

February 6, 2020

The Ellettsville, Indiana Plan Commission met in regular session on Thursday, February 6, 2020, 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: Sandra Hash, President-Elect; 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.

Terry Baker welcomed Town Council member, Pamela Samples, to the Plan Commission.

Election of Officers

Dan Swafford made a motion to nominate Sandra Hash for President. Pat Wesolowski seconded. Roll call vote: Terry Baker - yes; David Drake – yes; Sandra Hash – abstained; Don Calvert – yes; Pamela Samples – yes; Dan Swafford - yes; and Pat Wesolowski – yes. Motion carried 6 - 0, with one abstention.

David Drake made a motion to nominate Terry Baker for Vice President. Dan Swafford seconded. Roll call vote: Terry Baker – abstained; David Drake – yes; Sandra Hash – yes; Don Calvert – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried 6 -0, with one abstention.

Approval of the Minutes

Terry Baker entertained a motion for approval of the minutes for the regular meeting on October 3, 2019. David Drake so moved and Dan Swafford seconded the motion. Motion carried.

Terry Baker entertained a motion for approval of the minutes for the regular meeting on December 5, 2019. David Drake so moved and Dan Swafford seconded the motion. Motion carried.

Monthly Conflict of Interest Statement

Old Business

New Business

Voluntary Annexation of 8118 W. Reeves Road, Ellettsville (87 Acres); Petitioner: Jerry Sanders, Ph.D., on behalf of Richland-Bean Blossom Community School Corporation; Case No. PC20-01

Kevin Tolloty, Planning Director, explained this petition is a voluntary annexation for Richland-Bean Blossom Community School Corporation (“School”). The School will bring in four parcels of land on Reeves Road and North Sycamore Drive. Total acreage is approximately 87 acres. The annexation will bring all of the School’s properties under one jurisdiction. Recommended zoning is Residential 1 (“R-1”). Staff recommends a favorable recommendation to Town Council with R-1 zoning.

Pamela Samples asked why the School purchased the property. Did they have plans for it originally? Mr. Tolloty answered the School has owned the property for some time and thinks they wanted the property for future expansion and a buffer. Mr. Wesolowski asked the total acreage. Mr. Tolloty replied 100+ acres.

Sandra Hash entertained a motion for recommendation. David Drake made a motion to make a favorable recommendation to the Town Council to approve Case No. PC2020-01, the RBB School’s annexation of approximately 87 acres and that the property be zoned R-1. Pat Wesolowski seconded. Roll call vote: Terry Baker – yes; David Drake – yes; Sandra Hash – yes; Don Calvert – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski - yes. Motion carried.

Text Amendments

Kevin Tolloty, Planning Director, explained all of the text amendments are directly related to the upcoming building department and are mostly concerned with fees and procedures that relate to zoning. All planning and building fees have been moved to under the same chart and in doing so, it resulted in changes to nine other codes. The fee schedule for building permits is lower than what is being paid now which includes Ellettsville and Monroe County fees. The fees, however, will be higher than what the Town currently charges. Fees will cover the expenses of taking on

the building department including the building inspector’s salary. The building code has been sent to the Department of Homeland Security for review, then it will be sent to Town Council for approval and then returned to the Department of Homeland Security for final approval before it becomes official. Section 152.183, Site Improvement Permit, has significantly changed. This section covers any building permit that affects the footprint of a structure. This section reflects what is required when submitting a building permit to the Town and lists Activities Requiring Permits; Activities Exempt from Site Improvement Permits; Application Requirements; Action on Permit Applications and Expiration of Permits. There was a minor change of 120 feet to 99 feet and changing “buildings” to “structures” in §152.067, Accessory Structures. There was a discussion on septic fields, storage tanks and accessory structures. Section 152.244, Application Fees (Wireless Communication Facilities), has been changed to reference the section on fees. Section 152.073, Appeal Procedure (Residential Districts), references the section of fees and removes confusing language. The other text amendments reference the section on fees, §152.363. The fee schedule, §152.363, was discussed. Guidance on whether or not to charge a fee for Certificates of Occupancy was requested. There was a discussion on why Ellettsville is getting its own Building Department. The consensus was to not charge for the initial occupancy permit as it will be included in the cost for the permit. A fee of \$100 will be charged for the certificate of occupancy when it has to be issued outside of the building permit process. Mr. Tolloty requested a favorable recommendation of the text amendments to Town Council with adding a \$100 charge for the certificate of occupancy not tied to an existing building permit was requested.

David Drake so moved on Mr. Tolloty’s request. Terry Baker seconded. Roll call vote: Terry Baker – yes; David Drake – yes; Sandra Hash – yes; Don Calvert – yes; Pamela Samples– yes; Dan Swafford – yes; and Pat Wesolowski - yes. Motion carried.

Planning Department Updates

Kevin Tolloty advised two development plans, Governor Park and Richland Senior Citizens Housing, will be heard at the March meeting. More text amendments will be coming before the Plan Commission in the future. Mr. Tolloty will be serving on a panel to discuss housing at the spring planning conference in Bloomington.

Plan Commission Comments

Plan Commission members discussed various developments and problem properties.

Sandra Hash thanked Terry Baker for serving as President of the Plan Commission. The next meeting will be on March 5, 2020, at 6:00 p.m.

Privilege of the Floor

Adjournment

Sandra Hash entertained a motion to adjourn. Terry Baker so moved. Pat Wesolowski seconded. Motion carried. Sandra Hash adjourned the meeting at 7:09 p.m.

Sandra Hash, President

Terry Baker, Vice President

Don Calvert

David Drake

Pamela Samples

Dan Swafford

Pat Wesolowski

Denise Line, Secretary