

January 7, 2021

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, January 7, 2021, via Zoom meeting. Sandra Hash called the meeting to order at 6:00 p.m. and David Drake led the Pledge of Allegiance.

Roll Call: Members participating were: Sandra Hash, President; 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.

Election of Officers

Pat Wesolowski made a motion to nominate David Drake for President and Dan Swafford seconded the motion. Roll call vote: Sandra Hash – yes; Terry Baker – yes; Don Calvert – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried.

Pat Wesolowski made a motion to nominate Dan Swafford for Vice President and Don Calvert seconded the motion. Roll call vote: Sandra Hash – yes; Terry Baker – yes; Don Calvert – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried.

Approval of the Minutes

Sandra Hash entertained a motion to approve the minutes for the executive session on August 6, 2020, and regular meetings on August 6, 2020, November 5, 2020, and December 3, 2020. Dan Swafford so moved for approval and Terry Baker seconded the motion. Roll call vote: Sandra Hash – yes; Terry Baker – yes; Don Calvert – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried.

Monthly Conflict of Interest Statement

Don Calvert has a conflict with any petition that adjoins the Spring Valley subdivision and he will abstain on the votes for Ellis Ridge and Centennial Park.

Dan Swafford advised the Hardesty proposed subdivision touches his property so he will not be voting on it.

Old Business

New Business

Preliminary and Final Plat Approval for Two Lots in the Hardesty Minor Subdivision located at 5700 W. State Road 46 (3.94 Acres); Petitioner: Gary Hardesty representing the Hardesty Family Trust; Case No. PC 21-01

Kevin Tolloty, Planning Director, explained the petition is for preliminary and final plat approval splitting 3.94 acres into a two-lot subdivision. Mr. Wesolowski asked if there is a separate entrance to Hardesty Insurance. Gary Hardesty answered yes. Mr. Tolloty noted there is an ingress/egress easement that will take care of the current entrance.

Sandra Hash entertained a motion. David Drake made a motion to grant preliminary and final plat approval of the Hardesty Minor Subdivision, Case NO. PC21-01 at 5700 W. State Road 46. Pam Samples seconded the motion.

Gary Hardesty asked how he would get an address for the Pizza Pantry. Mr. Tolloty told him to contact him for an address.

Roll call vote on the aforementioned motion: Sandra Hash – yes; Terry Baker – yes; Don Calvert – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – abstained; and Pat Wesolowski – yes. Motion carried.

David Drake began presiding over the meeting.

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. PC 21-02

David Drake advised the case was to be tabled and requested a motion. Terry Baker made a motion to table it to the next meeting. Dan Swafford seconded the motion. Roll call vote: Sandra Hash –

yes; Terry Baker – yes; Don Calvert – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried.

Waiver from Subdivision Regulations for Centennial Park Phase III (38 lots); Petitioner: Centennial Park LLC; Case No. PC 21-03

David Drake advised the case was requested to be tabled and requested a motion. Pat Wesolowski so moved and Dan Swafford seconded the motion. Roll call vote: Sandra Hash – yes; Terry Baker – yes; Don Calvert – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried.

Planning Department Updates

Kevin Tolloty, Planning Director, advised there will be two cases for the next meeting.

Plan Commission Comments

David Drake advised the next meeting is February 4, 2021, at 6:00 p.m.

Privilege of the Floor

Adjournment

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

Sandra Hash adjourned the meeting at 6:21 p.m.

David Drake, President

Dan Swafford, Vice President

Terry Baker

Don Calvert

Sandra Hash

Pamela Samples

Pat Wesolowski

Denise Line, Secretary