

AGENDA
ELLETTSVILLE PLAN COMMISSION
Town Hall
1150 W. Guy McCown Drive
Ellettsville, Indiana
Thursday, May 7, 2026 - 6:00 P.M.

**Town of Ellettsville
Plan Commission
Members**

Town Council President
Appointments:

- David Drake
Current Term: 1/8/24 –
12/31/27
- Stephen Hale
Current Term: 1/9/23 –
12/31/26
- Ryan Staggs
Current Term: 7/10/23
– 12/31/26
- Pat Wesolowski
Current Term: 1/8/24 –
12/31/27

Members from Government
Appointed by Council Vote:

- Zach Michaels
Current Term:
1/22/24– 12/31/27

Town Council Representatives:

- Pamela Samples –
Current Term: 1/9/23 –
12/31/26
- Dan Swafford – Current
Term: 1/9/23 –
12/31/26

Pledge of Allegiance

Roll Call

Approval of Minutes – April 9, 2026

Monthly Conflict of Interest Statement

Old Business

New Business

Petition for a Zoning Map Amendment to Rezone Two (2) Parcels (2.03 Acres) from Commercial 2 to Residential 2, Medium Density Residential, 5010 N. Lakeview Drive; Petitioner: Guy Kevin Farris; Case No. PC 26-15

Planning Department Update

Next Meeting – June 4, 2026

Privilege of the Floor – Non-Agenda Items

Plan Commission Comments

Adjournment

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

Topic: Plan Commission

Time: May 7, 2026 06:00 PM Indiana (East)

Join Zoom Meeting

<https://us02web.zoom.us/j/83552872652?pwd=9BRUxiBos9cHlr7maLDIac6lFtudck.1>

Meeting ID: 835 5287 2652

Passcode: 399043

One tap mobile

+16469313860,,83552872652#,,,,*399043# US

+19292056099,,83552872652#,,,,*399043# US (New York)

Join by SIP

- 83552872652@zoomcrc.com

Join instructions

https://us02web.zoom.us/meetings/83552872652/invitations?signature=FffYK_d1iofxxm4WPDumd95AscuC8kpqdhk1RNwMMyc



Town of Ellettsville

Department of Planning & Development

PC 26-15 – Zoning Map Amendment Petition Staff Report

Petition

Case - PC 26-15 – Zoning Map Amendment. A request by Kevin Farris to rezone two (2) parcels from Commercial 2 to Residential 2; Medium Density Residential District. Subject parcels are located at 5010 N. Lakeview Drive.

Location



Surrounding Zoning Districts & Uses

	Zoning District	Property Use
North:	Residential (Monroe County)	Single Family Residential
South:	Commercial 2	Self-Storage
East:	Commercial 2	Single Family Residential
West:	Commercial 2	Food establishment, religious institution, and single family residential

Considerations

1. The Petitioner is requesting to rezone two parcels totaling approximately 2.03 acres from Commercial 2, to Residential 2; Medium Density Residential. Subject parcels are located at 5010 N. Lakeview Drive.
2. Indiana Code (IC 36-7-4-603) requires that the Plan Commission and the legislative body shall pay reasonable regard to:
 - a. The comprehensive plan;
 - b. Current conditions and the character of current structures and uses in each district;
 - c. The most desirable use for which the land in each district is adapted;
 - d. The conservation of property values throughout the jurisdiction; and
 - e. Responsible development and growth.
3. The uses of the parcels are single family residential and the outdoor storage of campers.
4. The Monroe County GIS shows the parcels have the same address and parcel number. Research from Petitioner's engineer found deeds showing two (2) separate parcels have never been consolidated into one (1) parcel.
5. The *Ellettsville Comprehensive Plan* designates the land to be single family residential.
6. The Unified Development Ordinance states the intent of Residential 2 zoning is to establish areas for single family and two-family dwellings (UDO, 2.4). The Petitioner's intent is to construct single family housing on the lots.

Analysis of Required Findings

1. **Comprehensive Plan:** The change of zoning (is or is not) substantially in compliance with the existing comprehensive plan.

Staff Finding:

The *Comprehensive Plan* designates the land to be single family residential in both single family and planned neighborhoods.

2. **Current Conditions:** The change of zoning (is or is not) based on the current conditions of the property and the surrounding character of the land.

Staff Finding:

The parcels are currently zoned Commercial 2 and have been underutilized for a long time. The parcels are narrow rectangular lots and Commercial 2 zoning only allows multi-family dwellings. The surrounding character of the land is a mixture of land uses that includes single family residential.

3. **Use of the Property:** The change in zoning (does or does not) result in allowance of the most desirable use of the property.

Staff Finding:

The designation of Residential 2 zoning aligns with the proposed use of the land.

4. Conservation of Property Values: The use or value of adjacent properties and those throughout the Town (will or will not) be affected in a substantially adverse manner.

Staff Finding:

The rezone of this property to Residential 2 will have no effect on neighboring properties in an adverse manner along N. Lakeview Drive.

5. Responsible Development: The change in zoning (does or does not) promote the responsible development and growth of the property.

Staff Finding:

The proposed use of the property is single family residential. The zoning map amendment will align with the intent of the Comprehensive Plan and similar zoning along N. Lakeview Drive.

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 zoning map amendment petition.

Staff Recommendation

Zoning of Residential 2 (R-2) is covered in the *Ellettsville Comprehensive Plan, Neighborhood Residential*. There are other properties with single family residential. The area will accommodate the proposed use of single family residential. Therefore, Staff recommends a *favorable recommendation* be forwarded to the Town Council to amend the zoning for the parcels outlined in Paragraph 1 from Commercial 2 (C-2), to Residential 2 (R-2).

Submitted by:

Denise Line
Director of Planning
Town of Ellettsville
May 7, 2026

