

**SHELBYVILLE PLAN COMMISSION
MEETING MINUTES
January 28, 2019**

Mike Evans called the meeting to order.

Members Present: Gary Nolley, Joe Lux, Matt House, Wade Lewis, Mike Evans, Doug Cassidy, Ben Hall, Barb Lewis, Joanne Bowen.

Mr. Evans welcomed the Plan Commission's newest member, Ben Hall and the new alternate, Josh Martin.

Election of Officers: Gary Nolley said that he'd like to nominate the current officers to remain in their positions. Those officers are Mike Evans chairman, Doug Cassidy vice chairman and the planning staff as secretary. Gary made that a motion and Wade Lewis seconded the motion as did Joanne Bowen. Voice vote carried 9 - 0.

Approval of Minutes: Joe Lux motioned to approve the December 28, 2018 minutes and Gary Nolley seconded the motion. Voice vote carried 9 - 0.

Old Business: *PC 2018-18 Hubler Property Rezone*

Mike explained that this petition was continued at the last meeting and the petitioner is not present at the current meeting. Petitioner is out of town, but had no new information to present, just wanted it presented to the City Council. Adam went on to explain that this petition has been heard at 2 previous meetings. The Hubler's would like to rezone the property from BH business highway to IL light industrial in order to construct self-storage buildings. Adam explained the Plan Commission's options and Mr. Evans opened the petition to the members for discussion.

- Joanne Bowen asked Mr. Evans to recap the last meeting since she was not present. Adam explained that the only change in the petition from the October meeting to the December meeting was an adjustment to the lot line and the petitioner provided some renderings of how the site could be laid out. He said the conversation at the December meeting was very similar to what it had been at the October meeting.
- Gary Nolley said his objection to it is the future city park to the north. He thinks the parcel in question is a dead piece of land and wouldn't be appropriate or compatible with the future park.

- Joanne Bowen had a question relating to the future use of the other parcel and Adam gave the board an option to restrict future use of the site. More discussion followed.
- Matt House said his opinion is that there are a limited number of commercial corridors in Shelbyville and his thoughts have gone back and forth on it.
- More discussion ensued among the members and Adam.

Mike Evans opened it up to public comment. There was no one present, so Mike closed public comment and reopened it to the board for a motion - favorable, unfavorable or no recommendation to the City Council. Joe Lux made a motion to follow the staff recommendation for a favorable approval of this project with the condition that the property shall comply with the development standards for business highway. Wade Lewis seconded the motion. Joanne Bowen asked about a sunset clause and Joe included that in his motion which Wade again seconded. Ballot vote: Barb Lewis - no, Joanne Bowen - no, Ben Hall - yes, Doug Cassidy - yes, Wade Lewis - yes, Gary Nolley - no, Joe Lux - yes, Matt House - no, Mike Evans - no. Ballot vote failed 5 - 4.

Discussion resumed.

Wade Lewis asked if the Parks Department has a 10 or 20 year plan. Gary Nolley asked if he meant for that specific piece of land and Wade said yes. Gary said there is not a written plan at this time. The city obtained the land in 2018. More discussion ensued.

Mike Evans called for another motion on the petition and Gary Nolley motion to send an unfavorable recommendation to the City Council in disagreement with the staff's findings on number 3. It's not the best, most desirable use of that land and also #5, not part of the development strategy for the city there. Barb Lewis seconded the motion. Ballot vote: Doug Cassidy - no, Ben Hall - no, Barb Lewis - yes, Joanne Bowen - yes, Wade Lewis - no, Gary Nolley - yes, Joe Lux - no, Matt House - yes, Mike Evans - yes. Ballot vote passed 5 - 4.

New Business: *PC 2019 - 01 Shelbyville Comprehensive Plan Update*

Adam discussed the Comprehensive Plan Update and led the board through the process that's taken place to update the plan. The board members took seats in the audience in able to see Adam's video presentation, so most comments are inaudible.

Mike Evans asked if anyone in the public cared to comment. No one did, so he for additional comments and questions from the board. There were none, so Mike called

for a motion. Barb Lewis motioned to forward a favorable recommendation to the City Council directing Adam to pass along the board's comments and thoughts on some revisions. (?) seconded the motion. Ben Hall - yes, Doug Cassidy - yes, Joanne Bowen - yes, Gary Nolley - yes, Wade Lewis - yes, Barb Lewis - yes, Joe Lux - yes, Matt House - yes, Mike Evans - yes. Ballot vote passed 9 - 0.

Discussion: Adam discussed Park impact fees that he's been working with the Parks Department on. This will be discussed at an upcoming Plan Commission meeting.

Adjournment: Joanne Bowen motioned to adjourn the meeting and Wade Lewis seconded the motion.

Meeting adjourned