

November 5, 2020

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, November 5, 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 (due to technical difficulties, Don Calvert was not present for the remainder of the meeting following roll call); David Drake; Pamela Samples; Dan Swafford and Pat Wesolowski. Kevin Tolloty, Planning Director; Denise Line, Secretary; Rick Coppock, Bynum Fanyo & Associates; and Darla Brown, Town Attorney; were also present.

Approval of the Minutes

Sandra Hash entertained a motion to table the minutes for the regular meeting on August 6, 2020. Pat Wesolowski so moved for approval and David Drake seconded the motion. Roll call vote: Sandra Hash – 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

Approval of 2020 Meeting Dates

Sandra Hash entertained a motion to approve the 2021 Meeting Dates. Pat Wesolowski so moved for approval and David Drake seconded the motion. Roll call vote: Sandra Hash – 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.)

Old Business

New Business

Preliminary Plat and Development Plan Approval for an Assisted Living Facility and Self-Storage Units, located at 7405 W. State Road 46 (5 Acres); Petitioner: Autumn Trace Senior Communities; Case No. PC 20-12

Kevin Tolloty, Planning Director, explained this petition is for development plan approval of a 52-bed assisted living facility and storage unit facility. Parcel is zoned Planned Unit Development (“PUD”) and follows Commercial-3 regulations. The eleven criteria for the Plan Commission to consider was reviewed. Two lots will be created by the plat. Mr. Wesolowski asked if there will be a separate driveway for the storage units. Mr. Tolloty answered they will share a driveway. Ms. Hash asked if assisted living meant independent living with small apartments with a cafeteria for meals and recreation.

Jim Gillen, Owner of Autumn Trace, explained assisted living is a modern type residential facility with people leasing their suites and Autumn Trace provides a supportive and full-service environment. Mr. Wesolowski asked if it will be a closed campus. Mr. Gillen answered no, people can come and go as they please. Mr. Wesolowski asked if there will be an elevator. Mr. Gillen answered yes.

Jason Yoder, Tri-Mac Building Services, will be building the storage units and assisted living facility. There will be 92 storage units and 52 two-bedroom units. Mr. Baker asked if there will be storage for RVs and boats. Mr. Yoder answered it will only be indoor storage. Mr. Yoder mentioned there are 50 units and typically 1% of the tenants will drive. So, there will probably be 5 to 8 parking spaces being used. Mr. Gillen explained they’re in a private pay market.

Chelsea Moss, P.E. of Abram-Moss Design Group, LLC, Site Engineer, explained a fire truck cannot make it around the buildings. Being it is a gated community, the fire truck can turn in the parking lot behind the building. Mr. Tolloty advised this was discussed at length during the plan review meeting and the fire department approved the layout of the building and looping through the west parking lot. Ms. Hash asked if the storage unit will be open for only residents of the assisted living. Mr. Gillen answered it will accommodate residents and the public. Ms. Hash what materials will be used to construct the storage units. Mr. Yoder answered wood frame construction with metal siding.

Sandra Hash entertained a motion for the preliminary plat approval of the assisted living facility and self-storage units at 7405 W. State Road 46. David Drake so moved. Dan Swafford seconded. Roll call vote: Sandra Hash – yes; Terry Baker – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried.

Sandra Hash entertained a motion for development plan approval of an assisted living facility and self-storage units at 7405 W. State Road 46. David Drake so moved. Pat Wesolowski seconded. Roll call vote: Sandra Hash – yes; Terry Baker – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried.

Development Plan Approval for a Self-Storage Facility, 5050 W. State Road 46 (39,200 sf); Petitioner: EDD, LLC; Case No. PC 20-13

Kevin Tolloty, Planning Director, explained the Petitioner is requesting to build a 39,200 ft² storage facility with 27,000 ft² being internally accessed. Parcel is zoned Commercial-3. The eleven criteria for the Plan Commission to consider was reviewed. Facility will be accessed from Seasons Drive. There was a discussion on a portion of the road being on the Fire Department property, opening Seasons Drive to Autumn Ridge and landscaping. Mr. Wesolowski asked how far they will be located from State Road 46. Mr. Tolloty explained the storage units will be located further back on the property because there is room for another building in front of the storage units. Mr. Swafford asked if it will be subdivided. Mr. Tolloty answered no, it is a 10-acre parcel. There is room for future phases further north. Mr. Wesolowski is concerned with the distance from State Road 46. Is there a stipulation requiring them to be a certain distance from State Road 46? Mr. Tolloty replied it will be possible for the out-lot to meet the required setbacks.

Rick Coppock, Bynum Fanyo & Associates, Town Engineer, advised there are not definitive out lots. It's approximately 125' from the edge of the building from the right-of-way. One of the reasons there is not any landscaping along Seasons Drive is because they don't know what will go in the other phases of the project. Landscaping will be added as the project progresses. Mr. Swafford asked about finishing Seasons Drive and opening that connection. Mr. Coppock answered the plan is to open Seasons Drive. Mr. Coppock replied the curbs and stone are in. The plan is to complete Seasons Drive in this or the next phase.

Jeff Fanyo, Bynum Fanyo & Associates, representing the Petitioner, mentioned they will complete Seasons Drive in the future. There is 140' from the corner of the storage lot to the right-of-way line. The owner needs to have the building built and occupied by April 1, 2021. Within the next month or two they will return to the Plan Commission for future phases. It will have a wrought iron fence south and west and to the east and north will have a chain link fence. There will be a retaining wall to address erosion concerns for the neighbor to the east. Mr. Swafford asked how erosion to the north will be addressed. Mr. Fanyo answered they haven't addressed it but to the east is the worst part of the erosion. He explained in detail how they will address the erosion. Ms. Hash asked if it will be a wood frame building.

Marc Cornett, AIA, Architect for the Project, answered it will be an engineered steel building. Ms. Hash asked if there will be any features to the building for street appeal. Mr. Fanyo answered there will be a visible tower on the building. Mr. Cornett answered the color of the building is brown and the doors are dark orange and they've been discussing landscaping along the fence. Mr. Wesolowski asked how many units there will be. Mr. Cornett answered the long sides have 23 doors and the short sides have 11 doors. There will be interior storage system with climate control and accessible aisles. There will be six entry points. Users will dictate the square footage of the units. Perimeter will be paved. There will be onsite management. Mr. Wesolowski asked about the drainage. Mr. Coppock answered they stayed with the same drainage scheme as the original approved plan for the church. Mr. Swafford is concerned about the road. Will a finish coat be put on the road to the storage facilities? Mr. Fanyo explained it is their intention to finish the road to the entry drive. When they get to the next phase, they will finish the next portion as the construction is completed to the area north of the building. They will complete the sidewalks and curb. They will require a right-of-entry from the Town to get on the Fire Department's property to finish that portion of that road. Mr. Swafford asked when they will return for the second phase. Mr. Fanyo answered over the next couple of months.

Bill Holdeman, Autumn Ridge HOA, advised several residents have expressed concern over the road being open. Their choice would be for the road to remain closed. They would like to see the trees to the north remain intact. The tree line will provide screening from the orange roofs of the building. Mr. Coppock explained the plans are for the tree line to remain intact and they will add additional pine trees.

Terry Baker asked if RVs or boats will be stored at the facility. Mr. Fanyo answered no, there is not room to store that type of product. Mr. Wesolowski asked if there will be noise due to the climate controlled storage. Mr. Cornett answered no.

Sandra Hash entertained a motion for development plan approval of the self-storage facility at 5050 W. State Road 46. Dan Swafford so moved. Pat Wesolowski seconded. Roll call vote: Sandra Hash – yes; Terry Baker – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried.

Text Amendments; Case No. PC 20-14

Kevin Tolloty, Planning Director, presented five text amendments to address several issues with the fee schedule and clean up language. The proposed changes for fees are as follows: Board of Zoning Appeals and Plan Commission fees will be increased to cover public notice costs; a fine of three times the permit fee for starting construction without a permit; residential solar installation; inspections scheduled outside normal business hours and increased development plan/PUD fees. Mr. Drake would like for a time limit to be imposed for development plans. Proposed language amendments are as follows: Accessory dwelling units would be included as a special exception; abandoned vehicles are included in the public nuisance section and it is addressed in another section with a different time frame for remediation; sign permit approval process timeline will be clarified; and the conflict for required sizes of cul-de-sacs. A favorable recommendation to Town Council was requested.

Sandra Hash entertained a motion to forward a favorable recommendation to Town Council for the changes. David Drake made the motion. Pat Wesolowski seconded. Roll call vote: Sandra Hash – yes; Terry Baker – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried.

Planning Department Updates

Plan Commission Comments

Privilege of the Floor

Adjournment

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

Sandra Hash adjourned the meeting at 7:40 p.m.

Sandra Hash, President

Terry Baker, Vice President

Don Calvert

David Drake

Pamela Samples

Dan Swafford

Pat Wesolowski

Denise Line, Secretary