

July 9, 2020

The Ellettsville, Indiana, Plan Commission met in regular session via Zoom meeting on Thursday, July 9, 2020. Sandy Hash called the meeting to order at 6:00 p.m. Sandra Hash led the Pledge of Allegiance.

Roll Call: Members participating were: Sandy Hash, President; Don Calvert; David Drake; Pamela Samples; Dan Swafford and Pat Wesolowski. Terry Baker was absent. Kevin Tolloty, Planning Director, Denise Line, Secretary, Rick Coppock, Bynum Fanyo & Associates, Town Engineer; and Darla Brown, Town Attorney; were also present.

Approval of the Minutes

Sandra Hash entertained a motion to table the minutes for the regular meeting on March 5, 2020 and June 11, 2020. Dan Swafford so moved for approval and David Drake seconded the motion. Roll call vote: Sandra Hash – yes; Don Calvert – yes; David Drake – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried.

Monthly Conflict of Interest Statement

Don Calvert will not vote on Centennial Park.

Old Business

Approval of the Written Findings for PC 20-07, Preliminary/Final Plat and Waiver Request in Centennial Park Subdivision, Phase IV

Darla Brown, Town Attorney, explained when the Plan Commission grants a petition for a waiver, written findings are required. The purpose of the findings is to explain the Plan Commission's decision.

Sandra Hash requested a motion to approve the Plan Commission's Written Findings of Fact, Conclusions, and Decisions in reference to Petition PC 20-07. David Drake moved to approve the findings. Pat Wesolowski seconded. Roll call vote: Sandra Hash – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; Pat Wesolowski – yes; and Don Calvert – abstained. Motion carried with one abstention.

New Business

Development Plan Approval for a Starbucks located at 4257 N. Tupelo Drive, Bloomington (1 Acre); Petitioner: Monon Retail Holdings; Case No. PC 20-08

Kevin Tolloty, Planning Director, explained the development plan request is for a new Starbucks to be located at 4257 N. Tupelo Drive. There are finding of fact as with all other development plan approvals. Comments from the technical review meeting have been addressed. Drive-thru line will hold 15 vehicles. Street trees will be installed in accordance with PUD guidelines.

Trent Baxter, Engineer with Versatile Construction, advised Monon Development is out of Indianapolis. Starbucks will have 22 seats inside and 12 outside. He has been trying to get ahold of someone with Eastern Richland Sewer Corp. Would someone email their contact information to him? Ms. Line will email it to him. Mr. Wesolowski asked how long they will be under construction. Mr. Baxter estimates it will take 180 days and they would like to get started as soon as possible.

Doug Turnipseed asked if Tupelo will be a two or three lane road. Mr. Baxter answered it will have right and left turn lanes.

Sandra Hash entertained a motion. David Drake made a motion to approve the site plan for Starbucks Development on Tupelo Drive. Pat Wesolowski seconded. Roll call vote: Sandra Hash – yes; Don Calvert – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried.

Pat Wesolowski asked about the direction of lighting. Mr. Tolloty replied lighting was addressed during technical review.

Primary Plat Approval for Charlestowne Manor, Phase II, N. Triple Crown Drive (104 Lots); Petitioner: Bardi Builders, LLC; Case No. PC 20-09

Kevin Tolloty, Planning Director, explained the petition is for Phase II of Charlestowne Manor consisting of 104 lots. This is the final phase of Charlestowne Manor. There were no concerns during

the technical review meeting. Mr. Drake noticed a garage encroaching in the right-of-way. Mr. Tolloty agreed that it encroaches in platted right-of-way. Mr. Graham noticed the garage was in the right-of-way during Phase I. The garage is north of where the road will be located. Mr. Tolloty noted street trees will be installed.

George Ellis asked where the drainage will go on the south end of the project. Mr. Graham answered it will go into several detention ponds to slow down the water. The water is coming from Westbrook Downs along the west line of the lots to the east on the road that runs north/south.

Doug Turnipseed was under the impression that to start Phase II, the second exit into Westbrook Downs would have to be constructed. Is that correct? Mr. Tolloty answered that's correct. There was a discussion on drainage.

Sandra Hash entertained a motion. David Drake made a motion to approve the preliminary plat for Charlestowne Manor for Phase II. Pat Wesolowski seconded. Roll call vote: Sandra Hash – yes; Don Calvert – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes.

Planning Department Updates

Plan Commission Comments

Privilege of the Floor

Adjournment

Sandra Hash entertained a motion to adjourn. Pat Wesolowski so moved. David Drake seconded. Roll call vote: Sandra Hash – yes; Don Calvert – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried. Sandra Hash adjourned the meeting at 6:48 p.m.

Sandra Hash, President

Terry Baker, Vice President

Don Calvert

David Drake

Pamela Samples

Dan Swafford

Pat Wesolowski

Denise Line, Secretary