

**SHELBYVILLE BOARD OF ZONING APPEALS
MEETING MINUTES
July 9, 2019**

Kris Schwickrath: Good evening, everyone. The July 9, 2019 meeting of the Board of Zoning Appeals is now called to order. We'll start with roll call.

Adam Rude: Mr. Lisher - here, Mr. Lewis - here, Ms. Schwickrath - here, Mr. Clark - here, Mr. Cassidy - here.

Schwickrath: Prior to this meeting, we have two sets of minutes from the month of May to approve and I'll do them separately. A motion for May 14, 2019?

Jim Lisher: I would move to approve the minutes from the May 14th meeting as presented.

Schwickrath: Thank you. A second?

Chris Clark: Second.

Schwickrath: Okay all in favor, signify by saying, "Aye".

In Unison: Aye.

Schwickrath: All the same sign and our special meeting on May 28, 2019, I'll entertain a motion to approve those minutes as stated.

Doug Cassidy: I'll make a motion to approve May 28, 2019.

Lisher: Second.

Schwickrath: Okay, all in favor, signify by saying "Aye".

In Unison: Aye.

Schwickrath: Opposed, same sign.

No reply.

Schwickrath: Thank you. The minutes are approved. Thank you, Lisa for all of that transcribing. Old Business, we have no items under Old Business so we'll move directly to New Business. Mr. Rude, when you're ready. Thank you.

Rude: The one item tonight on under New Business is BZA 2019-10, the Hubler Storage Facility development standards variance. The petitioner's name tonight is Tony Nicholson of Space & Sites, LLC. The owner's name is Bradley Hubler. The petitioner's representative is Tony Nicholson. The address of the site is approximately 1414 E. State Road 44. The subject property zoning classification is IL light industrial and the action requested tonight is approval of four development standards variances. One from UDO 5.08 the architectural standards, facades and one from UDO 5.08 the architectural standards and roof, one from UDO 5.11 density and intensity standards and then one from UDO 5.52 the parking standards.

Schwickrath: Thank you. Mr. Nicholson, do you need some help? Oh you're used to this. And I think we do not have an easel do we? We always talk about it, but we never quite follow through.

Rude: No, I think somewhere in that room, we might have one.

Schwickrath: Thank you for bringing that. That's good. Thank you. And you know how this goes; I know you know what you're doing. One at a time.

Tony Nicholson: Inaudible comment.

Schwickrath: Okay so this is a new, improved or

Rude: Yeah a new set of.....

(?): Inaudible comment.

Schwickrath: And building (??) Thank you.

(?): Inaudible comment.

Schwickrath: Thank you. This helps.

Nicholson: You're all familiar with where this is located.

Schwickrath: Can you state your name for the record? I know we all know you, but....

Nicholson:(inaudible)....I think you're all familiar with where we're located out here right by the Krogers and we have recently changed hands....(inaudible)....This is our development. It's already been through Tech Review....(inaudible)....architectural standards....(inaudible)....This is John Haines(?) with Hubler. He's the guy that runs the show(inaudible)....He's been through the Tech Review and this whole process.....(inaudible)...

Schwickrath: Okay. So we'll go with the, we'll start with the first request which is for the facade, is that right? Yeah, that's facade. So if you could speak to that. Or do you want to say something, Adam?

Rude: I can just briefly introduce it.

Schwickrath: Yeah we'll just introduce it. We'll introduce each one and then one of you can speak.

Rude: Yeah. So the first variance, BZA 2019-10A is from the architectural standards, specifically the facade standards. So the request is relief from the, a requirement for a projections and recesses and longer facades as well as a repeating architectural features in long facades. And that request is for all the facades that have the overhead garage door type doors to get into the storage units.

Schwickrath: Thank you. Tony, are you gonna speak to this one or.....

(?): Inaudible comment.

Schwickrath: Can you state your name for the record please?

John Haines: My name is John Haines from Hubler Auto Group. I've been involved with the project since the beginning when we had a meeting with planning department and went through the rezoning. From the very beginning of this process, it's been very clear that the intent was for a very nice storage facility and that we wanted to compromise afterward as much as possible and meet the business highway standards. I think we've gone to great extent to do that except for some of the business highway standards that were written in a way to not pertain to a storage facility type of building. So we tried to do it every way possible. There's just some things that we've come to a point where there's either architectural limitations or the probability for engineered and prefabricated structurally on the inside of the metal that there's certain limitations or that we can't use the property to its best ability if we do a lot of things like talking about these changing of elevations (?) so the architectural standard yes we're asking for is building length but it is does not step in or out and we have facade on everywhere that meet the highway standards everywhere from the street, either the access road, easement or from 44. That's the biggest. So this will be an example of a southern elevation facing 44 and on different, we and this is the north, farthest back the property and then there's a on the small drawing on the next, the final page that shows the front of the office and side east side elevation. So the office meets all the requirements. Has the canopy at the entranceway and meets all the requirements. You see we made a tall area, even bigger than the office to give that entry main area and then we have no overhead doors down the east side which is what you'll see down that entrance road or down that access road. And we meet the architectural standards there or three architectural elements. But there's just really no way to get a business highway facade

down an elevation that's overhead doors. I don't know, is this the one where the east side main office building number one east side....(inaudible)....

Rude: Are you talking about the....

Haines: Talked about the parapet and you talked about approval

Rude: That'll be the next.

Haines: Next one?

Rude: Yeah that's the roof standards, yep.

Schwickrath: Okay that's fine unless you wanted to say more. Go ahead.

Nicholson: I was just....this is the south elevation.....(inaudible).....

Haines: That's east.

Nicholson: Inaudible comment.

Schwickrath: Okay.

Haines: And this is architectural metal. This is not standing seam. Those seams are abutted we've given the specifications of the material to Adam and he said that does meet the requirement. We had a limestone sill, split face block, accent lines scored face block (?), metal roof there. It does recess or changes....(inaudible)...

Schwickrath: Okay, thank you. That's clear. We'll start with questions from the board. Doug, I always pick on you first. Mr. Cassidy, anything at this point?

Cassidy: I don't have any right now. Thank you.

Schwickrath: Mr. Clark?

Clark: I don't have any questions on this one.

Schwickrath: Okay, thank you. Mr. Lewis?

Wade Lewis: I don't have any questions.

Schwickrath: Mr. Lisher, surely you have questions.

Lisher: I'm debating when to ask about landscaping. I don't know if it's this one.

Schwickrath: Oh oh, nope. At the end.

Lisher: At the end, yeah.

Schwickrath: At the end.

Lisher: So review with me again your plan on the facade on the office area in particular.

Haines: Okay, so if you look at the site plan.....

Schwickrath: The third.....

Haines: First page; I'm sorry.

Schwickrath: First page, yeah.

Haines: First page, so the top of the page is north.

Lisher: Right.

Haines: Bottom of the page is

Lisher: South.

Haines:is the south and what, there's actually 2 vacant lots or vacant lot here that's owned by Hubler. There's a tree line and then there's 2 buildings, then the road. But still, coming from 44 looking this way, these facades meet the business highway architectural standards. They're the appropriate material and they have the three architectural features.....

Schwickrath: Variations.

Haines:variations to satisfy that. The office, we've made 45' across and 45' back. We've made that entire area higher to really stand out and get your attention and that(inaudible)... so it's these facades can all meet it. You see no overhead doors at all looking this way. You just see brick facades and a front office building. It's just these long ones that are more hidden and you really don't have a view from the road this way per se because of our other business will just be.....

Lisher: In our pre-meeting, we had discussions about the parapet or cornices or (?). I wanted to know if there was any, I don't see it yet, any provisions for that?

Haines: There's parapets on these or yeah parapet on all these southern elevations.

Lisher: Okay.

Haines: So those are higher than the building themselves.

Lisher: Okay.

Haines: And the....

Lisher: Well I guess I just couldn't tell....(inaudible)...

Haines: Yeah on this elevation here, so this is the south end so it's got the columns that protrude out. It's got the split face and the accent band or support and a cap. This is the side view of that so you can see how it goes higher and it wraps around. So those all meet the standard. This is on the far north hidden and obviously in between the aisles. Again, as you're driving (?) you can't you can see straight down the aisle, but you can't get it from a long ways away to see this way or this way or it's pretty obscured.

Lisher: Well I was just confused because the part I'm looking at says south elevation...(inaudible)....says north elevation.....(inaudible)...

Haines: Well it's what you're seeing that top band....

(?): That's the back.

Haines:is the back so it's like you're looking all the way down the building and you're seeing...

(?): Inaudible comment.

Haines: Yeah.

Lisher: Okay, gotcha.

Haines: It's always honestly in real life doesn't quite look like that 'cause this and that are a long ways away from each other, but yeah you're seeing the back of the parapet there. And there's actually a it might be hard to see on your small print. There's a dotted line on the south elevation which represents if you could see through it, this back, the back roof line and you can see how far it goes.

Schwickrath: Okay.

Haines: So all you're gonna see from the front is this or of there's a business that's built in this open lot which we made business highway. All they see is what meets their view is looking at what meets (?) type of standard.

Schwickrath: That's fine. Thank you.

Lisher: That explains it. I just couldn't tell looking at it, that small picture. That's all I had.

Schwickrath: Is that all? Okay. And then I was just looking at from me I don't have a question either. I think this is pretty straight forward. The condition that the staff recommends, are you aware of that? Just wanna make sure you're clear about the language.

Haines: You mind reading that?

Schwickrath: I'll read it or you can. Go ahead.

Rude: So our recommendation is approval with the following condition: only facades that are primarily overhead garage door shall be exempt from the architectural facade standards. So all facades that aren't primarily overhead doors would have to meet the standards.

Haines: Correct which is what we're doing.

Schwickrath: Which is what you're doing, but I just wanna make sure that....

Haines: Yeah.

Schwickrath:if you hear that.....go ahead.

Haines: Well there was I guess is that still that east that parapet here, is that still, that's not part of the next one?

Rude: Yeah that would be the next one, yeah.

Haines: Okay.

Rude: Yeah your other, so besides current excluding the facades that have the overhead doors, all the rest of the (?) is meeting that....

Schwickrath: Yes, right.

Haines: Yeah okay, so...

Rude:meeting the standards, yes.

Schwickrath: So the staff wants to include that as a condition. I just wanted to make sure you were aware of that because we'll leave it as such.

(?): Yeah that's fine.

Schwickrath: Okay as long as you're okay with that.

Haines:(inaudible)....all the facades(inaudible)....

Schwickrath: No, that's right and then, because it's just this one.

Haines: Yeah.

Schwickrath: And then we'll do each the other (?).

Haines: Correct, right. Yep, yep, no problem.

Schwickrath: Is that clear? Any questions from (?) or for any of the board members?

Lewis: So all buildings 2 - 5 on the north end will have doors also?

Schwickrath: Yes.

Rude: Yes.

Lewis: Yeah.

Haines: Now....yes. Now because this has been quite a process trying to get a storage facility to fit within the confines of what we can do in Shelbyville and we've and it's been good teamwork so far, we've had limited, we haven't had the engineers of the who fabricate the buildings, doing all this back and forth, back and forth, every single time we've gone through one of these steps. So what we're trying to get through now is that okay we know now this is the type of facility the look that will be approved. Then we'll have them, nothing everything we've talked about is we can't see. It's more of the internal structure, how the building's built, but in that process we thought maybe it may or may not work....(inaudible).....we might put overhead door, they might come back and say put all the buildings the same length and put overhead doors there which just changes that facade from no doors or one door to overhead doors. So it doesn't change the wording at all.

Schwickrath: Okay.

Nicholson: It would still mean what you're saying.

Haines: It would still mean what you're saying.

Schwickrath: Yes, okay. Alright, staff, we're okay with that?

Rude: Yeah. Yeah you're fine.

Schwickath: Okay, alright. Any questions further from the board?

No reply.

Schwickrath: Then I'll close questions from the board at this time. If anyone from the public wishes to step forward and ask a question about this particular item, you are welcome to do so now.

No reply.

Schwickrath: Okay, with no response, now close public commentary and I think we are ready to make a motion for number 1A or 10A, excuse me, 10A.

Cassidy: Make a motion to approve the requested architectural standard variance from UDO 5.08 in accordance with the plans provided and with the stipulation of only facades that (?) overhead doors, garage doors shall be exempt from the architectural facade standards.

Schwickrath: Okay there's a motion.

Clark: Second.

Schwickrath: Okay, please cast your ballot then for again 2019-10A.

Rude: This is for BZA 2019-10A: Mr. Cassidy - yes, Mr. Lewis - yes, Mr. Lisher - yes, Mr. Clark - yes and Ms. Schwickrath - yes.

Schwickrath: So that motion is approved. Moving on now to the second one which has to do with the rooftops.

Rude: So the second variance tonight is from UDO 5.08 (B) 2 which is the architectural standards for a roof. In a similar fashion, due to the structure of the building and the nature of the use, it's difficult to meet all of the roof design features on all of the structures so we are recommending approval and with the condition that parapets shall be installed on the northern and eastern facades of building 1 and the southern facades of all buildings or buildings, sorry 2 - 5.

Schwickrath: 2 - 5.

Rude: Yes, thank you.

Schwickrath: Okay, thank you. Please?

Haines: Okay I did write in my Finding of Fact, but again it goes back to my future comment about there is certain limitations in the architectural ability of these buildings or how they're pre-engineered. So I what I read that is obviously all southern facades are already gonna be, everything you're gonna see from 44 is gonna have that parapet is gonna meet it across all here. When you and these are overhead doors. So when you go down this side, that is this and we've designed this I think to be very architectural good looking, a parapet would simply take the height of this wall and take it up and I guess maybe we could add that cornice (?). I would say if we put overhead doors on this back side, well that eliminates the need for a parapet on the side that has overhead doors. On this side, we intentionally did this to keep it underneath this roof line and give it that look. A parapet here, all it does is it raises the height of this wall which I don't think benefits the community or the adjacent businesses any. If the desire is this cornice look, we can still accommodate that at the current height of the building and you know so I would ask that we approve the variance to be that you know we meet the, because we don't have to, basically take out the parapet. We don't need a parapet because on this look, I'm sorry, okay so if we're looking from the back as of now, again this is the building number one. If we had overhead doors here, that's gonna change. But this is the line of the roof on this whole section of the building. So the high point is here on the east side and the low point is in to the storage facility. So you cannot see any of the roof looking this way. So it kind of, in my, kind of acts like a parapet. All we're talking about is do we raise this up a little bit or not. It seems worthless to raise it, so I say forget parapet but we add we have to the cornice detail on both sides. You can keep, I can see maybe why you want parapet there but you got this parapet kind of hanging there by itself. So I would ask to approve it but take out the word parapet and we just add the cornice detail which will look the exact same (?).

Schwickrath: Have you thought about that?

Rude: Yeah, so from the staff's standpoint, I think we would be fine with that. The biggest thing in the ordinance it calls for a parapet with a 3D cornice element with the intent to hide any excessive mechanical equipment on the roof which....

(?): Inaudible comment.

Rude:yeah you probably don't have any.

Schwickrath: The air conditioner which you don't have.

Haines: Right.

Rude: So honestly no parapet at all would serve that same exact purpose because they don't have any mechanical equipment. So that cornice is fine and no parapet would in our eyes I think would be fine.

Schwickrath: Okay. So we can change that in the language for the stipulation after we ask questions.

Rude: Yes.

Schwickrath: What does everyone think about that? Mr. Clark, you want to start that one?

Lewis: Aesthetically pleasing.

Schwickrath: Aesthetically pleasing, yes. For what it is. And we realize the limitations, so it's I mean you're doing quite a bit.

Haines: Yeah.

Schwickrath: And we have another storage facility, I'm sorry, another storage facility and they, it looks really good.

Haines: Yeah.

Nicholson: Inaudible comment.

Schwickrath: Yes, good. To inspire you?

Nicholson: Yeah, inspire me.

Schwickrath: Yeah just keep the standard.

Haines: And there is definitely a lot of compromise room. You know there's you know you've got the....(inaudible)....all of a sudden becomes financially not possible, but we understand you don't just want the cheapest standing seam metal. So we've always come to the trying to compromise but I think like you said I think a good understanding of compromise or like I said these business highway standards were written not thinking of this type of building.

Schwickrath: Sure, okay. So Mr. Clark, we'll start with you.

Clark: My thoughts are this: that the southern face of buildings what, 2 - 5 that you say meet the requirements. I think it's ugly. But I would be....

Nicholson: Inaudible comment.

Clark: No it just seems to be too flat I guess as you're looking at it. I think it, I would be perfectly willing to go without the parapets or even the cornice if there was some sort of a gable issue or gable style thing on the southern (?).

Nicholson: Inaudible comment.

Haines: Well he....

Nicholson: Inaudible comment.

Haines: He can make the parapet(inaudible)....it would just be similar to the south facade and that is....I think it's you know in black and white in one dimensional. It's gonna look different in 3 dimensional when you see.....

Clark: I think with the heights of the sidewalls being the you know maximum what, 11' 4" on that southern face? I think that is it's gonna look horrible.

Haines: For the record, we prefer no parapet whatsoever. We only did that as the business highway standard is saying put a parapet. I kinda feel like in this situation, it's telling you to put something there that as you said, really isn't.....all it does is make those it makes it bigger. It's just more block, more something for you to look at and because of the flat roof....

Clark: We have other buildings....

Haines:it doesn't really hide it.

Clark: We have other buildings in the business highway that not necessarily storage buildings but that do have parapets that yes, they do hide the mechanical stuff on the top but I believe that the flat roof in itself is a mechanical (?) that just looks horrible.

Haines: Well the parapet will hide the flat roof.

(?): Inaudible comment.

Clark: But it being flat as well, it's kind of awful. I think matching the pitch of the office area along those, just that end, not necessarily the length of the building, just where that parapet this.

Haines: Okay. Well I'm not in any way opposed. I mean it's a parapet. It'd be just a

(?): Inaudible comment.

Haines:pitched roof type parapet. From a, now I the only thing we'd have to....well we should be able to get the same pitch.

Nicholson: Inaudible comment.

Haines:(inaudible)...type (?) at all of those? The center could be a little higher or a little lower than 11' 4".

Nicholson: Inaudible comment.

Haines: Okay so that building's 45' long so if it's got a 4' you know it's 45' coming up to the 4/12, it takes a certain height. The others same roof pitch would not be quite as tall.

Nicholson: Inaudible comment.

Haines: But they would still be 2 - 5 would be a little more....(inaudible)....and (?) it's different because on building 1 you see a roofline all four sides, where this you're (?) see block (?) up. But that could be a....(inaudible)...

Clark: I don't have any more questions. Thank you.

Schwickrath: How would that be worded?

Clark: I don't know.

Schwickrath: Okay.....(inaudible)....about how we would word that, right?

Clark: Yeah.

Inaudible mumbling.

Clark: But I'm talking in relief but in relief of the on the sides.

Haines: Yeah. Okay. Yeah 'cause this we're not asking for a variance on the south side.

Clark: No, you meet....

Haines: It meets the standards.

Clark:you meet the standards but you won't meet the standards on the long sides.

Haines: Yeah.

Clark: However, if you made it a little bit more architecturally pleasing to the eye on just the south southern....

Haines: Yeah.

Clark:just the southern areas, that's what I....

Haines: We'd be willing to change the parapet or facade southern facade design now with ayeah, yeah. We show 'em turning back a little bit but I don't know if we could really do that with a

Nicholson: Inaudible comment.

Haines: It'd be at the low....(inaudible)....yeah yeah yeah, soit just changes the design a little bit but we'd definitely be willing to do it.

Nicholson: Inaudible comment.

Clark: Right.

Nicholson: Inaudible comment.

Schwickrath: Thank you. Good point. Mr. Lewis?

Lewis: Well I find it....(inaudible)....if we could see some visuals.

Rude: Uh huh.

Lewis: It's so hard for me to picture without(inaudible)....example.

Schwickrath: There's a (?) right there.

Lewis: Huh? There's a red pen? Yeah I see some of these (?). I justso are we contemplating that the parapet with a gable.....

Schwickrath: Right, a pitch to it.

Lewis:pitch that would or would not match that office building.

Haines: It'd be the same pitch, the same pitch....

Lewis: Okay.

Haines:on all five. It's just that....

Schwickrath: South side.

Lewis: But it's not gonna be as

Haines:a hundred foot of building on a 4' pitch, the roof goes a different than a 20' building and a 4' pitch the wider you are the taller you go.

Lewis: Yeah.

Haines: So it'd be the same pitch. No, not uncommon you might see a house with the main section of house is one height, maybe something else above it at a different height with a different but they kept the same pitch of the roof.

Lewis: Yeah.

Haines: It would look weird if you started changing roof pitches.

Clark: I was thinking more along the lines of the like the southern elevation here without the doors that would lead to the office. But this feature being.....

Haines: Yeah.

Clark:just the depth of the parapet area.

Haines: Well what that is showing is a it's pitched all four sides, so.....

Clark: Right.

Haines:you couldn't pitch it back very much.

Clark: Well just the.....

Haines: You could have the same material up there, but....

Clark: Right. Straight gables, similar materials.

Haines:it's on the.....you've got the same materials, so from the road you look, it would look that way but that would be that's the roof. Standing seam roof is an approved material for a roof. If you're calling it farther, if it's the facade, it's not a approved material. Now you could put

that same metal that we're using, you can, the metal that we have all that's all along the sides that's not doors and the whole other east.

Clark: Which is kind of illustrated in the same method that the....

Haines: Yeah fortunately, but it's

Nicholson: It's because it's a 2' (?).

Haines:completely different and Adam verified the metal, it's made by a local company. It is an architectural thing. It's on offices or other types of commercial buildings.

Nicholson: Inaudible comment.

Haines: No it's a smooth metal that's been formed and it rolls back.

Clark: (?) garage door panel maybe is that kind of

Haines: So each panel.....

Clark:like that?

Several people talking at once; no one is clearly audible.

Haines: Yeah it's on MBCI, the local company, it's in their, you go to their architectural metals and you look at their different series. It's called I believe the designer series. It's 12" wide metal panels. It's on, it is approved material for Columbus, Franklin, Indianapolis, everywhere. We actually just put it on a building in Franklin. It's a very nice and not cheap. I mean a whole different ballpark than standing seam.

Nicholson: There's a seam....(inaudible)...

Haines: There's a seam, but it's just a flush it's like if you had you know one piece of metal, one piece of metal and they're rolled back. All hidden fasteners, you can look it up. So you could use that same material. That way you're not introducing another type of material so you'd have this material on that upper sections of the facade if that could be done.

Rude: Yeah, that....

Haines: Inaudible comment.

Rude: Those architectural panels, something similar I don't think it's the same brand, but something similar is used on the new hospital. I believe around all the entryways. They're just larger metal panels, smooth. I think at the hospital, they're like a silver color.

(?): Inaudible comment.

Rude: Yes. So it's that essentially is what it looks like.

Haines: Yeah, silver metallic and that's the color we would....(inaudible)....

Schwickrath: Okay.

Haines: Inaudible comment.

Schwickrath: Thank you. I know we're just describing things here and you're doing some revisions too. I know this went through Tech Review, but

Haines: Yes.

Schwickrath:thank you for listening to this because and we also know that you have limitations with a pre-fab building. We understand that, but thank you for working through this because I mean it the building is what it is but if we can add a little bit of flavor to it and flair as much as we can without going over the top, I think we need to.

Haines: Yeah. I think carrying that material to the top part of that, it's already an approved material would be a good...would architecturally look, you'd be like at this, you could have this decorative line and everything above that line so you still have three masonry you know you have columns you have split faced scored block and above it you'd have that same metal. That gives you I think a look.....

Schwickrath: It ties it together too.

Haines: Yeah. The only other option you could come up that I thought of is you could put a window. Now they'd probably be blacked out. You could put a window there to make it look you know just like so it'd be a kind of a dummy window, but that would break it up and make it kind of look like a row of offices.

Rude: And we've used those before at Dollar General and I believe Cork Liquors used it. Some of their windows are faux windows. I believe some of them are real for there, but a number of them are faux windows.

Inaudible comments.

Rude: Yes.

Schwickrath: Anything else?

Haines: And we could do that, I don't know procedurally, but could approve it pending we could revise it you know pending staff's approval of....

Schwickrath: Staff.

Haines:design or something like....

Schwickrath: Yeah.

Several people talking at once; no one is clearly audible.

Schwickrath: Yeah I had forgotten about faux windows. I don't really think about it, but just pass by it, but I think it does add to the texture of the building. We can work in some flexibility.

Haines: We would like probably like to ask for one or the other if possible.

Schwickrath: Okay so to focus in?

Haines: Well I again, start getting costs, try....

Schwickrath: Sure.

Haines: ...trying to make it a profitable enterprise. I think it's hard to see this and see I'm pretty visual. I've been in construction twenty some years so I believe when people go by this they're either gonna not notice it because it architecturally fits with everything else or they're gonna see and say wow, that's a nice looking that's way nicer than a normal storage facility or I can't even really tell that's a storage facility.

Schwickrath: Okay.

Nicholson: Yeah we have a lot of 'em around town that....

Schwickrath: We do.

Nicholson:you know they're storage facilities.

Schwickrath: At various times, they were approved and not....yes, okay. Fair enough, thank you.

Nicholson: Right.

Haines: For the record, this is more talk about zoning. The reason this whole project came about is two reasons. One, Brad Hubler has owned this land over 30 years and it's I mean it's never been developed for eternity. No one's ever come to him with a good idea, but someone who's career is storage facilities was studying areas and you know like there's companies that are growing, expanding and Shelbyville's identified as actually per capita or per growth projections is actually deficient in storage facilities so that's how it kind of they started talking. That's how it came about.

Schwickrath: Okay, thank you. I think you're next. Mr. Lewis?

Lewis: Yeah. No questions.

Schwickrath: No questions, okay. Mr. Lisher, anything on this one?

Lisher: No.

Schwickrath: Mr. Cassidy?

Cassidy: I don't have any questions. I just one statement. You just said Shelbyville's not projected to grow over a ½% in the next 10 years. Do you think we need another storage, they think we need another storage?

Haines: Well there, they take the populations of the and it might not be. Odds that people live just outside of the city don't have are kind of included too. I mean this would be the if they need a storage facility, this is where they're coming. So basically, they say industry statistics say they will net renters at 2 or 3% a month. So they fill up. That means you could have 10 people move in and certain people move out, but you still increase up 2 or 3% based on.....yeah so it's not it would not saying that based on the population today, it would fill up. It won't fill up in the first month, but you know....I would assume the facility (?) facility they would've built more, the newest one. They would've built it larger had they had the space or the land to do so.

Schwickrath: Okay, thank you.

Cassidy: I just had that. Nothing else.

Schwickrath: Any further questions from the board?

No reply.

Schwickrath: Okay close questions from the board. Open it up; any questions from the public? We have a few members out there nicely sitting behind our easel.

No reply.

Schwickrath: Okay see no response then, I'll close public commentary and we can move to a motion. I think Mr. Clark, you might do this one.

Rude: Do we....

Schwickrath: Yes, please.

Rude: Just so we can kind of get the wording right on this.

Schwickrath: The language, yes.

Rude: Let's do we think we gonna go down the path of a pitched parapet or a gabled parapet or faux windows?

Clark: I would say the pitched parapet.

Schwickrath: I prefer that as well.

Rude: Okay.

Schwickrath: Parapet. Do you have a preference?

No audible reply.

Schwickrath: Alright we'll go from there.

Clark: Yeah.

Schwickrath: Okay; thank you.

Clark: I'd like to make a motion to approve the requested architectural standards variance from UDO 5.08E2 in accordance with the plans provided this board pursuant to the conditions and Findings of Fact presented in the planning staff's report with the additional condition that the petitioner works with the planning staff to create a pitched parapet on the southern facade of all structures.

Schwickrath: Okay there's a motion.

Haines: Remove that parapet on the (?).....

Clark: And remove the parapets on the eastern side.

Nicholson: Inaudible comment.

Schwickrath: Yes.

Nicholson: Inaudible comment.

Schwickrath: Now there's a motion.

Lewis: Second.

Schwickrath: Okay please cast your ballots for 2019-10C.

Rude: Okay for BZA 2019-10C: Mr. Cassidy - yes, Mr. Lisher - yes, Mr. Lewis - yes, Mr. Clark - yes, Ms. Schwickrath - yes.

Schwickrath: Motion is approved. We have two more. Third one is density and intensity standards.

Rude: Yes, so our third variance tonight is from UDO 5.11 our density and intensity standards. This is the standard that regulates one of the things it does is it regulates the number of buildings on the property. In the business highway district, typically that limit is one primary structure per property. Again, just the very nature of a self-storage facility is that it is comprised of multiple different buildings across the property. So our recommendation is approval with no conditions.

Schwickrath: Alright, Mr. Haines?

Haines: On this one I'll read the Finding of Fact. So the business highway standards do not allow as many buildings as needed for a storage facility. The plans for up to six buildings, five being built initially in Phase I. The buildings fit the parcel and meet all setbacks. Multiple buildings are needed for (?) facility to operate and multiple one-story buildings are better for surrounding parcels than a much taller two or three-story single building. The approval will not be injurious to the public health, safety, general welfare since it's we're using improvement design. Property will not be negatively affected by the adjacent of this property will not negatively affect the adjacent properties since we are not affecting their access or how they do business. The new business will increase the surrounding property values and bring additional site lighting for security. The issue of not approving this variance is that it creates practical difficulty to use the parcel to its full ability and we could not use the industry's proven design,

layout of the facility. Other designs would be less advantageous to the surrounding businesses. So we'd ask for approval for that.

Schwickrath: Okay. Allright, thank you.

Haines: Setbacks; I think to me that's the key is that we one of the variances that we're not asking for you know setbacks that we are still everything getting as fit to the property, get our 15% green space, the (?) required.

Schwickrath: Okay. That's clear. Thank you. We'll start with you, Mr. Lewis?

Lewis: I have no questions.

Schwickrath: No questions. Okay, thank you. Mr. Lisher?

Lisher: Just as a point it seems appropriate for us if we're gonna approve to approve to six, up to six buildings.....(inaudible)....

Schwickrath: Up to six.

Haines: That's what we're asking for is up to six per the site plan. And my understanding with staff is that we have the variance is good for three years so you know if we build the six buildings within three years, it's approved. After that, we have to come back for a new variance.

Schwickrath: Okay, yes. Thank you. Good point.

Lisher; That's all I have.

Schwickrath: Mr. Cassidy?

Cassidy: Nothing for me. Thank you.

Schwickrath: Mr. Clark?

Clark: This is pretty straight forward. Thank you.

Schwickrath: The access road is then of course right the cinema and then.....I'm just wondering if anyone from, clearly no one's here, but from the flea market. Has there been any conversation or.....

Nicholson: There was with the previous owner but not (?).

Schwickrath: Not currently?

Haines: Well and it was the tenant or their concern was with lighting, simply lighting. Like(inaudible)....I think actually it's beneficial to their type of business really.

Schwickrath: Draw people back there.

Haines: Inaudible comment.

Schwickrath: They might be renters....(inaudible)....

Haines: But I think their, my understanding....(inaudible)... was lighting issue....(inaudible)...

Schwickrath: Okay yeah these are low enough structures.

Haines: Yeah.

Schwickrath: Okay I was just curious on that point.

Haines: And they're set so far off the road. That property leading a business highway, need to put a three story office building there and they'd be totally fine so I mean this is less impact than something like that.

Schwickrath: Yeah, okay. Thank you. Any questions?

No reply.

Schwickrath: I'll close questions from the board and open this up to the public if anyone wishes to speak on this variance.

No reply.

Schwickrath: Seeing no movement, public commentary is now closed and well I think we're ready for a motion.

Lisher: I would move to approve the variance from UDO 5.52A1 non-residential, sorry flipped forward too fast, density and 5.11A2 density and intensity standards to allow up to six buildings to be placed within the premises as set forth in the proposal.

Schwickrath: Okay, thank you. We have a motion.

Cassidy: Second.

Schwickrath: Please cast your ballot for 2019-10C.

Rude: For BZA 2019-10C, Mr. Cassidy - yes, Mr. Lewis - yes, Mr. Lisher - yes, Mr. Clark - yes and Ms. Schwickrath - yes.

Schwickrath: Okay so that motion is approved, thank you. And the last one this evening is.....

Rude: The last....

Schwickrath:oh non-residential parking standards.

Rude: The last variance tonight, sorry, is from UDO 5.52A1 the non-residential parking standards. In this zoning district, the parking standards would be, I believe one parking space for every 20 storage units and the parking standards would typically require that in one consolidated parking lot near the office, the because of the nature of a storage unit, there are kind of unofficial parking spaces in front of it. There's spaces for cars in front of every single one of the storage units so by that very nature essentially they're are providing one parking space in front of every storage unit so providing that kind of redundancy in a common parking lot, that parking lot frankly just wouldn't be used. So the petitioner is requesting three parking spaces and one ADA accessible space in front of the office and we're recommending approval with no conditions.

Schwickrath: Thank you. Mr. Haines, anything further?

Haines: I think it's pretty simple. It's simply I think he said we don't wanna have this empty parking space area that's never used and to me that's more of an eyesore or maintenance issue so this is very much in line with the industry standard for these type of facilities. I think it has good access. Parking is 50' away from the access road and secure area so I think this makes sense for the (?).

Schwickrath: I have a question about the office. What are the anticipated hours?

Haines: Well a lot of the facilities, we have an office area set up. The owner wanted the flexibility of having staff or not. A lot of 'em now they run off, you basically rent everything off a kiosk machine.

Schwickrath: Okay.

Haines: You actually you buy a lot and everything. So this is kind of like a maybe a post office where you get in maybe drop a letter and buy a stamp but you can't get into anywhere else. So you can get into this area so it would be up to 24 hours a day access to that and then pass that going from that lobby into the other units, you have to have and that's the only area you can get to that's not without (?) attendant. Everything else is secure.

Schwickrath: So if in fact there were an employee, there would be one of those three parking spots would have to be taken up most likely by someone's car.

Haines: Yeah.

Schwickrath: Okay. In case, but it sounds like you're gonna be more automatic, 24 hours.

Haines: Yeah and that's really any of the newer facilities, (?) several(inaudible)...there'll be someone on, we plan to use someone at our at the adjacent building like you know if someone does have an issue and we'll have someone we have....(inaudible)....people have to come there and check on it multiple times a week. Sweep out if someone leaves and make sure they need(inaudible)....so it's not it's not fully staffed all the time but it's not unmanned. It's not you know it doesn't(inaudible)....

Schwickrath: Thank you. That makes sense. I forget where we are so Mr. Lisher, I'll start with you if you have any questions.

Lisher: I have no questions.

Schwickrath:(inaudible)....Mr. Cassidy?

Cassidy: You're gonna.....I should've asked this a minute ago but I didn't. I thought about it now. You're building five buildings first. That extra lot are you gonna build another, you're not gonna rent space there to park trailers and u-hauls or are you gonna do anything there?

Haines: The reason we're not building it is that same people who recommended another storage facility here did calculations and they recommended about what we can get into the five buildings. Now we've had that space and we thought well it's better to plan for it because if it rents faster than expected, we don't know. If this fills up in a year, we'll build that extra building right away, but.....

Cassidy: My question, that lot that where you're not building you're not gonna break those into parking spaces and rent those parking as like a camper or boat or RV or something like that. That's my question.

Haines: It's really hasn't been, I mean space is there. A lot of facilities do do some surface storage. That's not uncommon. I think the other facility that's like this does have some surface parking. It's not really the you know probably the kind of the primary focus of the business by any means and it hasn't really been discussed that much but I guess I wouldn't want to say that it would never be considered.

Rude: From a zoning standpoint, they'd be permitted to do that.

Cassidy: Okay.

Rude: There are standards they have to meet just like anything else, but they could park just like I forget what it is, at Progress and Michigan, they do have a marked area that's campers and boats and people park things. So they could from a zoning standpoint.

Cassidy: Okay. Okay that's all I have.

Schwickrath: Thank you. Mr. Clark?

Clark: No questions.

Schwickrath: Okay. Mr. Lewis?

Lewis: No questions.

Schwickrath: Alright, no questions.

(?): Inaudible comment.

Schwickrath: No I was, no I know that. I was gonna....did you still wanna say something?

Lisher: Inaudible comment.

Schwickrath: It won't.

Lisher: Inaudible comment.

Schwickrath: Okay I'll make a comment about that at the end.

Lisher: Okay.

Schwickrath: Okay so yeah I'll close questions from the board at this time and anyone from the public who wishes to step forward and ask any questions about this variance is welcome to do so. It's the last one tonight.

No reply.

Schwickrath: Okay seeing no reaction, thank you public, but I now close public commentary. Okay we'll move to a motion on this and then I do wanna make a statement about the landscaping so anyone ready?

Inaudible reply.

Schwickrath: Okay, go ahead.

Lewis: I would like to make a motion to approve the requested non-residential parking standards variance from UDO 5.52A1 to allow reduction in the number of parking spaces pursuant to the Findings of Fact as presented in the planning staff's report.

Schwickrath: There's a motion.

Clark: I'll second.

Schwickrath: Okay, thank you. Please cast your ballot then for 2019-10D.

Rude: This is for BZA 2019-10D. Mr. Cassidy - yes, Mr. Lewis - yes, Mr. Lisher - yes, Mr. Clark - yes and Miss Schwickrath - yes.

Schwickrath: So the motions are approved. Thank you for the discussion tonight. I just wanna bring up one thing that we were Mr. Lisher and I were talking about. I have asked about it, about landscaping, but apparently you are compliant so there's no, I mean we know that. No variance needed tonight. You're not asking for that so best wishes for this project. It's fairly large and it sounds like.....I appreciate the fact that you're willing to work with us on this.

Lisher: Other than the landscaping issue, we expect if a tree dies or a shrub dies that it be replaced.

Schwickrath: Replaced, so keep an eye on that.

Haines: Yeah there'll be maintenance and I assume there's a yeah that's the intention. I think Mr. Hubler has demonstrated that in other businesses he has here and in other towns. We'll meet the standards for the business highway....(inaudible).....The intent was to put trees, deciduous trees....(inaudible)....that's not really a problem.

Schwickrath: Thank you. Okay just wanted to say that for the public record. Anything further?

Rude: No, nothing else from the staff.

Schwickrath: Do we need anything about the(inaudible)....

Cassidy: Move to adjourn.

Lisher: Second.

Schwickrath: Okay we have finished. Thank you, everyone.

Meeting adjourned.