

**SHELBYVILLE PLAN COMMISSION
SUMMARIZED MEETING MINUTES
September 30, 2019**

Mike Evans called the meeting to order.

Members Present: Wade Lewis, Joe Lux, Matt House, Mike Evans, Doug Cassidy, Ben Hall, Josh Martin, Joanne Bowen

Members Absent: Gary Nolley

Approval of Minutes: Joanne Bowen motioned to approve the August, 2019 Plan Commission meeting minutes and Joe Lux seconded the motion. Voice vote passed 8 - 0.

Old Business: None

New Business: *PC 2019-14 Hamilton Major PUD Conceptual Plan*

Mr. Adam Rude read the petition and Tom Davis, Genesis Property Development Group, discussed the project, a 13 lot subdivision.

- Joanne Bowen had no questions.
- Josh Martin had no questions.
- Ben Hall asked about clarification regarding Franklin Street being one way. Tom Davis' response wasn't clearly audible.
- Doug Cassidy asked if the alley off Washington Street between Franklin and Washington would be one way or two way. Tom Davis said it'll be one way going towards West Street.
- Matt House had no questions.
- Joe Lux asked for an explanation as to the variation in the setup of the lots. Adam Rude said Gary Nolley had asked about that as well. He said that they'd looked at the surrounding blocks for lot sizes and that brought them to what they currently have. The average lot size in the surrounding blocks is around 7000 square feet. Tom Davis discussed the square footage of the lots as well. Adam said they wanted to keep this infill development as close to the existing more dense character that's there now.
- Wade Lewis asked if the setbacks and architectural standards will fit with the character as well and Adam said yes.
- Mike Evans said he wanted to make sure the integrity of the neighborhood is maintained.

Mike Evans closed comment to the board and opened it up to the public, establishing a three minute time limit for individual comments.

- Peggy Brown said that the land was given to the city and asked if the lots will be purchased. She also asked who is paying for the infrastructure and if taxes will be used to pay for it. Mrs. Brown asked if the homes be “cookie-cutter”.
- Megan Berger(?) asked if homes were definitely going to be built there and Adam Rude said yes.
- Keith Kepple asked if there had been any studies done to see if the modifications to the streets and traffic flow would be adequate and has there been thought given to “how far out” modifications and updates need to be.
- Brad Ridgeway asked if the public was asked what would be on this property and endorsed other options to applause.
- Tom DeBaun spoke and defended the process that was undertaken to arrive at this development.
- Brad Dickman(?) said that this area was residential prior to the hospital and would like to see it remain residential.
- Nathan Willis said that he thought it was appropriate to return it to a residential area.
- Kathy Lawson asked why it can’t be a park, stating she didn’t believe more people and traffic are needed in the area. She’d like to see trees, walkways, benches, etc.
- Jordan Cord endorsed the development and supports the idea of more people and opportunities in this area.
- Marilyn Brandstetter said she thinks the city has enough parks and is not opposed to the area reverting to housing, but is concerned about the homes and landscaping being built complementing the homes already in the area.
- Gina Karnes asked that a compromise be made for those who want greenspace and those who want homes by building less homes and leaving more greenspace with a memorial to the man who donated the land for the hospital. She also suggested a fee from each new home to maintain that greenspace.
- Rita Davis said she was in favor of the new homes and suggested a dog park by the Farmer’s Market.
- Peggy Brown spoke again and asked if the homes would be built and then sold or the lots sold then the homes built. She also asked if one construction company would be building all the homes. Adam said that the lots would be sold individually and individual property owners would then hire their contractor to build the home. The standards that will govern this area will limit “cookie-cutter” homes and have an architectural review board to approve the plans.
- Brad Ridgeway reminded the board that the Japanese Garden was supposed to go on the old hospital site. Again, he lamented the lack of public input prior to the decision being made for residences.
- Brad Dickman said parks cost a lot of money to properly maintain and he doesn’t think the parks we have now are properly maintained. Homes will bring in revenue whereas making it a park will cost revenue.
- Susan Douglas asked that the city do something about homes that are falling down before building new homes, particularly in the 200 block of W. Franklin Street.

- Bob Cooper asked if the homes would be affordable, how big the homes would be and if there would be easements between the homes. Mr. Cooper said that the alleys in Shelbyville are deplorable and doesn't want to see the alleys being discussed becoming that way as well. He also asked what the property was work as it is, undeveloped.

With no further public comment, Mr. Evans opened the meeting up to address questions from the public. He asked Jenny Meltzer, city attorney to address the question regarding the donation of the land to the hospital.

- Jenny Meltzer said that in the 1970s Major Hospital had a settlement with the Major family which resulted in the hospital owning the land outright creating a free and clear title to the land which was then deeded to the city. There are no restrictive covenants on the land regarding its use. She said that the lots will be appraised before sale.

Mr. Evans then asked the petitioner to address the questions raised by the public.

- Tom Davis said that Genesis Property Development is only doing the infrastructure and the road. They do not own the property and will not sell it or building on it. He discussed the aspects of the PUD that will govern the homes built there.
- Adam Rude addressed public comments/questions saying that the lots will be sold to any member of the public who wishes to buy a lot and build a home on it.
- Adam said that the city will be paying to put in the infrastructure with some of the costs recouped by the sale of the lots.
- Jenny Meltzer said that it's being paid for with non-general taxpayer funds which Mr. Ridgeway said is still public money.
- Adam said residential zoning for this area was decided by the comprehensive planning process which took a little over a year to complete with 1500 interactions with the public through online surveys, meeting with civic groups, public meetings at the parks department, the schools and downtown events.
- Mr. Rude said as far as the streets/infrastructure being adequate, engineers have been involved in the process all along. Since the area was previously a hospital, a lot of the infrastructure that's there is currently much larger than a residential area would need, so there's a surplus of infrastructure and utilities in the area, generally speaking. It's all been looked at and addressed.
- Adam again said there will be an architectural control committee will be established that will review each home proposal to maintain the existing character.
- Adam addressed the concern about access to the alley for an adjoining property owner by saying that the alley is 22' wide which should be more than enough room.

Mr. Evans asked Mr. Rude to outline the questions the petitioner needed to address - number of trees, greenspace and walkways.

- Tom Davis said they would extend an 8' trail (sidewalk) along West Street. The internal sidewalks will be installed as the homes are built. The alley is to keep the garages off of Washington and Franklin Street so they can enter from the back side. They will try to straighten out one of the streets from Mechanic Street. The streets will be 22' with rolled curb on both sides.

Mr. Evans clarified that all the questions asked have been addressed by the petitioner as well as the planning secretary so he closed public comment and opened it back up to the board for additional questions/comments.

- Matt House asked about an alley and Mr. Evans said it had just been addressed. It's for Chris King's garage. He said that he will look into the house being complained about (215 W. Franklin?).
- Doug Cassidy asked if the architectural committee could include a couple of residents from the area to sit on it. Adam said absolutely and Tom Davis agreed saying that the PUD standards would be public.
- Joanne Bowen asked what the standards are for the landscaping. Mike Evans said it would be in the PUD. Adam said they're being discussed.
- Joe Lux asked if a vote is needed for the conceptual plan, thinking that it may need to wait until the full plan is in place. He said that's part of the public's concern - the uncertainty. Adam said what's happening tonight is part of the legal process in State Statute and local ordinances. What's being voted on tonight is the general lot layout, conceptual elements of where streets, alleyways and public ways versus private lots should be. The architectural standards will come back to the plan commission at a later date and 2 times to the City Council. Adam further discussed the plan commission's role in the process.

Mike Evans closed board comment and called for a motion on the Hamilton Major PUD Conceptual Plan. Wade Lewis motioned for approval and Matt House seconded the motion. Ballot vote: Ben Hall - yes, Joanne Bowen - yes, Josh Martin - yes, Doug Cassidy - yes, Matt House - yes, Joe Lux - no, Wade Lewis - yes, Mike Evans - yes. Motion passes 7 - 1.

PC 2019-15 City of Shelbyville TIF Consolidation

Adam Rude read the petition and Jenny Meltzer, city attorney discussed the petition.

- Joanne Bowen said she thought she'd need to abstain since she has a business listed in the TIF area. Mike asked Mrs. Meltzer if it would be a conflict and she said yes. Joanne then asked if Wade's was as well. Discussion followed with Joanne stepping out of the room.
- Joe Lux asked if the correction to the map that was talked about in the pre-meeting needed to take place before voting and Jenny said the board's vote is whether or not the

petition is in compliance with the Comprehensive Plan. Adam Rude said the map is an illustrative exhibit and the list of parcels is what will be incorporated into the TIF.

- Matt House asked for clarification if a house ends up in the TIF and Jenny said that any residential parcels in the TIF and in but when the Redevelopment Commission Director goes through for the Auditor's Office, if they weren't properly excluded, they will be at that time.

Several times, the audience interrupted due to insufficient audio saying they were unable to hear what was being said.

- Doug Cassidy asked if they were looking at it as two different things; the TIF district and the consolidation. Mike Evans said that it's presented as a single petition, but it's two parts. Jenny said it's one resolution that does two things. Doug said he doesn't think it's right to rob Peter to pay Paul when consolidating all of them. Jenny said every outstanding bond that's currently being paid with the TIF monies will still be paid. So all the bonds will be paid first before the funds that are gathered are spent somewhere else. All debt obligations will continue to be paid the exact same way they are today. You just have the benefit that if one of these districts is not able to pay their debt obligation, you can then take funds from one of the others to cover that debt obligation instead of taking funds from a different area of the budget.
- Josh Martin had no questions.
- Ben Hall had no questions.
- Mike Evans said he understands the benefit of TIF districts, but asked to clarify the petition which Adam did.

Mr. Evans closed comments from the board and opened it to the public, reiterating the same three minute time limit.

- Brad Ridgeway expressed concern about the consolidation because in his opinion, all the money will be spent downtown.
- Tom DeBaun said TIF consolidation has been discussed for 2 years regarding the downtown project and endorsed the consolidation.
- Rita Davis asked when the lots would be available and Mr. Evans redirected her to the petition in question. She also commented that Franklin Street is very dark and people are afraid to walk in the area at night. She asked about a streetlight. Adam directed her to talk to him after the meeting.

There being no further comments/questions from the public, Mr. Evans closed public comment and reopened it to the board.

- Matt House clarified that the vote is for whether or not this fits into the Comp Plan. Adam Rude said yes, that's correct. He indicated in the Comp Plan where that information was.

- Joe Lux asked Adam who controls the redistribution of TIF monies and Adam said the Redevelopment Commission does.

Mike then closed comments/questions from the board and called for a motion. Joe Lux motioned to approve the petition and Ben Hall(?) seconded the motion. Ballot vote: Ben Hall - yes, Josh Martin - yes, Doug Cassidy - yes, Joe Lux - yes, Matt House - yes, Mike Evans - yes. Ballot vote passed 6 - 0.

Discussion: Adam Rude said the planning staff is still working on UDO amendments that should be coming to the Plan Commission soon.

Adjournment: Doug Cassidy motioned to adjourn the meeting and Matt House(?) seconded the motion. Voice vote passed.

Meeting adjourned.