

## February 4, 2021

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, February 4, 2021, via Zoom meeting. David Drake called the meeting to order at 6:00 p.m. and Dan Swafford led the Pledge of Allegiance.

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

### Approval of the Minutes

David Drake entertained a motion to approve the minutes for the regular meeting on January 7, 2021. Dan Swafford so moved and Pamela Samples seconded the motion. Roll call vote: David Drake – yes; Dan Swafford – yes; Don Calvert – yes; Sandra Hash – yes; Pamela Samples – yes; and Pat Wesolowski – yes. Motion carried.

### Monthly Conflict of Interest Statement

#### Old Business

#### New Business

**David Drake** advised the following agenda items would be tabled for discussion at a later meeting: Waiver for Centennial Park, Phase III, Preliminary Plat Approval for 47 lots in the Ellis Ridge Subdivision; and the Rezone for a portion of 3888 W. State Road 46.

The order of the agenda items was changed to expedite those items being tabled.

#### **Waiver from Subdivision Regulations for Centennial Park, Phase III (38 lots); Petitioner: Centennial Park, LLC; Case No. PC21-03**

David Drake requested a motion to table PC21-03. Pat Wesolowski so moved. Pamela Samples seconded. Roll call vote: David Drake – yes; Dan Swafford – yes; Don Calvert – yes; Sandra Hash – yes; Pamela Samples – yes; and Pat Wesolowski – yes. Motion carried.

#### **Preliminary Plat Approval for Forty-Seven (47) Lots in the Ellis Ridge Subdivision located at 3888 W. State Road 46 (17.53 Acres); Petitioner: Blackwell Contractors, LLC; Case No. PC21-02**

David Drake requested a motion to table PC21-02. Sandra Hash made a motion to table PC21-02. Pat Wesolowski seconded. Roll call vote: David Drake – yes; Dan Swafford – yes; Don Calvert – yes; Sandra Hash – yes; Pamela Samples – yes; and Pat Wesolowski – yes. Motion carried.

#### **Petition for a Zoning Map Amendment to Rezone of a Portion of 3888 W. State Road 46 from Commercial 3 to a Planned Unit Development (6.33 Acres); Petitioner: Tyler Ridge, on behalf of the Ridge Group; Case No. PC21-05**

David Drake requested a motion to table PC21-05. Sandra Hash a motion to table PC21-05. Pat Wesolowski seconded. Roll call vote: David Drake – yes; Dan Swafford – yes; Don Calvert – yes; Sandra Hash – yes; Pamela Samples – yes; and Pat Wesolowski – yes. Motion carried.

**Sandra Hash** commented the petitions above were tabled at the request of the Petitioners. Mr. Tolloty advised the items will be on the agenda for the March meeting.

**Preliminary and Final Plat Approval for Two Lots in the Burns Subdivision located at 4760 N. Loudon Road (14.4 Acres); Petitioner: Rusty and Regina Burns; Case No. PC 21-04**

**Kevin Tolloty, Planning Director**, explained the petition is for preliminary and final plat approval of a two-lot subdivision of 14.4 acres. One lot has a house and the second lot will have a barn built on it.

**Rusty Burns** purchased the property in 1997. The subdivision will give them the ability to build a new home as they are now empty nesters and possibly sell the existing home.

David Drake requested a motion. Dan Swafford moved to approve PC21-04 for preliminary and final plat approval. Pamela Samples seconded the motion. Roll call vote: David Drake – yes; Dan Swafford – yes; Don Calvert – yes; Sandra Hash – yes; Pamela Samples – yes; and Pat Wesolowski – yes. Motion carried.

**Planning Department Updates**

**Kevin Tolloty, Planning Director**, described the potential cases for the next meeting.

**Plan Commission Comments**

**Dan Swafford** thanked everyone for participating in the meeting and apologized for the late notice of the cases that were tabled.

**Privilege of the Floor**

**Adjournment**

David Drake entertained a motion to adjourn. Dan Swafford so moved. Pat Wesolowski seconded. Roll call vote: David Drake – yes; Dan Swafford – yes; Don Calvert – yes; Sandra Hash – yes; Pamela Samples – yes; and Pat Wesolowski – yes. Motion carried.

**David Drake** announced the next meeting would be March 4, 2021, beginning at 6:00 p.m.

David Drake adjourned the meeting at 6:16 p.m.

\_\_\_\_\_  
David Drake, President

\_\_\_\_\_  
Dan Swafford, Vice President

\_\_\_\_\_  
Terry Baker

\_\_\_\_\_  
Don Calvert

\_\_\_\_\_  
Sandra Hash

\_\_\_\_\_  
Pamela Samples

\_\_\_\_\_  
Pat Wesolowski

\_\_\_\_\_  
Denise Line, Secretary