

**SHELBYVILLE PLAN COMMISSION
SUMMARIZED MEETING MINUTES
July 22, 20198**

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

Members Absent: None

Approval of Minutes: Barb Lewis motioned to approve the minutes from the previous meeting and Joanne Bowen seconded the motion. Voice vote passed 9 - 0.

Old Business: None

New Business: *PC 2019-11 Twin Lakes Sections II & III Preliminary Plat*

Adam Rude read the petition and Brian Tuhey(?) discussed the project. Mr. Evans asked Adam to re-read the waivers requested prior to taking questions from the board. They are as follows: from UDO 6.03A2 block standards, length and one from the pedestrian path standards.

- Joanne Bowen asked about the playground equipment, asking if an HOA representative from Twin Lakes was in attendance. No one spoke up, so Joanne passed on her question.
- Barb Lewis said that she thought the playground equipment was a matter for the HOA to take up rather than the Plan Commission. Adam said that since there's not an HOA representative in attendance, that final approval could be moved to the staff and they could decide.
- Ben Hall mentioned something about an 8' asphalt pathway, but it wasn't clearly audible.
- Doug Cassidy asked what the stakes were for on Twin Lakes Boulevard. Paul Maurer, from Maurer Surveying said the stakes were put on the property corners by them. Further discussion ensued.
- Wade Lewis asked a question about the 8' path lining up straight north/south and Adam said it would.
- Matt House said that it would be nice if the common area along Twin Lakes Boulevard was delineated so that people would be comfortable in using it. Paul Maurer discussed the landscaping along that area. Further discussion ensued. Matt discussed the master path plan in relation to this project.
- Joe Lux asked if the HOA would be responsible for maintenance of the common area and the park. Adam said yes.
- Gary Nolley had no questions.

- Mike Evans said that he appreciated Twin Lakes taking the HOA's concerns into consideration. He said the common space's end use is not up to the Plan Commission.

Mr. Evans closed board comment and opened it to public comment. Since no one came forward, he closed public comment and opened it back to the board.

- Doug Cassidy asked at what lot Wichman Lane and Bontrager Lane change. Paul Maurer said lot 85 or 86. Adam said it would come up at Tech Review as well.

There being no further board comment, Mr. Evans called for a motion. Matt House motioned to approve the plat with the two waivers as described and with the stipulation that the planning staff will decide the issue of the common area. Doug Cassidy seconded the motion. Ballot vote: Wade Lewis - yes, Matt House - yes, Gary Nolley - yes, Joe Lux - yes, Barb Lewis - yes, Joanne Bowen - yes, Ben Hall - yes, Doug Cassidy - yes, Mike Evans - yes. Motion passed 9 - 0.

Discussion: *Hamilton Major Place - Chris King*

Adam Rude gave the history regarding how we've got to the current plans for the former Major Hospital site and Tom Davis & Chris King with Genesis Property Development discussed the project.

- Gary Nolley asked about the empty piece of ground on the north of West Street. Chris King said that the city has been negotiating with the adjacent property owner to buy that lot. Tom Davis said the city owns these lots and will sell them. He then said that while he appreciated the pictures submitted, he was expecting the proposed homes to have more brick/stone in keeping with homes in the area that are brick/stone even though the homes to the west are not. Chris King said that brick/stone wasn't something they would exclude, but would like to give the opportunity to choose. Gary Nolley verified that no vinyl siding will be allowed with Mr. King saying it would have to be some sort of cement board siding that would have the historic look of the current neighborhood or some type of masonry. Gary asked if there was a minimum square footage for the homes and Chris said they're thinking of a ground floor minimum square footage of 1200 with a minimum home size of 2400 square feet.
- Joe Lux asked if the town homes that are shown part of the PUD. Mr. King said the town homes would be part of the PUD, Phase II. Right now, they're setting the standards for how those would be developed in the future.
- Matt House asked if there's a reason why they stopped at 4 houses along Washington and the south side of Franklin, asking how they arrived at the minimum lot width. Chris said this is just how it fit and that the 65' is a good width. Matt said there's a lot of pavement for the number of houses.
- Wade Lewis commented that the setbacks on the Washington Street houses are workable. Tom Davis said they've talked about moving them back a little bit but keeping

the ones on Franklin back. Wade then verified that W. Franklin will be a one way street going west only. Discussion ensued.

- Barb Lewis verified that Franklin Street will have street parking because of the rear-loading garages but on the other side there are front-loading garages. Discussion ensued. Barb also commented that she would favor seeing the playground and public space at the front and the townhomes facing the public space making it a town village green feeling, a little bit of a gathering space.
- Joanne Bowen asked if they'd thought about yield or stop signs going one way and having traffic flowing the other way going across that and asked where those would be. Chris King showed where the stop signs would be as well as a do not enter sign. Discussion ensued.
- Mike Evans discussed infill and what it would mean for this development, citing the rear alley access lots in Central Park being hot sellers. Mike said he thinks they'd have to have a single developer to build the townhomes since they're a single building.
- Joe Lux had a comment about parking along Washington Street and discussion ensued with Matt saying that the north side where the hospital was will no longer be "no parking".
- Matt asked that Adam talk about the overall use of this site versus other options people have been discussing on social media. Adam said that other options were looked at and he discussed those and how this latest option was arrived at.
- Mike Evans asked how the parcels would be handled through the city. Adam said the city attorney is working on it, probably a bidding process. He said that it'll feel like a normal real estate transaction to the homeowner.
- Doug Cassidy verified that the infrastructure that Genesis is doing is all part of the overall \$19 million downtown project. Tom Davis said all the asphalt, curbs, resurfacing, sanitary, water, etc. is all part of that.
- Joanne Bowen asked who would make sure the sidewalks are in each homeowner's plan. Adam said that's part of the planning staff review.
- Joe Lux asked what the next step is and Adam said that it will be a Planned Unit Development which means it's a "build your own zoning ordinance" for these types of unique place. That means they come up with their own development standards so they'll need to get the concept plans together. That will include exactly how big lots will be, exactly where roads will be and infrastructure will go. That is the next step that will come before the Plan Commission. Then they will bring a detailed plan after that, the legal aspect (the development standards for it). Laying out exactly what setbacks are, exactly what material types are and those types of elements. That will come to the Plan Commission for recommendation and then it'll go to City Council for final approval. Tom Davis discussed the timeline in further detail.
- Gary Nolley referenced a pink house down the street and asked if there would be color restrictions. Someone gave an inaudible reply and discussion ensued.

Mike Evans thanked Barb Lewis for her service since she will be going off the board soon due to an upcoming move.

Adjournment: Inaudible motion to adjourn the meeting and inaudible second. Voice vote passed.

Meeting adjourned