

August 8, 2019

The Ellettsville, Indiana Plan Commission met in regular session on Thursday, August 8, 2019, at Town Hall located at 1150 W. Guy McCown Drive. Terry Baker called the meeting to order at 6:00 p.m. Dan Swafford led the Pledge of Allegiance.

Roll Call: Members present were: Terry Baker, President, David Drake, Vice President; Don Calvert; Brian Miller; Dan Swafford and Pat Wesolowski. Sandra Hash was absent. Kevin Tolloty, Planning Director, Denise Line, Secretary, Rick Coppock, Bynum Fanyo & Associates, Town Engineer, and Darla Brown, Town Attorney, were also present.

Approval of the Minutes

Terry Baker entertained a motion for approval of the minutes for the regular meeting on July 11, 2019. David Drake so moved. Brian Miller seconded. Motion carried.

Monthly Conflict of Interest Statement

Old Business

New Business

Change of Zoning Request from Agricultural 1 (A-1) to Industrial 1 (I-1), Light Industrial, 8101 W. State Road 46 (74.15 Acres); Petitioner: Rick Coppock, Bynum Fanyo & Associates, on behalf of Scannell Properties, LLC, Case No. PC2019-07

Kevin Tolloty, Planning Director, explained this petition is for a rezone from Agricultural 1 to Industrial 1, Light Industrial, for approximately 60 acres within a 74-acre lot. The property will be split into four parcels. The Comprehensive Plan calls for light industrial type uses along the State Road 46 corridor west of Town. A specific use has not yet been identified for the parcel. Staff recommends a favorable recommendation to Town Council.

Pat Wesolowski asked if the lots designated A-1 will be agricultural. Mr. Tolloty answered yes, they will not be rezoned. Mr. Calvert asked the type of buffer. Mr. Tolloty replied that will depend on where and what the development will be and the length of the setbacks.

Terry Baker entertained a motion. David Drake made a motion to recommend approval to the Town Council for the change of zoning request under PC2019-07 for 8101 W. State Road 46. Pat Wesolowski seconded. Roll call vote: Pat Wesolowski – yes; Dan Swafford – yes; Brian Miller – yes; Don Calvert – yes; David Drake – yes and Terry Baker – yes. Motion carried.

List of Permitted Street Trees

Kevin Tolloty, Planning Director, presented a comprehensive list of permitted and non-permitted street trees. Mr. Baker asked if there is a requirement regarding trees inhibiting the flow of pedestrian traffic on sidewalks. Ms. Line answered the clearance is 8’.

Terry Baker entertained a motion on the permitted street trees. Dan Swafford moved for approval of the list of permitted street trees. Pat Wesolowski seconded. Roll call vote: Pat Wesolowski – yes; Dan Swafford – yes; Brian Miller – yes; Don Calvert – yes; David Drake – yes; and Terry Baker – yes. Motion carried.

The list of Permitted and Non-Permitted Street Trees is attached as “Attachment A”.

Planning Department Updates

Kevin Tolloty, Planning Director, advised the next Plan Commission meeting is September 5, 2019. To date, two applications have been received for the Ruby Creek Subdivision and Litten Estates and tech review is scheduled for August 20, 2019.

Privilege of the Floor

Adjournment

Terry Baker entertained a motion to adjourn. David Drake so moved. Dan Swafford seconded. Motion carried. Terry Baker adjourned the meeting at 6:16 p.m.

Terry Baker, President

David Drake, Vice President

Don Calvert

Sandra Hash

Brian Miller

Dan Swafford

Pat Wesolowski

Denise Line, Secretary

Attachment A
Plan Commission Meeting
August 8, 2019
Town of Ellettsville
List of Permitted and Non-Permitted Street Trees

Common Name	Scientific Name
Large street trees 45' and over at mature height	
Black Maple	Acer nigrum
Red Maple	Acer rubrum
Sugar Maple	Acer saccharum
Sugar Hackberry	Celtis laevigata
Hackberry	Celtis occidentalis
American Beech	Fagus grandfolia
European Beech	Fagus sylvatica
Ginkgo	Ginkgo biloba
Thornless Honeylocust	Gleditsia triacanthos inermis
Kentucky Coffee Tree	Gymnocladus dioica
Sweetgum	Liquidambar styraciflura
Tulip Tree	Liriodendron tulipifera
Cucumbertree	Magnolia acuminata
Blackgum or Tupelo	Nyssa sylvatica
Sycamore	Platanus occidentalis
London Planetree	Plantanus x acerfolia
Sawtooth Oak	Quercus acutissima
White Oak	Quercus alba
Swamp White Oak	Quercus bicolor
Scarlet Oak	Quercus coccinea
Shingle Oak	Quercus imbricaria
Bur Oak	Quercus macrocarpa
English Oak	Quercus robur
Red Oak	Quercus rubra
Shumard Oak	Quercus shumardii
Black Oak	Quercus velutina
Bald Cypress	Taxodium distichum
Basswood or American Linden	Tilia Americana
Littleleaf Linden	Tilia cordata
Silver Linden	Tilia tomentosa
Crimean Linden	Tilia x euchiora
Homestead Elm	Ulmus x
Japanese Zelkova	Zelkova serrata
Medium street trees 25' to 45' at mature height	
Hedge Maple	Acer campestre
Nikko Maple	Acer nikoense
Autumn Flame Red Maple	Acer rubrum
Roughbark or Three-Flowered Maple	Acer triflorum
Downy Serviceberry	Amelanchier arborea
Whitespire Birch	Betula platyphylla japonica
European Hornbeam	Carpinus betulus
American Hornbeam or Blue Beech	Carpinus caroliniana
Katsura Tree	Cercidiphyllum japonicum
Yellowwood	Cladrastis lutea
Turkish Filbert	Corylus colurna
Golden Raintree	Koelreuteria paniculata
Saucer Magnolia	Magnolia x soulgiana
Hop Hornbeam or Ironwood	Ostrya virginiana
Purple Robe Locust	Robinia x ambigua
Small street trees under 25' at mature height	
Paperbark Maple	Acer griseum
Tartarian Maple	Acer tartaricum
Shadblow Serviceberry	Amelanchier canadensis
Apple Serviceberry hybrids	Amelanchier x grandiflora

Attachment A
Plan Commission Meeting
August 8, 2019
Town of Ellettsville
List of Permitted and Non-Permitted Street Trees

Common Name	Scientific Name
Allegheny Serviceberry	Amelanchier laevis
Eastern Redbud	Cercis canadensis
Flowering Dogwood	Cornus florida
Kousa Dogwood	Cornus kousa chinensis
Thornless Cockspur Hawthorn	Crataegus crus-galli
Washington Hawthorn	Crataegus phaenopyrum
Green Hawthorn	Crataegus viridis
Umbrella Magnolia	Magnolia tripetala
Star Magnolia	Magnolia stellata
Flowering Crabapple	Malus sp.
Cultivars: 'Adirondack', baccata 'Jackii', 'Bechtel', 'Centzam', 'David', 'Hargozam', 'Pink Spires', 'Prairie Fire', 'Red Barron', 'Red Jewel', 'Sinai Fire', 'Van Esltine', 'Winter Gold', x zumi 'Calocarpa'	
Japanese Tree Lilac	Syringa reticulata
Prohibited Street Trees	
Amur Maple	Acer ginnala
Norway Maple	Acer platanoides
Tree-of-Heaven	Ailanthus altissima
Russian Olive	Elaeagnus angustifolia
Autumn Olive	Elaeagnus umbellata
White Mulberry	Morus alba
European or Common Buckthorn	Rhamnus cathartica
Glossy or Smooth Buckthorn	Rhamnus frangula
Buckthorn Tallhedge	Rhamnus frangula columnaris
Black Locust	Robinia pseudoacacia
Siberian Elm	Ulmus pumila
Box Elder	Acer negundo
Silver maple	Acer saccharinum
European White Birch	Betula pendula
Ash	Fraxinus species
Gingko (female only)	Gingko biloba
Flowering Crabapple	Malus
Cultivars: 'Brandywine', 'Candied Apple', 'Donald Wyman', 'Doubloons', 'Indian Magic', 'Indiana Summer', 'Liset', 'Madonna', 'Mary Potter', 'Prairie Maid', 'Profusion', 'Robinson', 'Selkirk', 'Sentinel', 'Snowdrift', 'Sugar Tyme', 'Velvet Pillar', 'White Cascade', 'White Candle'.	
Bradford Pear	Pyrus calleryana
American Elm	Ulmus Americana