comprehensive Plan will be held at the August Plan Commission meeting. He will not be seeking a recommendation at that time.

Terry Baker reminded everyone the next meeting is on August 3, 2017.

Privilege of the Floor

Pat Wesolowski asked if *DeSpirito v. Town of Ellettsville, et al.*, is going to the Indiana Supreme Court. Ms. Brown answered she doesn't know. Dr. DeSpirito has filed a petition for transfer with the Indiana Supreme Court. The Town's brief is due on July 24, 2017. After the Town files its brief, the Indiana Supreme Court will then decide whether or not they want to accept transfer. Mr. Wesolowski asked what happens if the transfer is not accepted. Ms. Brown replied then it's done and the Court of Appeals' decision stands.

Adjournment

Terry Baker entertained a motion to adjourn. Kevin Farris so moved. Pat Wesolowski seconded. Motion carried. Terry Baker adjourned the meeting at 6:21 p.m.

Terry Baker, President

David Drake, Vice President

Don Calvert

Kevin Farris

Brian Miller

Pat Wesolowski

Denise Line, Acting Secretary