

AGENDA
ELLETTSVILLE PLAN COMMISSION
Town Hall
1150 W. Guy McCown Drive
Ellettsville, Indiana
Thursday, February 1, 2024 - 6:00 P.M.

Pledge of Allegiance

Roll Call

Approval of Minutes – January 11, 2024

Monthly Conflict of Interest Statement

Old Business

New Business

Resolution 01-2024 to Authorize the Ellettsville Planning Director to Temporarily Waive Temporary Sign Permit Applications and Fees for the Solar Eclipse Event

Planning Department Update

Next Meeting – February 7, 2024

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 and activities, whether those programs and activities are federally funded or not. Close captioning of the public meetings is broadcast on Community Access Television Series.

The Town of Ellettsville Plan Commission is inviting you to a scheduled Zoom meeting.

Topic: Ellettsville Plan Commission

Time: Feb 1, 2024 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83845955756?pwd=WldoSHlESENuNGp4RWJ6a3VJTVZaZz09>

Meeting ID: 838 4595 5756

Passcode: 928286

One tap mobile

+16469313860,,83845955756#,,,,*928286# US

+19292056099,,83845955756#,,,,*928286# US (New York)

Dial by your location

- +1 646 931 3860 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)

Meeting ID: 838 4595 5756

Passcode: 928286

January 11, 2024

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, January 11, 2024, at Town Hall. David Drake called the meeting to order at 6:00 p.m. and Steve Hale led the Pledge of Allegiance.

Roll Call: Members participating were: David Drake, President; Dan Swafford, Vice President; Steve Hale; Pamela Samples; Ryan Skaggs and Pat Wesolowski. Denise Line, Planning Director, Mike Burns, Assistant Planner, and Darla Brown, Town Attorney, were also present.

Election of Officers

David Drake entertained a motion to nominate a President. Dan Swafford made a motion to nominate David Drake for President. Steve Hale seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Steve Hale-yes; Pamela Samples-yes; Ryan Skaggs-yes; and Pat Wesolowski-yes. Motion Carried.

David Drake entertained a motion to nominate a Vice President. Pat Wesolowski made a motion to nominate Dan Swafford for Vice President. Pamela Samples seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Steve Hale-yes; Pamela Samples-yes; Ryan Skaggs-yes; and Pat Wesolowski-yes. Motion Carried

Approval of the Minutes

David Drake entertained a motion to approve the minutes for the regular meeting on December 7, 2023. Dan Swafford made a motion to approve the minutes for December 7, 2023. Pamela Samples seconded the motion. Motion carried.

New Business

Development Plan Approval for an Optometry Clinic located at 5011 W. Charlestowne Way; Petitioner: Zac Short; Case No. PC 24-01

Denise Line, Planning Director, explained the request for Development Plan approval of a 7,612 ft² Optometry Clinic on a 1.32-acre lot. The property is zoned C-3, General Commercial and its use is permitted by right. All items from tech review have been resolved and the staff recommends approval.

AJ Willis, Engineer, Bynum Fanyo & Associates stated the building was located outside of the AE Flood Zone and the building elevation has been placed at two feet above the one-hundred-year flood elevation. In addition, there is 42" existing culvert as an extra factor of safety.

Zac Short, Petitioner, explained his business, Insights Optical, has two other locations and his business would occupy 2,400 ft², with the remaining area leased out to similar types of business.

David Drake entertained a motion to approve the Development Plan. Steve Hale made a motion to approve the Development Plan for the Optometry Clinic. Pat Wesolowski seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Steve Hale-yes; Pamela Samples-yes; Ryan Skaggs-yes; and Pat Wesolowski-yes. Motion Carried.

Preliminary Plat Approval for Three (3) Commercial Lots and One (1) Non-Buildable Lot in the Ellettsville Self Storage Subdivision, (5050 W. State Road 46); Petitioner: Mini Mall U.S. Storage Properties Master L.P.; Case No. PC 24-03

Denise Line, Planning Director, explained the original petition came before the Plan Commission on October 5, 2023, but the owner sold the property before complying with the condition of approval. Now, the new owner is asking for preliminary plat approval that consists of four (4) commercial lots which are zoned C-3 and total 9.44 acres. Three (3) lots will be platted, and one is an existing regional detention facility. Currently one (1) lot is developed and the other (2) are vacant. Lots meet all size and dimensional requirements. All items from tech review have been resolved and all legal notices have been sent. The Town Attorney prepared commitments which would prevent a business from operating from the storage units, and to prevent people from living in the units. The owner has agreed to sign the commitments, they would then be recorded and would stay with the property. Staff recommends the approval of the Ellettsville Self Storage Preliminary Plat with the conditions that the owner sign the commitments and plant five street trees on Seasons Drive.

AJ Willis, Engineer, Bynum Fanyo & Associates explained this case is about subdividing the property and a few easements would be recorded on these properties.

Bill Holderman, President of the Autumn Ridge HOA, expressed concern about the increased traffic and lights with the development of Lot 3.

Chris Sims, local resident, stated that he is also concerned with the increased traffic that would result if Lot 3 was developed with certain type of businesses.

Carol Walter, local resident, explained her concern about increased traffic and noise that would be created by a business on Lot 3. There is not a road sign at the corner of State Road 46 and Seasons Drive which creates a traffic and safety issue entering Seasons Drive from State Road 46.

After discussion David Drake made a motion to approve the Preliminary Plat for Three (3) Commercial Lots and One (1) Non-Buildable Lot in the Ellettsville Self Storage Subdivision, (5050 W. State Road 46); Petitioner: Mini Mall U.S. Storage Properties Master L.P.; Case No. PC 24-03. Pat Wesoloski seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Steve Hale-yes; Pamela Samples-yes; Ryan Skaggs-yes; and Pat Wesolowski-yes. Motion Carried.

Planning Department Updates

Denise Line, Planning Director, advised next month's meeting is on February 1, 2024, and at this time there is no new business.

Plan Commission Comments

Privilege of the Floor

Adjournment

David Drake adjourned the meeting at 6:38 p.m.

David Drake, President

Dan Swafford, Vice President

Ryan Skaggs

Steve Hale

Pamela Samples

Mike Burns, Secretary

Pat Wesolowski

RESOLUTION 01-2024

**A RESOLUTION BY THE ELLETTSVILLE PLAN COMMISSION TO
AUTHORIZE THE ELLETTSVILLE PLANNING DIRECTOR TO
TEMPORARILY WAIVE TEMPORARY SIGN PERMIT
APPLICATIONS AND FEES FOR THE SOLAR ECLIPSE EVENT**

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, Ellettsville has enacted a Sign Code which regulates the posting of temporary signs; and

Whereas, a total solar eclipse is expected to cross the United States on April 8, 2024 and Ellettsville lies directly in the path of the solar eclipse; and

Whereas, the solar eclipse will offer unique, one-time business opportunities for local merchants who are preparing for the event and the anticipated arrival of crowds in Ellettsville; and

Whereas, the Planning Director believes it advisable to waive the temporary sign permit applications and fees from Thursday, April 4, 2024 through Wednesday, April 10, 2024.

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

Director of Planning Services Denise Line is hereby authorized to waive the temporary sign permit applications and fees from Thursday, April 4, 2024 through and including Wednesday, April 10, 2024.

This resolution was passed, approved, and adopted by Ellettsville Plan Commission at its regular meeting on February 1, 2024 by a vote of _____ in favor and _____ against.

David Drake

President
Ellettsville Plan Commission

ATTEST:

Mike Burns, Secretary