

## December 5, 2019

The Ellettsville, Indiana Plan Commission met in regular session on Thursday, December 5, 2019, at Town Hall located at 1150 W. Guy McCown Drive. Terry Baker called the meeting to order at 6:00 p.m. Terry Baker led the Pledge of Allegiance.

**Roll Call:** Members present were: Terry Baker, President, David Drake, Vice President; Sandra Hash; Brian Miller; Dan Swafford and Pat Wesolowski. Don Calvert 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

Terry Baker advised approval of the minutes for the regular meeting on October 3, 2019, was tabled until the next meeting.

### Monthly Conflict of Interest Statement

#### Approval of 2020 Meeting Dates

**Kevin Tolloty, Planning Director**, reviewed 2020 meeting dates.

Terry Baker entertained a motion to approve the meeting dates for 2020. David Drake so moved. Pat Wesolowski seconded. Motion carried.

### Old Business

### New Business

#### **Voluntary Annexation of 7691 W. Reeves Road and 5453 N. Loudon Road, Bloomington (34 Acres); Petitioner: TreeLa LLC; Case No. PC2019-15**

**Kevin Tolloty, Planning Director**, explained this voluntary annexation is for two adjacent parcels totaling 34 acres at the corner of Reeves and Loudon Road. Petitioner will develop the parcels for single family residential and has requested Residential-1 ("R-1") zoning. Staff recommends a favorable recommendation to Town Council with R-1 zoning.

**Sandra Hash** asked if there is a preliminary plat for the property. Mr. Tolloty answered not at this time. Ms. Hash asked if the large pond will stay. Mr. Tolloty replied it stays.

Terry Baker entertained a motion. David Drake made a motion to send a favorable recommendation to the Town Council for PC2019-15 and that it has a zoning recommendation of R-1. Brian Miller seconded. Roll call vote: Terry Baker – yes; David Drake – yes; Sandra Hash – yes; Brian Miller – yes; Dan Swafford – yes; and Pat Wesolowski - yes. Motion carried.

#### **Voluntary Annexation of 8635 W. Flatwoods Road, Gosport (1 Acre); Petitioner: Kurt Meier; Case No. PC2019-16**

**Kevin Tolloty, Planning Director**, explained this is a voluntary annexation of approximately one acre. Previously, it was a storage business that got damaged by a tornado. There were issues with the county on redeveloping the property so the petitioner requested annexation into Ellettsville. The property will continue to be a storage business. Commercial-3 ("C-3") zoning is recommended. Staff recommends a favorable recommendation to Town Council with C-3 zoning.

**Sandra Hash** commented one of the buildings has been removed. Can they rebuild the building that was destroyed? Mr. Tolloty answered it's his understanding the county made it quite difficult. Mr. Wesolowski asked if the same building will be rebuilt or will it be enlarged. Mr. Tolloty replied they will more than likely be similar. Ms. Hash asked if there are any setback lines on the south property line. Mr. Tolloty answered where the building was located before will meet setbacks. It has been reviewed with the Petitioner and he doesn't think setbacks will be a problem. Mr. Swafford asked why the county is not allowing them to build on the property. Ms. Hash thinks the code changed after the buildings were constructed. Mr. Wesolowski asked if fencing is required. Mr. Tolloty answered fencing is not required but a chain link fence will be built around the buildings.

**Kurt Meier, Petitioner**, explained it was recommended he annex the property into Ellettsville. He wants to have outside storage on the rear of the parcel which is not allowed in the county. His plan is to restore the buildings that were once there. Ms. Hash requested an example of what will

be stored outside of the building. Mr. Meier answered boats, motorhomes and full campers. Mr. Swafford is glad to see the buildings will be repaired and restored.

Terry Baker entertained a motion. David Drake made a motion to send a favorable recommendation to the Town Council for PC2019-16 for 8635 W. Flatwoods Road with a recommendation for C-3 zoning. Dan Swafford seconded. Roll call vote: Terry Baker – yes; David Drake – yes; Sandra Hash – yes; Brian Miller – yes; Dan Swafford – yes; and Pat Wesolowski - yes. Motion carried.

### **Planning Department Updates**

**Terry Baker** advised the next meeting will be January 9, 2020, at 6:00 p.m.

### **Privilege of the Floor**

**Jen Pearl, President of Bloomington Economic Development Corporation**, addressed the importance of annexations.

### **Adjournment**

Terry Baker entertained a motion to adjourn. David Drake so moved. Dan Swafford seconded. Motion carried. Terry Baker adjourned the meeting at 6:49 p.m.

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Terry Baker, President

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David Drake, Vice President

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Don Calvert

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Sandra Hash

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Brian Miller

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Dan Swafford

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Pat Wesolowski

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Denise Line, Secretary