

RESOLUTION 01-2023

A RESOLUTION BY THE ELLETTSVILLE PLAN COMMISSION TO AUTHORIZE THE ELLETTSVILLE PLANNING DIRECTOR TO TEMPORARILY WAIVE DRIVEWAY WIDTH REQUIREMENTS FOR NEW CONSTRUCTION

Whereas, the Town of Ellettsville is a political subdivision existing under the provisions of Indiana law; and

Whereas, the Ellettsville Plan Commission (“Plan Commission”) enforces the zoning regulations for the Town of Ellettsville (“Town”); and

Whereas, the Plan Commission’s enforcement powers include the authority to initiate legal proceedings to enforce the Town’s zoning regulations pursuant to Indiana Code § 36-7-4-1014(a); and

Whereas, Denise Line, as the Director of Planning Services for the Town, is vested with the duty pursuant to Section 152.353 of the Town Code to administer and enforce the Town’s zoning regulations which include maximum width requirements for driveways in the construction of new housing; and

Whereas, the Town has previously adopted planning and zoning ordinances which provide for the administration, enforcement, and amendment of all zoning regulations within the Town; and

Whereas, the Town’s current driveway standards for residential uses require a maximum width of 22 feet at the property line of the property, as per Section 152.227(C), and

Whereas, the Plan Commission has determined that the Town’s current development standards that impose a driveway width limit of 22 feet at the property line are impractical and outdated for larger sized homes; and

Whereas, the Town has retained Taylor, Siefker Williams Design Group to revise the Future Land Use map of the Comprehensive Plan and to update the Town’s zoning regulations and create a new Unified Development Ordinance (“UDO”) for the Town; and

Whereas, the Plan Commission anticipates that said UDO will, among other things, increase the maximum driveway width allowed for new construction; and

Whereas, the Plan Commission believes it is in the best interest of the Town to authorize the Director of Planning Services to waive the current maximum width limits for driveways to allow for a wider maximum width limit pending the adoption of a UDO for the Town.

NOW, THEREFORE, be it ordained by the Ellettsville Plan Commission as follows:

1. Director of Planning Services Denise Line is hereby authorized to waive the current

maximum driveway width limit until the Town adopts a Unified Development Ordinance for the Town.

2. The Director of Planning Services is authorized to issue Certificate of Occupancy permits for driveways not to exceed 36 feet at the property line.

This ordinance was passed, approved, and adopted by Ellettsville Plan Commission on the 4th day of May, 2023 by a vote of 4th in favor and May against.

Dan Swafford



Vice President
Ellettsville Plan Commission

ATTEST:


Mike Burns, Secretary