

June 8, 2017

The Ellettsville, Indiana Plan Commission met in regular session on Thursday, June 8, 2017, at Town Hall located at 1150 W. Guy McCown Drive. Terry Baker called the meeting to order at 6:00 p.m. Brian Miller led the Pledge of Allegiance.

Roll Call: Members present were: Terry Baker, President; David Drake, Vice President; Don Calvert; Brian Miller, Pat Wesolowski and Sandra Hash. Kevin Farris was absent. Kevin Tolloty, Planning Director, 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 4, 2017. David Drake so moved. Pat Wesolowski seconded. Motion carried.

Old Business

Floodplain Ordinance, Chapters 152.100 – 152.105

Kevin Tolloty, Planning Director, explained this is basically the same ordinance passed earlier by the Plan Commission. The Indiana Department of Natural Resources (“DNR”) has asked for minor revisions that effectively do not change anything previously passed and that the entire ordinance be re-adopted as a whole. The DNR removed the definitions for flood boundary and floodway map and a reference to both of them from the flood insurance study definition. The title was changed in §152.103. The last article references flood maps previously adopted so they do not need to be in the ordinance and were removed. He requested a favorable recommendation to Town Council.

Terry Baker entertained a motion. David Drake made a motion to forward the changes to the Floodplain Ordinance as amended to the Town Council with a favorable recommendation. 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.

New Business

Planning Department Update

Kevin Tolloty, Planning Director, provided an update on the Comprehensive Plan. He has added the following goals to Number 7, Infrastructure: (a) To provide the highest quality of services for our citizens; (b) To ensure the Town is prepared for future growth; and (c) To provide the necessary infrastructure to control stormwater and prevent future floods. The goals are further expanded into four Objectives: (a) Create a plan for the placement of future street trees, sidewalks, parking and utilities, particularly within subdivisions. The purpose of this objective is to avoid these things being placed on top of each other. (b) Prioritize which locations are most appropriate for expansion of Town utilities. For future annexations, this objective will ensure utilities are located within easements. (c) Create and implement a plan to reduce the amount of stormwater runoff generated by future development. This is something to look into. It doesn't hurt to look into increasing the requirement for new

developments to keep water off site. Mr. Baker noted they have started requesting developers use impervious materials to eliminate some of the runoff. Mr. Tolloty noted the end result of the current flood mitigation efforts will be less property in the floodplain and more use downtown. We want downtown to be as viable as possible. (d) Create and implement a plan to effectively channel and retain excess water during heavy rain events. The current DNR report gets the Town much closer to this objective.

The section on Future Land Use has two objectives: (a) Revise the current zoning map to be more cohesive, reconcile areas with improper zoning and plan for desired use of land. The Town has spot zoning which shouldn't happen. Some of these areas will be fixed for uniformity. (b) Plan for future expansion of Town. Pertains to future growth areas divided in six areas: (1) Westside Light Industrial. Located out west along State Road 46 past the solar farm. (2) North Residential. Refers to McNeely Street and Maple Grove Road. (3) East Residential. This is comprised of mostly built-out residential and comes up to the Town along State Road 46. (4) East commercial. Pertains to State Road 46 to Curry Pike. (5) Central. Refers to the Stewart property owned by the Town. Mr. Wesolowski asked why the Town bought it and didn't annex it. Ms. Hash answered it was purchased for stormwater retention. (6) Donut Holes. Unfortunately, not much can be done with the Donut Holes unless the owners of the properties can be convinced to annex into Town.

A Future Land Use map was presented. Zoning of P-1 for Parks and Open Space has been added. This will mostly follow along the floodplain and have very little effect on the rest of the Town. Other proposed changes are to change properties to their proper zoning. Mr. Drake asked if there are any properties zoning Heavy Industrial. Mr. Tolloty answered there are two parcels located in the floodplain. Mr. Drake asked if the ordinance was recently changed to say multi-family is a conditional use in C-3. Mr. Tolloty will review it.

A public workshop will be held on July 6, 2017, during the day and evening. The Comprehensive Plan documents will be on the Planning Department website and information will be published in *The Ellettsville Journal*. The public hearing for the Comprehensive Plan will be at the August Plan Commission meeting.

At this time, there isn't any new business for the July meeting. If nothing is received by June 21, 2017, he would like to cancel the July meeting.

The Indiana Chapter of the American Planning Association is hosting a Nitty Gritty workshop on July 26 - 27, 2017, in Indianapolis. If anyone would like to go, please let him know.

Adjournment

Terry Baker entertained a motion to adjourn.

Pat Wesolowski understands the decision in *DeSpirito v. Town of Ellettsville, et.al.*, was favorable for the Town of Ellettsville. He appreciates Ms. Brown's effort in the appeal. Now, the Town of Ellettsville will see something other than empty gas pumps.

David Drake so moved on the aforementioned motion. Pat Wesolowski seconded. Motion carried. Terry Baker adjourned the meeting at 6:29 p.m.

Don Calvert

Kevin Farris

Brian Miller

Pat Wesolowski

Sandra C. Hash, Secretary