

March 7, 2019

The Ellettsville, Indiana Plan Commission met in regular session on Thursday, March 7, 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, Sandra Hash, Brian Miller, Dan Swafford and Pat Wesolowski. Kevin Tolloty, Planning Director, and Denise Line, Secretary, were also present.

Approval of the Minutes

Terry Baker entertained a motion for approval of the minutes for the regular meeting on February 7, 2019. David Drake so moved. Dan Swafford seconded. Motion carried.

Monthly Conflict of Interest Statement

Old Business

Kevin Tolloty, Planning Director, advised the case heard at the last meeting regarding Lot 90 at the Meadowlands has been withdrawn at the request of the Petitioner.

New Business

Final Plat Amendment of N. Love Lane located in the Mary George Lot 2 Subdivision (52.5 Acres); Petitioner: Mary George; Case No. PC2018-22

Kevin Tolloty, Planning Director, explained this is a Plat Amendment for the Mary George Subdivision, Lot 2, consisting of 52.5 acres and it is split over two township sections. The amended plat will create three lots with the smallest being 8.8 acres and the largest 25.6 acres. The lots have been reviewed by the Town Engineer and staff recommended approval of the plat. There is a utility/access easement on Lot 4 for Lot 5. Lot 5 will also be accessible from the Hidden Meadow Subdivision.

Doug Graham, Bynum Fanyo & Associates, is the surveyor and represents the Petitioner. The purpose of the plat amendment is to divide the property amongst the family. The Petitioner's intent is for there not to be much development on the northern portion of the parcel. The easement was added as access for whomever may purchase the property in the future. Mr. Swafford asked the zoning of the property. Mr. Tolloty answered it is zoned Commercial 3. A portion of the lot to the south is in the floodplain. Mr. Drake commented if the property was to be developed there would have to be major improvements to Love Lane for better access. Mr. Baker added if they utilize the same exit off of State Road 46 as the driving range, it would present a problem.

Bill Schneider lives in Autumn Ridge located south of Lot 3. The plans are confusing because they mention Lot 2 but he didn't see it on the plans. Is the new Lot 2 divided into Lots 3, 4 and 5? Mr. Tolloty answered yes, previously, Lot 2 was split into 2A, 2B and 2C and this amendment cleans it up. The access of the property will have to change as it gets developed. The property rolls south into the floodplain.

Terry Baker entertained a motion. David Drake made a motion to approve the final plat amendment for North Love Lane, Lot 2, Case PC2018-22. Brian Miller seconded. Roll call vote: Terry Baker – yes, David Drake – yes, Don Calvert – yes, Sandra Hash – yes, Brian Miller – yes, Dan Swafford – yes, and Pat Wesolowski – yes. Motion carried.

Development Plan Approval of a New Commercial Structure, 4723 W. State Road 46 (3,200 ft²); Petitioner: Richland Convenience Store Partners, LLC; Case No. PC2019-03

Kevin Tolloty, Planning Director, explained the Petitioner seeking development plan approval for the former Swifty requested a continuance to the April meeting.

Terry Baker entertained a motion to continue the development plan approval for the structure at 4723 W. State Road 46. David Drake so moved. Dan Swafford seconded. Motion carried.

Planning Department Update

Kevin Tolloty, Planning Director, advised the former Swifty development plan and a plat amendment for the Grimes subdivision will be on the agenda of the April meeting.

The Planning Department is working on more code revisions, updating zoning maps, creating subdivision and development plan checklists and a grant application was submitted for the Next Level Trails Grant.

Terry Baker advised the next meeting will be April 4, 2019.

Plan Commission Comments

Privilege of the Floor

Adjournment

Terry Baker entertained a motion to adjourn. Dan Swafford so moved. Pat Wesolowski 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