

CITY OF SHELBYVILLE

Adam M. Rude  
Director



Allan Henderson  
Deputy Director

PLAN COMMISSION

**Plan Commission**

**Meeting Agenda: February 25, 2019**

**Location: Common Council Chambers, Shelbyville City Hall**

- **The Plan Commission will conduct a pre-meeting - 6:30 p.m.**
- **Call to Order – 7:00 pm**
- **Roll Call**
- **Approval of Minutes**
  1. **January 2018**
- **Old Business:**
  1. **None**
- **New Business:**
  1. **PC 2019-02: Park Impact Fee**  
A discussion on establishing a park impact fee
  2. **PC 2019-03: Twin Lakes, Replat**  
A petition to replat Twin Lakes Apartments – Phase II
- **Discussion:**
  1. **PC 2018-18: Hubler Property, Rezone**
  2. **PC 2019-01: Comprehensive Plan Update**
- **Adjournment**

CITY OF SHELBYVILLE

ADAM M. RUDE  
DIRECTOR



ALLAN HENDERSON  
DEPUTY DIRECTOR

PLAN COMMISSION

Meeting Date: 02/25/2019

Case Number and Name:	PC 2019-02: Parks and Recreation Impact Fee Report
Petitioner's Name:	City of Shelbyville, Parks Board
Action Requested:	A formal recommendation to the Common Council on the Parks and Recreation Impact Fee Report

The concept behind a Park Impact Fee is that all new residential units in the City place an added burden on the existing Parks System, and to maintain the level of service we offer now, new homes should pay a fee that is equivalent to the burden they are placing on the Parks System so that it can expand accordingly. The Plan and Building Department Staff, along with the City Attorney, and the Parks Department Staff have been working for several months to compile the data shown in this report so we could responsibly estimate the anticipated growth in the community along with the burden that will place on the existing Park's System. This report utilizes equations established in state law to determine an appropriate Park Impact Fee, based on the estimate growth and expected burden on the Park System.

Attached with this staff report, you will find the entire report for your review. We will spend time during the Plan Commission meeting presenting the process that was taken and explaining the figures in the document.

**Staff Recommendation: Forward a Favorable Recommendation to Common Council**

CITY OF SHELBYVILLE

Adam M. Rude  
Director



Allan Henderson  
Deputy Director

PLAN COMMISSION

MEETING DATE: February 25<sup>th</sup>, 2019

Case Number & Name:	PC 2019-03: Twin Lakes Apartments Replat			
Petitioner's Name:	Twin Lakes Apartments, LLC			
Owner's Name:	John Preidt			
Petitioner's Representative:	Paul Maurer			
Address of Property:	1825 Wichman Lane Shelbyville, IN			
Subject Property Zoning Classification:	Planned Development - RM			
Comprehensive Future Land use:	Multiple-Family Residential			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	R1 - Single Family Residential	R1 - Single Family Residential	R1 - Single Family Residential	R1 - Single Family Residential
Surrounding Properties' Comprehensive Future Land Use	Single-Family Residential	Single-Family Residential	Single-Family Residential	Single-Family Residential
History:	This Planned Unit Development received initial approval in 2006 and, to the staff's understanding, has received multiple approvals on major and minor modifications since 2006.			
Vicinity Map:				
Action Requested:	To consider a petition by Twin Lakes Apartments LLC for the replat, to split the current parcel into two separate parcels, on property commonly known as 1825 Wichman Lane.			

1. The petition is to replat, split the current parcel into two separate parcels. The project is part of a Planned Development for multi-family residential; Phase I has been completed. The replat will be for Phase II of the project. The current zoning for the property is planned development, multi-family residential and the site is surrounded by multi-family residential and single family residential.
2. Pursuant to Section 9.11 (D) of the City of Shelbyville's Unified Development Ordinance, the Plan Commission shall consider the following criteria when making a decision:

**a. Satisfies the applicable requirements of Article 6: Design Standards;**

Article 6 provides the standards for all subdivisions of land. Permitted uses in the RM district include multiple family dwellings. The minimum lot area for the RM district is 4,500 square feet. The replat will create a 2.2 acre site. The minimum lot width for the RM district is 100 feet (measured at the front of the building setback line). The replatted parcel will have a lot width of 377 feet. The minimum lot frontage for the RM district is 50 feet (on a public street with access on that street). The replatted parcel will have a lot frontage of 287 feet.

**b. Satisfies any other applicable provisions of the Unified Development Ordinance.**

Note that Article 6 also contains standards for minimum open space, cross-access, sidewalks and pedestrian paths and street trees. These standards are not applicable at this time since a site plan is not under review, but these items were satisfied in previous petitions for this property.

**STAFF RECOMMENDATION: Approval.**

**PLAN COMMISSION  
SUMMARIZED MEETING MINUTES  
February 25, 2019**

Mike Evans called the meeting to order.

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

**Members Absent:** None

**Approval of Minutes:** Gary Nolley motioned to approve the minutes from the previous meeting and Ben Hall(?) seconded the motion. Voice vote passed 9 - 0.

**Old Business:** None

**New Business:** *PC 2019-03 Twin Lakes Apartments, Phase II Replat*

There was a bit of confusion due to the petitioner being absent and the commission decided to let Adam present the petition, which he did. Adam explained that the replat being requested would divide the property into 2 separate legal parcels that is being asked for by Landco's bank.

Mike asked if any board members had questions.

- Gary Nolley asked if there was any reason not to do this. Adam said no and explained that this is actually an administrative issue but we're not currently set up to handle it that way.

There being no further questions from the board, Mike asked if anyone in the public had a question or comment. No one did so Mike closed it to the public and opened it back up to the board. With no further questions, he called for a motion. Wade Lewis motioned to approve the replat as presented and Doug Cassidy(?) seconded the motion. Ben Hall - yes, Wade Lewis - yes, Joanne Bowen - yes, Doug Cassidy - yes, Gary Nolley - yes, Wade Lewis - yes, Matt House - yes, Mike Evans - yes. Ballot vote passed 9 - 0.

*PC 2019-02 Park Impact Fee*

Adam read the petition and Chuck Layman(?), a landscape architect discussed the petition and made a Powerpoint presentation to the plan commission, explaining what a park impact fee is and how the fee was determined. Mr. Layman answered questions from the board as he went through his presentation with the board seated in the audience. After the presentation, the board resumed their seats up front and Mr. Evans formerly called for questions from the board.

- Gary Nolley had no questions.
- Wade Lewis had no questions.
- Joe Lux had no questions.
- Doug Cassidy had no questions.
- Barb Lewis had no questions.
- Joanne Bowen made the point that the city could do a study itself instead of paying a consultant. Adam said it could be done in-house. Joanne also asked for clarification as to who appoints the 3 member board for the study. City attorney, Jenny Meltzer the mayor originally appoints 3 members and if there's a conflict, the City Council president then appoints someone until the mayor can appoint a replacement.

There being no further board member comments, Mike closed it to the board and opened it to the public. No one in attendance had a comment or question, so Mike reopened it to the board.

- Gary Nolley said he thought there should be an inflation "piece" in the ordinance and suggested 3% increase a year.

With no further questions from the board, Mike Evans closed comments/questions and opened the floor to a motion. Gary Nolley motioned to forward a favorable recommendation to the City Council for a Park Impact Fee with the condition that a 3% per year inflation factor into the ordinance. Joanne Bowen seconded the motion. Joanne Bowen - yes, Barb Lewis - yes, Ben Hall - yes, Doug Cassidy - yes, Wade Lewis - yes, Gary Nolley - yes, Joe Lux - yes, Matt House - yes, Mike Evans - yes. Ballot vote passed 9 - 0.

**Discussion:** *PC 2019-01 Comprehensive Plan Update*

Mike Evans commended Adam for presenting and defending the Comprehensive Plan Update to the City Council and discussion ensued.

*PC 2018-18 Hubler Property Rezone*

Adam discussed the Common Council meeting where they took up the petition and the Plan Commission's unfavorable recommendation to them. They approved it but attached 2 conditions to the petition; a sunset clause if the use doesn't begin within 2 years or if it ever ceases, the rezone reverses and that they have to meet all development standards of the BH business highway zoning district. Discussion ensued.

**Adjournment:** (?) motioned to adjourn the meeting and Matt House seconded the motion.

Meeting adjourned.