

June 7, 2018

The Ellettsville, Indiana Plan Commission met in regular session on Thursday, June 7, 2018, at Town Hall located at 1150 W. Guy McCown Drive. Terry Baker called the meeting to order at 6:00 p.m. Pat Wesolowski led the Pledge of Allegiance.

Roll Call: Members present were: Terry Baker, President; David Drake, Vice President; Zach Michael, Brian Miller, Pat Wesolowski and Sandra Hash. Don Calvert was absent. Kevin Tolloty, Planning Director; and 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 May 3, 2018. Pat Wesolowski so moved. David Drake seconded. Motion carried.

Monthly Conflict of Interest

Old Business

Rezone of 14.71 Acres Located South of W. Harbison Road, from Agriculture-2 (Suburban Agricultural) to Residential-2 (Two Family Residential), Parcel No. 53-00-92-181-005.000-013; Petitioner: Bardi Builders, LLC; Case No. 2018-08

Kevin Tolloty, Planning Director, explained this request was continued from the May meeting. The Plan Commission preferred zoning of single family Residential 1 (“R-1”) over Residential 2 (“R-2”). The developer has agreed to zoning of R-1. Therefore, the developer has requested it be rezoned R-1 instead of R-2.

Doug Turnipseed was thankful for the R-1 change. The neighborhood appreciates it. Are there any other updates on the stub into Westbrook Downs? Mr. Tolloty was not aware of any new developments.

Terry Baker entertained a motion. David Drake made a motion to recommend a favorable recommendation with the Town Council in the Charlestowne Manor rezone with the condition it is rezoned R-1. Pat Wesolowski seconded. Roll call vote: Terry Baker – yes; David Drake – yes; Brian Miller – yes; Zach Michael – yes; Pat Wesolowski – yes; and Sandra Hash – yes. Motion carried.

Comprehensive Plan

Kevin Tolloty, Planning Director, advised various changes have been made from comments received from the public and Plan Commission. At the July meeting, he will be seeking a recommendation to Town Council.

New Business

Voluntary Annexation of 4233 W. State Road 46 and 4235 W. State Road 46 (3 Acres); Petitioner: Madalyn Moorman, on behalf of CRMR 2 LLC; Case No. PC 2018-09

Kevin Tolloty, Planning Director, explained this is a 100% voluntary annexation of 4233 and 4235 W. State Road 46. Both are vacant commercial properties: Former Chase Bank and an auto dealership. The former Chase Bank property will be redeveloped. Both properties are zoned General Business by Monroe County. Petitioner proposed the properties be zoned Commercial 3 (“C-3”), General Commercial. Staff recommends a favorable recommendation to Town Council with C-3 zoning.

Madalyn Moorman, Petitioner, will use the former Chase Bank building for her business, Mad 4 My Dog. She explained her decision to purchase the property and advised the closing will be at the end of July. Mr. Michael asked if there are plans for the dealership. Ms. Moorman answered the owner will keep it for automobile storage. Ms. Hash asked if the State of Indiana owned the road frontage. Mr. Tolloty answered yes. Mr. Baker asked if both properties were being annexed. Ms. Moorman replied she was annexing both properties because the attorney for Mr. Royal told him he didn’t think it was a good idea to have two adjoining properties with different jurisdictions.

Terry Baker entertained a motion. David Drake made a motion to send a favorable recommendation to the Town Council for the annexation of 4233 W. State Road 46 and 4235 W. State Road 46, Case No. PC2018-09, with a zoning of C-3. Pat Wesolowski seconded. Roll call vote: Terry Baker – yes; David Drake – yes; Brian Miller – yes; Zach Michael – yes; Pat Wesolowski – yes; and Sandra Hash – yes. Motion carried.

Planning Department Update

Kevin Tolloty, Planning Director, advised at this time, the following are scheduled for the July meeting: Annexation of 5169 W. McNeely Street, Centennial Park petition for plat vacation request, and a recommendation on the Comprehensive Plan.

Terry Baker reminded everyone the next meeting is on July 12, 2018.

Privilege of the Floor

Adjournment

Terry Baker entertained a motion to adjourn. Pat Wesolowski so moved. David Drake seconded. Motion carried. Terry Baker adjourned the meeting at 6:36 p.m.

Terry Baker, President

David Drake, Vice President

Don Calvert

Zach Michael

Brian Miller

Pat Wesolowski

Sandra Hash, IAMC, MMC