

February 3, 2022

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, February 3, 2022, via Zoom at Town Hall. David Drake called the meeting to order at 6:00 p.m. and Dan Swafford 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.

Election of Officers

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

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

Approval of the Minutes

David Drake entertained a motion to table the minutes for the regular meeting on November 4, 2021. Dan Swafford so moved and Pat Wesolowski seconded the motion. Roll call vote: David Drake – yes; Dan Swafford – yes; Terry Baker – yes; Don Calvert – yes; Sandra Hash – yes; Pamela Samples – yes; and Pat Wesolowski - yes. Motion carried.

Monthly Conflict of Interest Statement

Old Business

New Business

Request for Development Plan Approval for Five (5) Self-Storage Buildings (23,600 square feet and contains 112 units), 5050 W. State Road 46, Bloomington; Petitioner: Doug Duncan; Case No. PC 22-01

Kevin Tolloty, Planning Director, explained the petitioner is requesting to build five self-storage buildings at 5050 W. State Road 46. The buildings will consist of 112 units with three being 4,800 ft², one is 8,000 ft² and one is 1,200 ft². Parcel is zoned Commercial 3. The 11 criteria for development plans were reviewed. There was a discussion on various design elements on the plans.

A.J. Willis, Bynum Fanyo & Associates, Engineer, explained the drainage for this project matches the drainage for the previous storage unit. Buffering will be provided to the north and east.

Doug Duncan, Petitioner, the west side of the building will have a brick façade half way up. They will replace dead pine trees along the property line of the first building. There will be a landscape buffer next to the residential properties. He will re-evaluate landscaping along State Road 46. There was further discussion on hours of operation and if the first building has reached maximum capacity.

David Drake entertained a motion. David Drake made a motion to approve the development plan for PC 22-01 for 5050 W. State Road 46. Dan Swafford seconded the motion. Roll call vote: Roll call vote: David Drake – yes; Dan Swafford – yes; Terry Baker – yes; Don Calvert – yes; Sandra Hash – yes; Pamela Samples – yes; and Pat Wesolowski - yes. Motion carried.

Zoning Discussion

Kevin Tolloty, Planning Director, advised there is the possibility for a comprehensive review of Ellettsville's zoning. Members discussed their thoughts on items for a zoning review, a joint work session with the Plan Commission and Town Council and the best way to start the project. Plan Commission members are to email suggestions for revisions to the zoning code to Mr. Tolloty.

Planning Department Updates

Plan Commission Comments

David Drake announced the next meeting is March 3, 2022.

Privilege of the Floor

Russ Ryle asked when a storage unit or anything else is approved with Commercial 3 zoning, what is to prevent someone from living in campers or storage units on the property? Mr. Tolloty answered according to Town Code that people are not permitted to live in a camper or storage unit.

Adjournment

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

David Drake adjourned the meeting at 6:49 p.m.

David Drake, President

Dan Swafford, Vice President

Terry Baker

Don Calvert

Sandra Hash

Pamela Samples

Pat Wesolowski

Denise Line, Secretary