

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

Mike Evans called the meeting to order.

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

Members Absent: None

Approval of Minutes: Doug Cassidy made a motion to approve the minutes from the October 19, 2019 meeting and Joe Lux seconded the motion. Voice vote passed 8 - 0, with Matt House abstaining.

Matt House made a motion to approve the November, 2019 minutes and Joanne Bowen seconded the motion. Voice vote passed 8 - 0 with Wade Lewis(?) abstaining.

Old Business: None

New Business: *PC 2019-19 Parking Garage*

Adam Rude read the petition and Ron Kelsay discussed the petition.

- Joanne Bowen for information regarding the street entrance and Mr. Kelsay discussed both vehicular and pedestrian traffic in the structure.
- Ben Hall had no questions.
- Josh Martin had no questions.
- Doug Cassidy asked about parking for the apartments. Mr. Kelsay said that as part of their donation of the land to the city, they asked for some parking spaces in the garage, 40 out of 125. Doug asked if those would all be in a designated area or would they be spread out over the three floors. Mr. Kelsay said that hasn't been decided yet.
- Matt House had no questions.
- Wade Lewis had no questions.
- Joe Lux asked who the designer of the parking garage is and if there are standards for a parking garage. Adam said from a zoning standpoint, it has the same architectural and landscaping standards as anything else. Mr. Kelsay said they have a company that specializes in parking garage structures, (?) Solutions and R & B Architects.
- Gary Nolley asked whose liability the structure will be after it's built. Mr. Kelsay said there are warranties with any building that would apply regardless of the transfer. Mr. Kelsay said demolition would begin on the Bradley Hall portion in January. Gary clarified that Genesis currently owns the Methodist Building and they're tearing down 90% of the

Bradley Hall building which they currently own as well. Genesis owns the current Methodist Parking lot and the part of the Bradley Hall building they're tearing down, they're donating to the city for the parking garage, free of charge.

- Mike Evans asked how someone not from Shelbyville would get to the entrance of the garage on Franklin Street from Washington Street. Mr. Kelsay said since Franklin's one way and there are no plans to change there, they would have to circle around back to Harrison to turn onto Franklin Street. Discussion ensued about vehicle and pedestrian traffic.

Mike Evans closed comment from the board and opened it up for public comment. No one came forward, so Mike closed public comment and reopened it to the board.

- Joanne Bowen asked about security lighting and Mr. Kelsay said he doesn't have a lighting plan, but Adam Rude said there is adequate lighting on all floors of the building.
- Wade Lewis asked if the outstanding architectural standards have been taken care of and Adam said they had.

Mr. Evans called for a motion on the parking garage. Doug Cassidy motioned to approve the Site Development Plan pursuant to the staff's Findings and Wade Lewis(?) seconded the motion. Ballot Vote: Ben Hall - yes, Josh Martin - yes, Joanne Bowen - yes, Doug Cassidy - yes, Mike Evans - yes, Matt House - yes, Gary Nolley - yes, Joe Lux - yes, Wade Lewis - yes. Motion passes 9 - 0.

PC 2019-21 Casey's General Store Preliminary Plat & PC 2019-22 Casey's General Store Site Development Plan

Adam Rude read the petition and Greg Ripple(?), with Kimley Horn, discussed the petition for Casey's General Store.

- Gary Nolley had no questions.
- Joe Lux asked Mr. Ripple to explain the traffic flow. Mr. Ripple explained that trucks would come off the interstate and travel east on Rampart to the easternmost access drive. From there, they can park in the designated areas or get fuel and then exit out of the western portion of the rear of the property.
- Wade Lewis asked Adam what the verbiage was for overnight truck parking. Adam explained that at a previous BZA meeting for a different convenience/gas station conditions were attached that limited the number of parking spaces for larger trucks and vehicles to 5 and prohibiting long term and overnight parking to a maximum of 4 hours.
- Matt House asked if there had been more thought put into signage for the existing dental office and Mr. Ripple said they would. Adam added that there's been discussion about having a single sign for all the businesses in that area. Matt asked Mr. Ripple to explain the underground detention they would have and he did. Further discussion ensued regarding stormwater.

- Doug Cassidy had no questions.
- Ben Hall had no questions.
- Josh Martin had no questions.
- Joanne Bowen asked how much vehicle traffic they expected per day. Mr. Ripple said he didn't have an answer. Further discussion ensued regarding traffic flow and the signal that's existing now.
- Mike Evans asked to add a stipulation that the easternmost drive for the 18 wheelers is the entrance and then the next drive to the west is the exit.

Mike Evans closed comment to the board and opened it to the public. No one came forward for public comment so Mike closed public comment and reopened it to the board.

- Gary Nolley asked how far it was from the westernmost cut to the stoplight. Matt House said it was approximately 130'. Mr. Ripple said it was 135'. Discussion followed.
- Joe Lux asked if Casey's operates other truckstops and Mr. Ripple said they have a lot of them around Indiana and the midwest.
- Joanne Bowen commented that when the industries let out, traffic is pretty congested at that stoplight.
- Matt House clarified the ingress/egress of the site for semis and discussion followed.

Mr. Evans called for a motion on PC 2019-21 Casey's General Stores preliminary plat. Joanne Bowen made a motion for approval pursuant to the planning staff report and Finding of Fact. Ben Hall(?) seconded the motion. Ballot vote: Ben Hall - yes, Joanne Bowen - yes, Josh Martin - yes, Doug Cassidy - yes, Matt House - yes, Wade Lewis - yes, Gary Nolley - yes, Joe Lux - yes, Mike Evans - yes. Vote Passes 9 - 0.

Mr. Evans called for a motion on PC 2019-22 Casey's General Stores site development plan. Discussion ensued regarding stipulations. Ben Hall(?) made a motion to approve with the conditions in the planning staff's report pursuant to the planning staff's report and Findings of Fact with the following additional conditions: no more than 9 large vehicle parking spots will be available and a maximum of 4 hours of parking at the facility. Joanne Bowen seconded the motion. Ballot vote: Joanne Bowen - yes, Josh Martin - yes, Ben Hall - yes, Doug Cassidy - yes, Mike Evans - yes, Matt House - yes, Wade Lewis - yes, Joe Lux - no, Gary Nolley - no. Vote passes 7 - 2.

PC 2019-23 YMCA Site Development Plan

Doug Cassidy recused himself.

Adam Rude read the petition and Andrew Swanson, representing the petitioner discussed the project.

- Joanne Bowen asked what the plans are to block the view of the facility from Trotter's Chase. Mr. Swanson said they'll have an 8' privacy fence and landscaping. Joanne asked that the lighting from this site not bleed over to the neighbors and Mr. Swanson said they're aware of that and have taken that into consideration.
- Ben Hall had no questions.
- Josh Martin had no questions.
- Matt House had no questions.
- Wade Lewis had no questions.
- Joe Lux asked a question about the landscaping which Mr. Swanson said the area in question would be seeded.
- Gary Nolley questioned the amount of traffic and Mr. Swanson said they weren't proposing any traffic changes at this point.
- Mike Evans had a question about the parking lot which Mr. Swanson answered. Mike said he was glad to see there would be two entrances and thinks it will help with traffic flow. Mike asked if the 8' fence would be 8' from grade level or will it be put on top of the berm. Mr. Swanson said on top of the berm.

Mike Evans closed board comment and opened it to the public. No one came forward so Mike closed public comment and reopened it to the board.

- Joe Lux asked if there would be a truck/back entrance for this facility. Mr. Swanson said the eastern drive would be for the main patron traffic and the west drive would be the truck entry and daycare entry. More discussion followed.
- Joanne asked if there would be a full kitchen for the daycare. Mr. Swanson said there will not be a kitchen here. It's at the hospital and food service could be taken from there to this facility.

Mr. Evans called for a motion. Gary Nolley made a motion to approve as presented by the plan commission staff's report and Finding of Facts. Joe Lux seconded the motion. Ballot vote: Joanne Bowen - yes, Josh Martin - yes, Ben Hall - yes, Mike Evans - yes, Matt House - yes, Wade Lewis - yes, Gary Nolley - yes, Joe Lux - yes. Motion passes 8 - 0 with Doug Cassidy abstaining.

PC 2019-25 Trinity Metals Petition for Annexation

Adam Rude read the petition and Wade Conner, Trinity Metals, discussed the petition. They will package and process magnesium, chromium, manganese, iron powder and sell them to aluminum foundries across the U.S.

- Gary Nolley asked Mr. Conner to address environmental, noise and smoke concerns. Mr. Conner said that they're equipment is manufactured in Austria and is state of the art and they've never had a fire. He welcomed everyone to tour their current facility in

Indianapolis. Gary asked if they would be extending Enterprise Drive and Mr. Conner said they're in discussions with the city on that.

- Joe Lux asked if Shelbyville was the first choice in location and Mr. Conner said no, he tried to do it in Marion County. Joe verified that there would be later petitions if it's annexed and Adam said yes.
- Wade Lewis had no questions.
- Matt House had no questions.
- Doug Cassidy asked how many people would be employed. Mr. Conner said moving the plant here will bring 15-20 existing staff and would probably add 10 - 15.
- Ben Hall had no questions.
- Josh Martin asked who would maintain the road if it's extended. Adam said it would be the city's.
- Joanne Bowen asked Adam about rezoning this property in relation to future use in the area. Adam said the Comp Plan shows this currently as medium to heavy industrial use.
- Mike Evans had no questions.

Mike closed board comment and opened it up to the public for comment.

- Levi Weekly asked for clarification of what the facility would actually do and Mr. Conner answered. Mr. Weekly asked if it would produce any contaminants or odors like some facilities in Terre Haute does. Mr. Conner said no and again invited anyone to visit their facility. He verified that they work with magnesium and haven't had a fire. Mr. Weekly asked if there was fire fighting material stored in the facility to fight a magnesium fire and Mr. Conner explained what the process would be.

With no further public comment, Mr. Evan closed it to the public and reopened it to the board.

- Matt House said he'd like to visit the Indianapolis site.
- Joe Lux asked what the anticipated volume of truck traffic would be and Mr. Conner said 10 tractor trailer loads a day with a maximum of 12.
- Gary Nolley asked if the other 2 places would relocate here if things go well. Mr. Conner said anything's possible and they'd like to put as much as they can on one campus.

Mr. Evans called for a motion. Wade Lewis made a motion to forward a favorable recommendation to the City Council for an IG zoning and annexation pursuant to the planning staff's report and Findings of Fact. Doug Cassidy seconded the motion. Ballot vote: Joanne Bowen - yes, Josh Martin - yes, Ben Hall - yes, Doug Cassidy - yes, Matt House - yes, Wade Lewis - yes, Joe Lux - yes, Gary Nolley - yes, Mike Evans - yes. Motion passes 9 - 0.

Discussion: Adam Rude discussed the Hamilton Major Place Architectural Control Committee saying that the Plan Commission makes 2 of those appointments, one from the Plan Commission and one from outside the Plan Commission.

Mr. Rude informed the board that there would be a Sub-Committee on UDO Amendments from the Plan Commission and asked the board to be thinking of people to do that.

Adjournment: Ben Hall(?) motioned to adjourn and Josh Martin(?) seconded the motion.

Meeting adjourned.