

**AGENDA
ELLETTSVILLE PLAN COMMISSION
Town Hall
1150 W. Guy McCown Drive
Ellettsville, Indiana
Thursday, October 6, 2022 - 6:00 P.M.**

Pledge of Allegiance

Roll Call

Approval of Minutes – September 1, 2022

Monthly Conflict of Interest Statement

Old Business

New Business

Voluntary Annexation of 6400 N. Matthews Drive, W. McNeely Street and 6600 W. McNeely Street (two parcels), Ellettsville (32.65 Acres); Petitioner: Cook Incorporated; Case No. PC22-07

Planning Department Update

Next Meeting – November 3, 2022

Privilege of the Floor – Non-Agenda Items

Plan Commission Comments

Adjournment

Planning Commission meetings are wheelchair accessible. The accessible entrance is located on the east side of the building. Accessible visitor parking spaces are located on the north side of the building. The Town further assures every effort will be made to ensure nondiscrimination in all of its programs activities, whether those programs and activities are federally funded or not. Close captioning of the public meetings is broadcast on Community Access Television Series.

Planning Department is inviting you to a scheduled Zoom meeting.

Topic: Plan Commission

Time: Oct 6, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89032320346?pwd=Um5uY0NXVkJyL0RUT3NMYmpKeS9HUT09>

Meeting ID: 890 3232 0346

Passcode: 512175

One tap mobile

+19292056099,,89032320346#,,, *512175# US (New York)

+13017158592,,89032320346#,,, *512175# US (Washington DC)

Dial by your location

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+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 564 217 2000 US

+1 669 444 9171 US

September 1, 2022

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, September 1, 2022, at Town Hall. David Drake called the meeting to order at 6:00 p.m. and Pat Wesolowski led the Pledge of Allegiance.

Roll Call: Members participating were: David Drake, President; Dan Swafford, Vice President; Sandra Hash; Pamela Samples; and Pat Wesolowski. Terry Baker and Don Calvert were absent. Denise Line, Planning Director; and Darla Brown, Town Attorney; were also present.

Approval of the Minutes

David Drake entertained a motion to table the minutes for the regular meetings on April 7, 2022, and August 4, 2022. Sandra Hash so moved, and Pan Samples seconded the motion. Motion carried.

Monthly Conflict of Interest Statement

Old Business

New Business

Envision Ellettsville Presentation

Ron Taylor of Taylor, Siefker Williams; Leasa Siscoe of Ellettsville Main Street; and Christa Curtis, Envision Ellettsville member, presented the Envision Ellettsville Plan and answered questions.

Planning Department Updates

Plan Commission Comments

Dan Swafford wants to meet every month regardless of whether there is new business to discuss. The consensus was to meet every month.

Privilege of the Floor

Adjournment

David Drake adjourned the meeting at 7:35 p.m.

David Drake, President

Dan Swafford, Vice President

Terry Baker

Don Calvert

Sandra Hash

Pamela Samples

Pat Wesolowski

Denise Line, Secretary



Town of Ellettsville

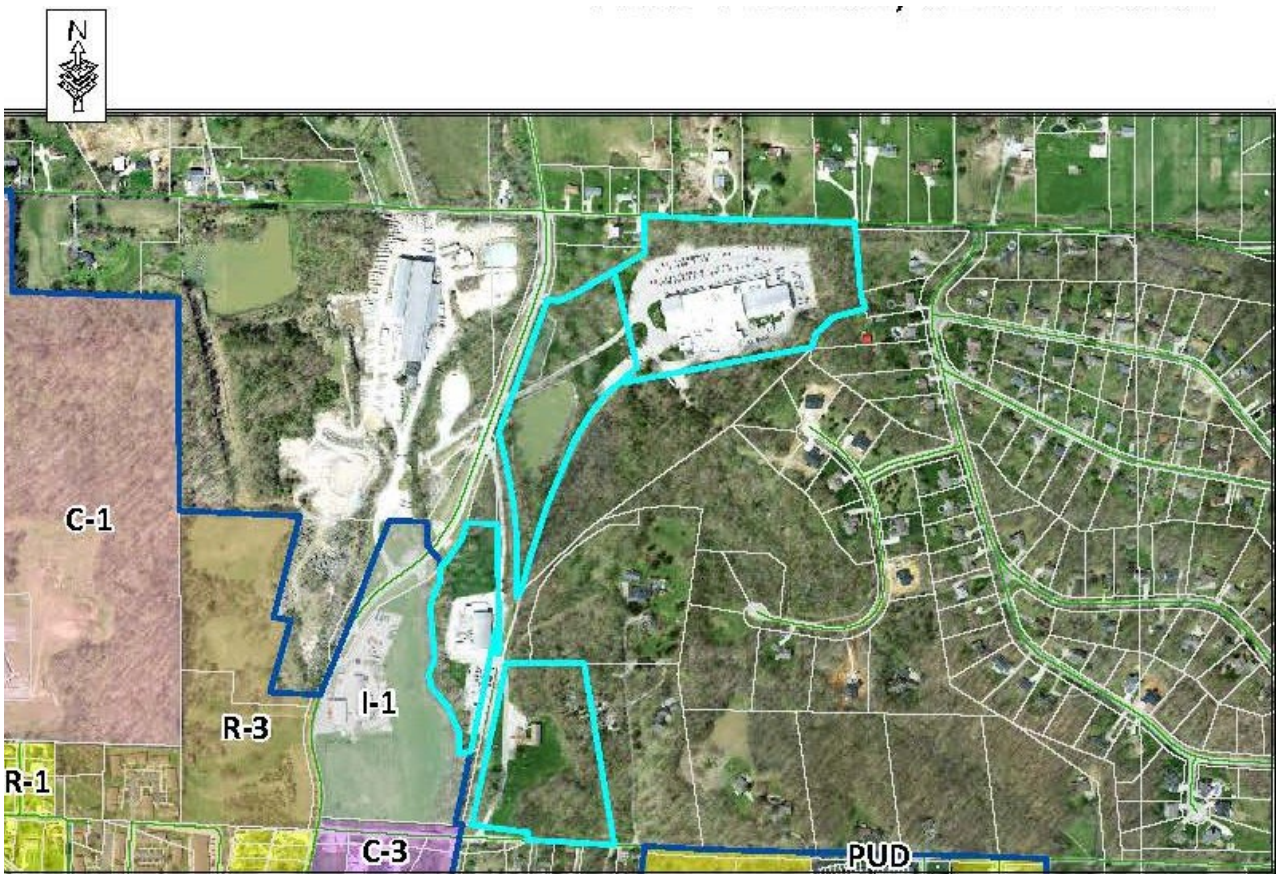
Department of Planning & Development

PC 2022-07 – Voluntary Annexation Petition Staff Report

Petition

Case - PC 22-07 – Cook, Inc. Annexation. A request by Cook Incorporated, to voluntarily annex four parcels totaling approximately 32.65 acres of land. The subject parcels are located at 6400 N. Matthews Drive, W. McNeely Street and 6600 W. McNeely Street (two parcels).

Surrounding Zoning Districts & Uses



	Zoning District	Property Use
North:	AG/RR: Agricultural/Rural Reserve (County)	Agriculture/Residential (County)
South:	AG/RR & ER ER: Agriculture/Rural Reserve & Estate Residential (County)	Agriculture/Residential (County) Estate Residential (County)
East:	AG/RR; PUD & MR: Agriculture/Rural Reserve, Planned Unit Development & Medium Density Residential (County)	Agriculture/Rural Reserve; Planned Unit Development & Medium Density Residential (County)
West:	HI: Heavy Industrial (County) and I-1: Light Industrial (Ellettsville)	Agriculture/Residential (County) I-1: Light Industrial (Ellettsville)

Considerations

The petitioner is requesting to annex four (4) parcels totaling approximately 32.65 acres of land, located at 6400 N. Matthews Drive, W. McNeely Street and 6600 W. McNeely Street (two parcels).

1. Indiana Code requirements (IC 36-4-3-5.1) for super voluntary annexation are:
 - a. Consent of 100% of the property owners within the area to be annexed.
 - b. At least one-eighth (1/8 or 12.5%) of the aggregate external boundary of the proposed annexation area must be contiguous with the existing city limits. A strip of land less than one hundred fifty (150) feet wide is not considered contiguous. (IC 36-4-3-1.5)
2. The proposed annexation area is 15% contiguous to the Town of Ellettsville and 100% of the property owners are parties to the petition.
3. The properties are currently zoned L-1, Light Residential, by Monroe County and is recommended to be designated as L-1, Light Industrial upon annexation.
4. The properties are currently all part of the Cook Incorporated West Ellettsville Facility.
5. The property will be located in Council Ward 1.
6. The property is serviced by water. The annexation should not require any capital projects to extend services and any cost for extension of utilities is borne by the developer.
7. The Town will provide police, fire, EMS and other governmental services immediately upon annexation.

Plan Commission Action

The Plan Commission action shall be in the form of a *favorable, unfavorable, or no recommendation* to Town Council, which takes final action on the annexation petition.

Staff Recommendation

Staff recommends a *favorable recommendation* be forwarded to Town Council, with a recommended zoning of L-1, Light Industrial, upon annexation.

Submitted by Denise Line
Director of Planning & Development
October 6, 2022





