

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