

## **March 3, 2022**

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, March 3, 2022, at Town Hall. David Drake called the meeting to order at 6:00 p.m. and Pat Wesolowski led the Pledge of Allegiance.

**Roll Call:** Members participating were: David Drake, President; Dan Swafford, Vice President; Terry Baker; Don Calvert Sandra Hash; Pamela Samples; and Pat Wesolowski. 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 meetings on November 4, 2021 and February 3, 2022. Dan Swafford so moved and Pat Wesolowski seconded the motion. Motion carried.

### **Monthly Conflict of Interest Statement**

#### **Old Business**

##### **Zoning Discussion**

**Kevin Tolloty, Planning Director,** explained the Town is moving forward with hiring a consultant to review the entire zoning subdivision regulations. It will be a lengthy process involving several meetings. The Plan Commission needs to discuss what they would like to see in the new ordinance.

**David Drake** would like to have something in the ordinance that places a time limit on development plans. He would also like to include increasing the width of streets to allow for on-street parking, on one side of the street. The biggest issue will be the zoning issues. There should be more stringent requirements on buffering between residential and commercial.

**Pat Wesolowski** would like to include requirements for commercial landscaping. Traffic impact analysis should be required. Abandoned buildings should be addressed. Maintenance of retention ponds. Requirement for a double driveway or sufficient parking for four vehicles.

**Sandra Hash** is concerned about trees growing between the curb and sidewalk. Mr. Tolloty suggested planting trees behind the sidewalk. Ms. Hash would like for the Town to takeover trash service and include requirements for not leaving garbage totes at the curb. Downward lighting should be a requirement. Driveway surfaces, concrete and gravel, should be discussed. Commercial properties need to be maintained.

**Terry Baker** would like to examine the criteria for abandoned vehicles.

There was further discussion on content and different procedures for revisions to the zoning ordinance.

#### **New Business**

##### **Planning Department Updates**

**Kevin Tolloty, Planning Director,** advised there will be a petition for preliminary plat approval from Barberr Estate at the next meeting.

##### **Plan Commission Comments**

**David Drake** announced the next meeting would be on April 7, 2022.

#### **Privilege of the Floor**

#### **Adjournment**

David Drake entertained a motion to adjourn. Dan Swafford so moved and the motion was seconded by Sandra Hash. Motion carried.

David Drake adjourned the meeting at 6:51 p.m.

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David Drake, President

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Dan Swafford, Vice President

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Terry Baker

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Don Calvert

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Sandra Hash

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Pamela Samples

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Pat Wesolowski

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Denise Line, Secretary