

## August 6, 2020

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

**Roll Call:** Members participating were: Sandra Hash, President; Terry Baker, Vice President; Don Calvert; David Drake; Pamela Samples; Dan Swafford and Pat Wesolowski. Kevin Tolloty, Planning Director; Denise Line, Secretary; and Darla Brown, Town Attorney; were also present.

### Approval of the Minutes

Sandra Hash entertained a motion to approve the minutes for the regular meetings on March 5, 2020, June 11, 2020, and July 9, 2020. David Drake so moved for approval and Pat Wesolowski seconded the motion. Roll call vote: Sandra Hash – yes; Don Calvert – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried. (Although Terry Baker was present for the meeting, he was not present for this vote due to technical difficulties.)

### Monthly Conflict of Interest Statement

#### Old Business

#### New Business

#### **Final Plat Amendment for Lot 7, 7350 W. State Road 46, in Briarwood Estates Subdivision (.61 Acres); Petitioner: Rajesh Patel; Case No. PC20-10**

**Kevin Tolloty, Planning Director,** requested the petition for a final plat amendment be tabled pending further research. On the original plat for Briarwood Estates, there is a restriction that prohibits a subdivision to create new lots.

Sandra Hash requested a motion to table it to the next Plan Commission meeting. Dan Swafford made a motion to table the final plat amendment for Lot 7, 7350 W. State Road 46, in Briarwood Estates Subdivision, Petitioner Rajesh Patel to the September 3, 2020, Plan Commission meeting. Terry Baker seconded. Roll call vote: Sandra Hash – yes; Terry Baker – yes; Don Calvert – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried.

#### **Development Plan Approval for a Drive-Thru Coffee Shop, 4910 N. Lakeview Drive (320 ft<sup>2</sup>); Petitioner: Kymbar Cortese; Case No. PC 20-11**

**Kevin Tolloty, Planning Director,** explained the petition is for a 320 ft<sup>2</sup> drive-thru coffee shop. It will utilize the former ATM drive-thru lane in front of the self-storage owned by Kevin Farris at 4910 N. Lakeview Drive. Property is zoned Commercial 3. Staff recommends approval of the development plan. Drive-thru lane can hold seven vehicles and traffic can enter off of Lakeview Drive or State Road 46.

**Pat Wesolowski** asked if there is a walk-up window or outside seating. Mr. Tolloty answered no. Mr. Swafford asked if the parking spaces are for employees. Mr. Tolloty replied yes. Mr. Wesolowski asked the type of structure. Dominic Cortese answered it will be a wood frame on a concrete foundation. Mr. Calvert asked for an estimate of how many cars it would take to backup traffic onto State Road 46. Mr. Tolloty answered seven cars can fit in the drive-thru lane and then it will back up around the lane. However, he doesn't think cars will back up onto State Road 46. Mr. Calvert asked the hours of operation. Mr. Cortese answered 5:30 a.m. to 7:30 p.m. or 8:30 p.m., seven days/week. Mr. Wesolowski asked if they will use the existing driveway off of State Road 46. Mr. Tolloty answered when coming off of State Road 46, people will turn onto a driveway that proceeds past the old mattress shop to the north and then they will proceed toward Lakeview Drive. Mr. Wesolowski asked if it will interfere with the storage business. Mr. Tolloty answered no. Mr. Cortese commented they will hire local employees and purchase pastry and breakfast items from Scholars Inn.

Sandra Hash requested a motion to approve the development plan for the drive-thru coffee shop. David Drake so moved. Dan Swafford seconded. Roll call vote: Sandra Hash – yes; Terry Baker – yes; Don Calvert – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried.

### Planning Department Updates

#### Plan Commission Comments

Sandra Hash advised the next Plan Commission meeting will be September 3, 2020.

## Privilege of the Floor

### Adjournment

Sandra Hash entertained a motion to adjourn. Dan Swafford so moved. Pat Wesolowski seconded. Roll call vote: Sandra Hash – yes; Terry Baker – 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 6:35 p.m.

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Sandra Hash, President

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Terry Baker, Vice President

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Don Calvert

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David Drake

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Pamela Samples

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Dan Swafford

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Pat Wesolowski

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Denise Line, Secretary