

SPECIAL SHELBYVILLE PLAN COMMISSION
MEETING MINUTES
January 8, 2020

Mike Evans: Okay, according to Verizon, it is 7:00 p.m. so I'd like to welcome everyone to the special meeting, the January 8, 2020 meeting of the Shelbyville Planning Commission. Before I actually bring the meeting to order and we start the roll, I just wanted, I see a lot of new faces out there, so I'd just like to explain what the Planning Commission actually does. We insure compliance with the standards of the UDO. We insure compatibility with the city's Comprehensive Plan and we review all the street and lot geometry and the location of public and private facilities throughout a development. And so through the course of the meeting, we will actually open up for public comment. I'm pretty sure that's why most of you are here this evening. So I thought we'd go ahead and cover the rules since we are actually having you sign in to speak this evening. So if you would like to speak or make a comment or ask a question and you haven't already signed up, please step out into the lobby and Allan will be more than happy to get you on the roll. We will call your name in order and the order of which you signed in to speak and when your name is called and it's your turn at the podium, please state your name and address for the record. We do transcribe these into written documents. All questions and comments are to be addressed to us, the Plan Commission, not to the developer. The developer will then come up after public comment is closed and answer any questions that were brought up at the time of the meeting. Excuse me, we will hold everyone to a three minute session so to ask your question or make a comment, we are limiting since there are so many people here to three minutes. In the event that you come up and your comment does not fall under our purview, like I can't tell you how HOAs enforce anything but we get that question a lot. That's not something that we do so that's an example of a question that we would ask you to please step away. That's not under our jurisdiction. After that if we get to a point where we have repetitive comments, I don't want any yellow houses 'cause I don't like yellow, then I would ask you since that's already been commented to state your name for the record that you were against yellow houses and step away rather than telling us all the reasons why you don't want yellow houses. I'm trying to make it as simple for everybody in the space and so at the end and the conclusion of the public comment, I will close public comment and then we will have the petitioner step back forward and take additional questions from the board. A lot of times we ask the same questions you do as well as rebut any of the questions or comments that were brought up during public comment. Alright with that stated, and I'll go over those briefly again before we open public comment, but at this time, I will go ahead and ask the secretary to bring this meeting to order and will you please call the roll.

Adam Rude: Of course. Gary Nolley - here, Joe Lux - here, Matt House - here, Mike Evans - here, Doug Cassidy - here, Wade Lewis - here, Ben Hall - here, Josh Martin - here, Joanne Bowen - here.

Evans: Alright, thank you. First item on the agenda is the approval of minutes from our December, 2019. I'll entertain....

Rude: Election of officers.

Evans: Pardon?

Rude: Election of officers is first. Do we have it backwards?

Evans: Oh, I have it backwards. See, alright first thing we have is election of officers. So the 2019 current slate of officers we have the chair as Mike Evans. We have the vice chair as Doug Cassidy and we have the secretary as our planning staff which would be Adam and Allan. So do you have any other nominees for those positions?

Gary Nolley: Make a motion to close nominations if you need that.

Evans: There's been a motion to close nominations. Do I have a second on that?

Josh Martin(?): Yeah I'll second.

Bowen: Second.

Evans: Okay nominations are closed so our current slate is chair, Mike Evans vice chair, Doug Cassidy and the secretary is the planning staff which is Adam and Allan. So all in favor of that current slate, signify by saying, "Aye".

In Unison: Aye.

Evans: All those opposed, same?

No reply.

Evans: Alright, 2000 or excuse me yeah 2020 is the chair, Mike Evans vice chair, Doug Cassidy and the secretary is our planning staff. So now we move on to the approval of the minutes for our December, 2019 meeting.

Nolley: Motion to approve.

Evans: I have a motion. Do I have a second?

Joe Lux: Second.

Evans: All those in favor, signify by saying, "Aye".

In Unison: Aye.

Evans: All those opposed, same?

No reply.

Evans: Minutes are approved. Under Old Business, we have none so moving on to New Business, we have PC 2019-18 Isabelle Farms. If I could have the petitioner step forward. At the same time Adam, if you'll please read the petition.

Bowen: And I am abstaining.

Rude: The first (?) petition under New Business tonight is PC 2019-18 Isabelle Farms PUD Conceptual Plan. The petitioner's name is Arbor Homes. The owner's name is Gordon Farms, LLC. The petitioner's representative tonight is Paul Munoz. The address of the property is bound by north North Michigan Road and North Riley Highway south, directly south of Rolling Ridge and Fountain Lake. Subject property zoning classification is currently A2, agricultural and the proposed is Planned Unit Development, residential. The Comprehensive Future Land Use is single family residential. Listed on your staff report are the surrounding property zoning classifications and their request tonight is a request for approval of a conceptual plan for the planned development of Isabelle Farms.

Evans: Thank you.....(inaudible)...

Paul Munoz: Good evening, board. My name is Paul Munoz with Arbor Homes, the (?) manager for the record 3405 Tallyho Drive Kokomo, Indiana 46902 is my address. Here tonight to present to you a little bit of information regarding Isabelle Farms along with a little bit of history regarding Arbor Homes and who we are. In your packet you do have an outline from a power point presentation. It's identical to one that was given to town council and also identical to the one that we also presented to the public in a public we held a week ago for the general people within the vicinity of the project. Kind of help (?) a little bit about what we were doing and the plans (?) aware of what they were looking at on the property. So I'll kind of walk through that and give you a little bit of background on that and then open up for any questions you may have. So we are again Arbor Homes. We are the largest homebuilder in central Indiana. We build roughly about 1300 homes annually. Since 1994 we've had the privilege of being a part of life's biggest decisions with over 15,000 actually well by now about 16,000 homebuyers in central Indiana. Family owned and operated up until 2018 at which time we had the opportunity to become a member of the Berkshire Hathaway family of companies. What that did was provided us with the opportunity for more capital and more vendors, more partnerships and more ability to be able to continue to be one of the leaders in the home building industry here in central Indiana. As you can see from the slide, that first one there, we have an A+ rating with the Better Business Bureau which is actually better than most of our direct competitors. So the

aerial map you're looking at there that is presented for you kind of gives you an outline of the land which we are looking at. To the north, you can see there is Fountain Lake subdivision kind of to the northwest. You have Rolling Ridge which is to the northeast. The state road 9 which is now called.....

Evans: North Riley Highway.

Munoz:North Riley Highway. Okay, need to make sure I ...(inaudible)....is along the east side along with several single family residential. You have both industrial and commercial to the south and industrial, commercial and institutional in the form of churches and a couple of single family along the west side there along Michigan Road. The (?) overview again it's approximately 83 acres currently zoned A2 through the county. We are looking at a new zoning for a PD which I believe you guys have some of those figures in front of you. It's approximately 263 single family dwelling lots. Preservation of open space is roughly 23 acres which amounts to about 26 almost 27% of the overall space of the property. We do have a passive and active recreation plan for this subdivision which would include lakes, a trail, actually multiple trails and a parks playground within the subdivision. So the two maps that you have there is one that is the north side, north section. In that one you can see the connection to Michigan along with the layout of that area. You do see one area that is left vacant which actually has a sewer easement that runs through that. That is actually a large block of woods roughly about 10 acres. We are looking to preserve that as much as possible. There's a couple of areas where we may have to get into it to align some roadways and some connections through there but for the most part we're trying to preserve that as best we can and leave that open for the residents not only of ours but of the (?) to the north to be able to enjoy. There are two sub streets which I know you guys are gonna hear a little bit about more as the meeting goes on. Both of those we were asked by staff to make those connections to meet the subdivision control ordinance which is part of your zoning ordinances and your current standards. So there was also some discussion in a public meeting that we had regarding the entrances on both sides and the traffic that both of those will generate, especially the one to the site on Michigan Road because it lines right up with I believe Industrial Parkway Road. A lot of factories are coming of that so we had decided that as part of those commitments we would look to do a single lane in with two lanes out so you'd have the ability to be able to turn left and also your right turn lane. So that offers up the opportunity to help spread that out and reduce stacking at both entrances coming out onto those, both those thoroughfares. So as you can see from the other map there is a the southern portion of that area which shows you the entrance onto the North Riley Highway along with large lake and detention along the bottom side of that. One of the other things to note within the subdivision is that connectivity of your current and future trail system was also brought up by staff and so what we've decided to do is as we're looking at this, there will be a connection on the North Riley Highway side. The exact connection for that point is yet to be determined because we're looking at how that trail is gonna come across the highway but we'll probably be bringing it out to that entrance and then through the subdivision and up and across to the Michigan Road side. We will be increasing the front yard setbacks and increasing the sidewalk to an 8' sidewalk all the way across those roads to give full connectivity of a trail all the

way through the subdivision. A couple of the areas I know we've you guys mentioned earlier when it comes to buffering we are looking at several areas where there are tree preservation easements. What that is for us is anything that is natural in the form of a buffer between us and existing uses that is on our property we try to preserve as best we can. So there's several areas in here you will notice those easements and/or common areas that are set aside for that reason. What we'll do is go through and anything that's dead, dying or decaying in those areas or may be invasive, we try to go through and remove as much as that as possible just so it's good as far as safety for not only our residents but the neighbors. And then we will preserve all the rest of that through our (?) our covenants and restrictions along with the language that I believe was written within the PUD that those trees cannot be removed unless something happens to them such as damage or wind damage, something of that nature. Plus we've also talked with some of the adjacent uses, I believe the church and some of the others regarding looking at additional buffering in those areas to help accommodate the existing use from the new use which we are proposing. So a (?) we are looking at for this would be a traditional single family home. It is 11 floor plans with single and two story homes ranging from 1200 to 3200 square feet in size. We've successfully been building these for roughly 25 years and as you can see from other subdivisions we have the durability in our construction we believe very powerfully in and that they're quality homes. The one of the ways that we do that is by the use of quality materials and as you can see from the next slide list a couple of the vendors that we use on a regular basis so if you're gonna go through and visit other larger builders both on a national level and a state level, you're gonna see a lot of the same names that are being used by them and also by us even into some of the higher end markets such as Shaw carpets, Frigidaire, Sherwin Williams. A lot of those are being used by others. And just one thing of note is that (?) two of our biggest products that we use on a regular basis, both Delta and Frigidaire were named as the top in the industry for building in 2018. One thing that sets us aside as a builder comparison with a lot of the other larger builders in the area that are national is our state of the art design center excuse me, roughly about 3900 square foot design that's professionally staffed that walks each and every buyer through the building process. One thing that a lot of the other builders have gone to is what you call color palettes. What that is is that if you select a certain color for your exterior of your home, you get a certain color of shutters. You get a certain door color and certain trim color. We allow our buyers to work with our professional design staff to be able to make those choices for themselves which provides more variety throughout all of the homes you'll see within the subdivision. Same thing with the interior. We do the same when it comes to our cabinet choices, handle choices, flooring choices, things of that nature and this design center really gives them the opportunity to be able to go through and look at all of those options on a larger scale to see how all of those are gonna impact the home buying process and what it's gonna look like when it's finally in place. You know we talked a little bit about preservation of open space and a little bit about the tree preservation easements, that ten acres of woods that is depicted on that overall aerial that you have in the next slide. You also see the area that runs north/south that's below that. We have lined up our lots in a way that that is in the back yards of our larger set of lots that are a little bit longer providing for more backyard area. We're gonna try to preserve as much of that as possible still be able to get our drainage in that area. Believe that'll provide a nice buffer between both of those homes that are gonna

be back to back in that area but also preserve some of those trees that are natural within the area. So to conclude we believe that this project is good for Shelbyville. It addresses a need that has been addressed through several of the recent housing studies that have been performed within Shelby county. It is consistent with your Comp Plan. With those 11 different elevations excuse me, 11 different floor plans, you have 61 different elevations that are offered in that so it provides for a lot of diversity throughout the subdivision with those homes. Again 27% of open space, roughly about 23 acres with (?) lakes, the trails and the common space that we're gonna have within there. And preservation of home values, we believe that the durability in our construction in the homes that we will be producing, this project is gonna look as good in year one as it does in year 20. So I'll be open for any questions or concerns.

Evans: Alright, thank you. We'll open this up for questions from the board. Let's start with Mr. Nolley.

Nolley: I don't have any questions right now.

Evans: Mr. Lux?

Lux: I'll withhold my questions until after public comment.

Evans: Alright. Mr. House?

Matt House: I have a quick question. The lots over near Edgehill Drive here I was curious why you didn't run the parcel lines all the way back to the woods.

Munoz: Because we were looking to try to preserve a natural area right in through there for drainage on the back of those lots potentially would be that the actual drainage easement would not run on the back of that lot. It would run down through that common area to get more usable space on those lots.

House: Okay. Makes sense.

Evans: Is that it?

House: Uh huh.

Evans: Mr. Cassidy?

Doug Cassidy: A couple of things. I'm sure you heard early with the lots being so close I worry about one house catching fire and the next ones going with it but he said there's that they changed the state statute, is that correct?

Munoz: Yes. I've heard about that new change but don't believe it will impact us. We are still reviewing a lot of the changes that have been made on state level because they are pretty broad and pretty sweeping in what they did and it's affecting not only this but a lot of our construction areas so we are looking at that concern.

Cassidy: How was your meeting with the general public out there?

Munoz: It was very informative. And you'll probably get some people that are gonna make some comments regarding that. The main concern that we saw was the connectivity to the neighborhood to the north was one of major concerns.

Cassidy: Okay. That's all I have right now. Thank you.

Evans: Mr. Lewis?

Wade Lewis: This may be a question for Adam or Matt I mean the drainage issues out there I mean are they have they been improved in the last five or ten years or are they going to be as part of this proposed project?

Rude: Yeah so I can touch on that a little bit knowing that this early in the process there's not any formal drainage plan or reports. The city as a whole has standards that require that all of the water runoff from the site be captured and according to our standards retained and handled appropriately. So with that being said, a lot of the drainage problems that currently exist in the area are due to runoff from this property onto some of the neighboring properties, especially along Michigan Road. That water will have to be captured and held in ponds and handled appropriately. So in summary, the drainage will get better moving forward but the exact drainage plan has not been laid out. That is a future step and that goes through the Technical Review Committee. Matt and the city's MS4 director review those and provide the feedback and make sure that's complying with all the standards and make sure that the system will actually work appropriately during a flooding event.

Lewis: Okay, thanks.

Evans: Mr. Hall?

Ben Hall: Both of my questions from the pre-meeting were answered in the presentation so I'm good for now.

Evans: Mr. Martin?

Martin: No questions.

Evans: Alright. I just have a couple.

Munoz: Okay.

Evans: What is your anticipated build time? Where are you starting and how are you going to progress through this plat?

Munoz: Sure, good question. We were looking at starting on the southern portion where the larger lake is down around that area and the connectivities on the east side of the North Riley Highway as our general location to begin because that's where most of the utilities we're connecting into are and that's our main drainage outlet in that area. Anticipate probably the buildout over 6 maybe 7 sections total buildout before we would be selling our last homes. We're guessing somewhere in the 8 - 10 year range before we'll finally be completing and out of that. So I know a lot of people get concerned when they hear 263 homes that they're gonna wake tomorrow and those are all gonna be in their backyard but this is a process that takes a substantial amount of time. In a case like this, even if we are lucky enough to be able to start turning dirt and beginning earthwork still this year, you're probably are not gonna see homes on the ground until the middle of 2021.

Evans: Okay. What about how are you going to, I don't have sections. Obviously this is conceptual plan.

Munoz: Sure.

Evans: How are you building? If you're going to start off of North Riley Highway and work across the south, when do you start proceeding north, northeast, northwest and then out to Old Michigan?

Munoz: So there'd be a lot of that dependent upon infrastructure points. At what point can we stop water and stop sewer in a way that makes sense with the overall layout, street grids, things of that nature. My guess is is that we will start at the bottom and it will take probably about two to three most likely three sections to get all the way up to the north of that. Work that way first and then we'll be working to the west towards Michigan with future sections.

Evans: Okay and then that brings up my next question. I just wanna make sure that there's a thought and a plan for both water as you're running through this subdivision both municipal water to make sure that everything's sized appropriate so that if there were other people in that general region it would make it an easy extension.

Munoz: Sure.

Evans: And then also same with stormwater handling because we do have problems with a couple of properties to the north of this one and we wanna make sure that we are able to benefit the whole area and handle that storm. So I just wanna make sure that we're not....

Munoz: Sure. So what does run from the north onto our property since it does (?) in a natural sheet form, we have to find a way to be able to capture that and do something with that when it hits our property. Anything that drains in that direction would have to be utilized through our ponds and through our storm system. And so we have to work with the Tech Committee to make sure that by not only your standards but by state standards we cannot have a negative impact on those around us in the form of stormwater or otherwise. And so we've actually been talking with a couple of those as well as to how can we through our system be able to connect to theirs to help alleviate some of their concerns. So we are gonna work as best we can to be good neighbors on this with those that are around us and try to make sure that we are not negatively impacting anyone when it comes to those.

Evans: Well and we've had some developments where they go in phases. We've gone as far and I know it's not at this meeting but I'm just gonna make this general comment, to where we require infill lots the sidewalk to be put in if the lot on either side has built and we put a I think it's a two year....

Rude: I think so.

Evans: Well you don't have to dig it out right now, but just so we don't wind up with a jigsaw piece development.

Munoz: Sure.

Evans: Because that's not beneficial to anyone and so I just wanna make sure that there is a plan on these phases so that we at least have connectivity coming off of North Riley Highway but they can also get out to Old Michigan because my guess is is that with all of these future homeowners, they are going to want to get to I-74 as quickly as possible. And that's where I would think, judging by the traffic I entail every morning, Old Michigan to Exit 109.

Munoz: sure.

Evans: Okay that is all of the questions that I have currently.

Nolley: Mike, can I ask.....is it okay?

Evans: Yes, go ahead.

Nolley: Since you mentioned the roads, you're talking about sections. So all the roads that are in there when you talk about building a section at a time, you'll just be building a portion of the roads also? You're not gonna lay out all the roads and then just start developing?

Munoz: No. It'd be a portion of the roads each time.

Nolley: Portion of a road....

Munoz: That's

Nolley: Okay so nothing's gonna connect back up potentially to Rolling Ridge until further sections are developed?

Munoz: Correct.

Nolley: Okay and then the second thing is I heard that sometimes you guys sell a whole section of lots and then start building the houses or was it if one person shows up and wants to build a house on this lot, you start right then? How does that work when you start to build?

Munoz: So we are not in the business of spec building. The only time we will do that and put a foundation in the ground on our own that is not currently sold to an outside buyer is if we are trying to get a couple of those in the ground to negate winter costs for winter work. So we would try to put maybe two or three foundations in the ground on a lot or on lots so that that's already in place so when people are buying homes it's not delaying their process waiting for the thaw pretty much. But yes we go through each section and we limit ourselves to where it's not, we would develop a section and then continue developing, continue to develop and still have tons of lots in the first one and be selling clear up in the third one.

Nolley: Right.

Munoz: We try to limit that as much as possible to where we are potentially down to maybe the last 10, 15 lots within a section and then start working on the second one and then the third one.

Nolley: But in that first section if there's 20 lots and three months goes by and only one person's bought a lot, you'll start building that house? You'll not wait until you've sold a number of lots?

Munoz: That's correct. Yes, yeah.

Nolley: Okay. Alright, I was just curious. Heard something to the contrary which didn't make sense so thank you.

Munoz: No, yeah it's we try to have the opportunity to put in to build as soon as they purchase.

Nolley: Okay, thank you.

Evans: Okay I'm gonna close or suspend comment from the board and I'm going to open public comment. I do want to go over our rules for this evening. If you would like to ask a question or

make a comment to the board and you haven't signed up, please step up to Allan here and have your name on the list. We will call you in the order of sign up. We will limit each person's comment to a maximum of three minutes and then if we start to get the repetitive questions or comments, then please just state your name for the record, agree with that comment and then yield the podium to the next person in the line. So with that, oh I do want to point out that after all the questions and comments are made by the public, I will close public comment and then we will have the petitioner step up and answer and/or rebut those comments and then we will go back to questions from the board for those final questions, especially ones that you guys might bring up and we get in our mind and then we will proceed. So with that, I will open public comment. Let me get my handy dandy timer here.

Rude: Do you want me to start with the letters that have been received summarizing those first?

Evans: Yes, I just wanted Allan to have the first, but we'll go ahead and read thewe did have some letters that were some were given directly to the City of Shelbyville Planning Commission. We had other ones that were sent to Shelby County Plan Commission and then were forwarded to us so some are addressed to them, some are addressed directly to us. Adam is so kind, he's going to read those into record. So please proceed with the record written.

Rude: Yes. And all of these are (?). I'm just going to try to briefly summarize some of the topics or concerns that are brought up and I'm gonna apologize if I butcher anybody's name here and you're present. The first letter is dated November 18th from Natalie Batton on 130 Rolling Ridge Road is stating opposition to the project and the concerns have to do with sounds like connections to Crest Drive, Edgehill Road and Rolling Ridge Road and concerns about traffic and safety within the neighborhood. The next letter dated November 19th is from SBG, LLC which I believe is Shelby Bottle Gas P.O. Box 508 Shelbyville, Indiana. This is in concerns to drainage. Previous drainage problems that they've had and had concerns of future drainage problems. This letter is dated November 29, 2019 and this is from Akira and Hadsuko Yoshita at 1573 Rolling Ridge Road. This is addressing concerns in regard to having a residential development and it looks like connecting into Rolling Ridge Drive, Edgehill and Crest Drive. There is a note from Leonard and Marilyn Sturgeon 1694 Edgehill Road and this looks like it is in opposition of opening up Rolling Ridge Drive, Edgehill and Crest Drive. The last letter and then there's a petition. The last letter is from Richard L. Walke 14 Gateway Drive and it looks like this is in opposition to opening Rolling Ridge Road, Edgehill, Crest Drive and concerns about including curb, gutter, storm sewers and sidewalks. The other item that was submitted to our office was filed yesterday, January 7th. It's a petition titled Shelbyville Citizens Opposed to the Proposed Housing Addition located south of Rolling Ridge addition. There is a number of names attached to this. This was posted on the website earlier and I can pass this around to any of the members that would like to see it. And then there's a number of the same letter but submitted from roughly 20 or so individuals.

Nolley: Adam, did that petition just did it not just object to being transferred to our jurisdiction? Did I read that correctly?

Rude: Yes so I'll read this one because it's got some of the same (?). I'll read the language on the petition. It states we the undersigned are opposed to the transfer of planning and building jurisdiction to the City of Shelbyville Plan Commission for approximately 63.25 acres commonly known as the Burnside property. Some concerns being safety of Rolling Ridge and Fountain Lake residents due to increased traffic, reduced property values to our existing homes and increased potential crime. And then there's three pages, one mostly two mostly full and one with about four or five signatures on it.

Nolley: So just to be clear, the objection they have their opposition is actually already taken care of 'cause jurisdiction's been transferred?

Rude: Yes.

Nolley: Their reasons are still reasons but the objection is already....

Rude: Yes, I would assume those reasons....

Nolley: I just wanna make sure people knew that we weren't that's already been handed it's actually been transferred to us.

Rude: Yes, so I would assume those objections still stand but the transfer of jurisdiction has already occurred. This land, while it's not in the city's corporate boundaries, it is in our planning jurisdiction so we have authority to hear this petition and vote on it.

Nolley: Inaudible interruption.

Rude: So yes, that's step has already happened.

Nolley:(inaudible)....and eventually annex it.

Rude: Yes and.....

Nolley:(inaudible)...

Rude: And I will state for the record an annexation petition has already been filed for this piece of property, this 83.25 acres so that annexation process is happening independent but it's happening in the background so at some point this will be annexed into the city. That's just happening kind of concurrent to everything else.

Nolley: Sure.

Lux: Adam, how many people signed that petition or the petitions that you have?

Rude: 65 if I'm counting correctly.

Lux: Alright, thank you.

Evans: Okay if I could have you call the first person on the list please.

Allan Henderson: Joanne Bowen.

Evans: Can you state your name and your address for the record?

Bowen: I am Joanne Bowen. I reside at 1575 Edgehill Road in Rolling Ridge addition. There are many issues that will be heard tonight concerning Isabelle Farms and I do hope that you will take into consideration all of them as they are all valid points. My main concern is a 5' to each property line, 10' total for side setbacks that Arbor Homes has requested. Our city ordinance has a requirement of 7' each, 14' total for side yard setbacks. If you add central air units on each side of the on the ground using two or three feet for a air conditioning units and landscaping maybe 2' for each property owner that would take up the whole side yard. I'm asking this board to review this request by Arbor Homes of 10' side yard setbacks and to ask yourselves would you want your neighbor to be 10' or 14' next to you. That's all. Thank you.

Evans: Thank you. You still have 2 minutes and 10 seconds if you wanna come.....

Laughter.

Rude: The next person that signed up is Brandy Coomes.

Brandy Coomes: Good evening. My name is Brandy Coomes and I am a long time 18 year resident of Rolling Ridge, 113 Rolling Ridge Road. We sit on the southwest corner of the four-way stop of Edgehill and Rolling Ridge just to give you a bearing of where we reside. I'm approaching you tonight on a couple different things both positive and some concerns. I guess let's start with a positive 'cause many of these meetings do not have them. Anyone that knows me professionally my job is in community development. The last nine years of my life have been spent trying to make Shelbyville a better community and I believe that we need growth. I believe that we need housing. We need new jobs, all the great things that we've done over the last four or five years really strongly. So to that this isn't a protest and a you know burn the city down kind of moment. This is let's do it, but let's do it very thoughtfully. So what I'm and I've even participated in the Comprehensive Plan. I was on the committee. I mean so I have my I understand how this works and I know what the value is to our community. I guess what I'm asking is that since we have spent 18 of our years of our lives in this great subdivision the selling point was that how peaceful it was. And I get it, we're gonna have neighbors and growth,

but I just don't see why we need to be connected. I mean it's a huge, huge concern of mine. In the 18 years that we've lived there, we daily watch the four-way stop getting ran. We are the cut-through from Rampart to North Riley and vice versa. We are the cut-through to Fountain Lake. They don't, I mean that is so underutilized, that entrance off of Rampart. So my only fear is we have no sidewalks. You know where is all this traffic gonna go and I know it's not gonna be there tomorrow. I know all 262 homes are not gonna be built tomorrow but as you spread out and as things develop you know I still, I have a ten year old that rides his bike up and down to his friend's house all the time. We walk our dog. We walk for health and the whole time we've lived there, the no sidewalk policy has been an issue so it's not like oh Arbor's moving in and this is our stand. I'm just asking that why is it necessary to connect us and I will tell you that they will take the shortest point to get where they're going the fastest. So they're gonna cut through to get to Rampart to be able to go northbound. They're gonna cut through and to say that they're not is false. I witness it every day. So I'm just asking that as we welcome these new neighbors to our community, let's not punish those of us that have been there, okay? So let's do thoughtful building, thoughtful planning. I've looked at their floor plans. I went to their meeting. I'm just asking for responsible development that doesn't affect those that are already supporting your community. That's all I'm asking is traffic control.

Evans: Alright.

Coomes: Thank you.

Evans: Sorry. Joanne didn't take the full three minutes so I'm trying to pause this so I apologize.

Coomes: That's okay.

Evans: Maybe I can.

Nolley: Do you need a new operator down there?

Evans: Yeah I need something.

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

Coomes: So some considerations, I don't know how much time I have now. I'm clueless.

Evans: You were out your three minutes when the beeping started.

Coomes: Okay. so....

Evans: One last brief only because Joanne didn't. I'm not gonna extend it to everybody but you spent half your time.....

Coomes: Is just is there a solution? Is there a sidewalk option? Is there speed bumps? Is there something? If we have to do it, let's just do it the most responsible way we can for all of us please. 18 years. Thank you.

Evans: Thank you. As we bring the next person up, I did have staff and I forgot to mention it early. Rolling Ridge was originally platted in 1955 so 65 years ago. Phase II of Rolling Ridge was added in 52 years ago back in '68 and the last time there was probably a meeting like this is when Fountain Lake was added to and a connecting road 33 years ago in 1987. So there's a little bit of history. You could've called the names so they could've got up here. Denny Harrold.

Denny Harrold: Thank you. I am Denny Harrold from McNeely Stephenson at 2150 Intelliplex Drive and I'm here tonight to represent Shelby Bottle Gas who has also been in existence and in its location on Michigan Road since 1960 so another 60 year resident. And they do not oppose this project at all and in fact favor it, recognize the need for more housing in Shelbyville and just wanna express two concerns. The primary one is drainage because they have suffered quite a bit of flooding over the years from this land before it was developed. Obviously it's gonna be considerably more of a hardscape situation here with even more water and we also recognize that the duty of the developer is not to worsen the situation and we have confidence that this Plan Commission in the City of Shelbyville will do its best to make sure that doesn't happen. But they've spent considerable money to try and lessen their flooding problem and they do wanna go on record as expressing concern that this water has to go somewhere. Right now the runoff comes towards them and then after it goes under their property, it goes to the county property, highway property right south of it. So that's our main concern. They just can't handle any more water so we definitely wanna stress the need for good planning and good drainage in this project. And the other one I'll just mention. It's been talked about some about buffers and this is a situation where I think that there is gonna need to be a buffer between Shelby Bottled Gas property and the highway garage for the residents' sake because of the activities that have been going on and have gone on since 1960 there with propane and it's not really for Shelby Bottled Gas, but I think there needs to be a buffer and maybe a mound with some trees on it just to prevent vapors and things like that going onto this property that's going to be developed. So with that, I'll give the rest of my time to the next people. Thank you.

Evans: Thank you.

Rude: The next speaker is Dan Leary.

Henderson: No, he's not speaking.

Rude: Oh not speaking? Is Les Leary.

(?): Inaudible comment.

Rude: Luis Thomas?

(?): Lois Thomas.

Rude: Lois? Lois, sorry. Lois Thomas.

Lois Thomas: My name is Lois Thomas and I live at 1254 N. Michigan Road and it is the property adjacent to the county garage on the other side from what the Shelby Bottled Gas is. We haven't had any problems with water in the past. We've lived there 43 years. We have 2 acres. Some of it butts up to the gravel pit. Most of it's on line with Michigan Road. My concern is the same as Mr. Harrold's. It's the drainage. What kind of safeguards do you have for us. We probably live in the lowest part of the Michigan Road, right down under the hill. You know it's about 5 residential homes. We're all on septic systems. We've had no problems. We've had no problems with flooding. On the other side of the county garage they have had flooding. We have not. But I am concerned about the future. What kind of safeguard you have for us, for 5 small families? So that's all I have to say.

Evans: Alright, thank you.

Thomas: Thank you.

Henderson: The next is John Smith.

John Smith: Good evening. My name is John Smith. I live at 1574 Crest Drive. I'm not opposed to the expansion of the house or the buildings. I am opposed to the through (?) going through Crest Drive. It's a dead end street today. Kids play on it. It's really quiet and I'm really concerned about all the (?) that's gonna come through there. And like was said a little bit ago, they will take the shortest paths and I can see I know I've been told that there won't be a lot of increased traffic on there but I believe there will be. So my questions are if I can get some answers. I haven't really got a lot of answers for a lot of questions I got. Why two different entry points on the north side? And is it a regulatory or a mandated? I'd like to know the reason behind that. Why can't we put one on the south side and it may be blocked by the lake and everything else. I don't know. My big concern is why two on the north side. And I would like to know why we have to have two. Assuming I'm being forced to let their to they're gonna take Crest Drive, I would then ask what happens to Crest Drive? Do they have to repave it? Do they have to expand it? It's a pretty narrow road. If they're gonna make improvements on it, will they put in sidewalks? And like everybody else, it's always about me so my big question is, will they put city water in? Crest Drive has been a road out there without city water forever. We have city sewer but for some reason we never got city water. So if they're gonna come through that area, I would love to see city water put into that street. That's all I have.

Evans: Alright, thank you.

Rude: Duane Schuler(?).

Duane Schuler(?): My name is Duane Schuler. I am a proud resident of 1574 Rolling Ridge Road and have been for 44 years, 24 years as the owner. Main point of concern, I have several, but main point of concern is shared with a lot of the neighbors as far as opening up the streets. I do wanna touch on as far as the traffic. I've done some calculations based on the people that are gonna be moving into that neighborhood, the ultimate numbers. If we assume there's gonna be two working adults in each home, that would be 526 adults. Let's assume half of those are going to take the route of least resistance to the north. That's 263. If half of those again choose to take the openings at Crest Drive and Rolling Ridge Road, that's 132 people. Assume again half of those are gonna take one of those options. That's 66 people. On my street, I know currently it's about 14 people each day that go to work to and from. So adding another 66, that's 571% increase in traffic and that's a conservative estimate. So traffic will increase. The handouts that I've given, I gave a download from a group called the Community Environmental Safety. They have a number of proposals as far as how to handle such things. There's a lot of studies in there that I encourage you to look at as far as the benefits of leaving cul-de-sacs dead ends in place as far as safety, quality of life, that sort of thing. So please read that. I'm not gonna go into detail with that. Another main point I wanna touch on in my limited time is Arbor Homes. Read some of the information I've got there. There are concern points with Arbor Homes. Yes, you can find good reviews. You also will find a number of bad reviews so I ask moving forward that all codes for building are enforced to the highest degree to insure that the neighborhood that we're getting next to us because we know we can't stop it, but we need it to blend in with the quality that we have now. My limited time, thank you very much.

Rude: Duane Rollins.

Dunae Rollins: I have no comment.

Rude: Lisa Adkins.

Evans: Yeah sorry about our end table over there.

Lisa Adkins: My name is Lisa Adkins. I live at 1580(?) Crest Drive. I've lived there for 21 and a half years. One of the reasons that I purchased my house there was because it was a quiet neighborhood on a dead end street. I wanted to mention I was at the meeting the other day and like everyone else, my concern is opening up those two streets. When the factories let out over on Rampart, people are gonna figure out that they can come through Fountain Lake, come down Rolling Ridge, cut through Crest, cut through, Rolling Ridge Road, cut through the new addition and out to St. Rd. 9. So along with the people who are gonna live there, it's gonna increase the traffic on a daily basis by people just cutting through as a shortcut. The, we had, the meeting with Mr. Munoz, the other day he mentioned that the majority of the discussion was based on the traffic and that he was going to speak with the staff regarding those issues and should have something to report to the Plan Commission today about possibly making other

entrances like maybe two on St. Rd. 9, two on 421 to you know to try to not open up our streets. We you know I realize that you're gonna build this addition regardless, but I just wanna say I'm opposed to that and according to all of us who signed the petition that everyone has the same question about that and I just wanted to ask you that if this was street, would you want it to be happening to you? Thank you.

Evans: Thank you.

Rude: Lyle Linville.

Lyle Linville: I'm Lyle Linville. I live at 1473 N. Riley Highway. The majority of my questions/concerns have been answered but does our school systems in Shelby County, can they consume all these extra families that would be living in these new resident area here and there's also another 90 according to the newspaper a few weeks ago, another 90 homes on the other side of town. And the land behind our house, there's a pretty decent portion that's been filled and farmed that's actually our property. Not sure exactly how far it is. Will there be a timeline when I would know exactly where this division is so we can go ahead and plant some sort of barrier of our own and how close can I come to that property line? 'Cause when we bought this house, even though we're on 9, we had the open field and we have the big, beautiful woods behind us and now we're gonna be looking at plastic blocks because that's what the back of all these houses are gonna look like. Thank you.

Evans: Thank you. Next on the list?

Rude: Brian Shearer.

Brian Shearer: My name is Brian Shearer. I live at 1574 Edgehill Road 30+ years. Raised my family there. It was excellent to raise a family there because of the dead end streets, lack of concern for traffic. Learned to ride their tricycles out on the street, sidewalk chalk. So I feel for the people that's gonna have their streets opened up. I'm on Edgehill Road and it's proposed to be shut off so I feel for you people. First impressions coming into Shelbyville, this addition will be nothing more than a Highpointe or Central Park. They're gonna be so close together that the first impression is not gonna be good. The city's spending a lot of money to improve the city and the downtown and once this place is built you know there's no changing it. You know if somebody don't have their bathroom fan on, their neighbor's gonna know it. I agree that the city needs housing and this particular lot will probably be homes but 266 homes, I could fit three, almost four of those on my lot and that is gonna be an eyesore driving down 9. You know it's gonna be one of the first things you see entering the city. I think we can do better. You know is this the first proposal for this property, is Arbor? I don't think, I feel like the city is desperate in allowing this to happen. You know I drove through Highpointe and Central Park today just a quick drive through there and I know that they're not gonna be able to grow any significant trees because driveways are gonna be so close. Sidewalks are gonna be so close. Houses are gonna be so close. The root system, what kind of trees you gonna plant in this place? You

know they say they're gonna have green space but it don't change the fact that the homes will have no trees to speak of. Thank you for your time.

Evans: Thank you.

Rude: Fredona Martin.

Fredona Martin: Good evening. My name is Fredona Martin. I live at 1581 Crest Drive. I have lived in Rolling Ridge since the middle 70s so I have seen a lot of changes there. I would, the people on Crest Drive and everything are adamantly opposed to opening our street, to destroying the woods at the end of our street where we have eagles and owls, where we have no traffic. We are concerned, since we have wells, we are concerned what this is going what will this do to our wells? There's really no way to know what will happen when all this construction starts and you start destroying everything. What's gonna happen to our wells? Are we gonna be forced into more expense and everything hooking onto something else or drilling new wells or whatever? Your you know this will change, this could change our homes. I stopped at our local Carpenter Realty and I asked them if they would give me an accurate price of home sold in our area in the last three to five years and they were nice enough, I have the man's card here. I have all the information on my phone. And they gave me 30 sold homes in our area. The average price is \$158,766. Carpenter Realty, there were multiple realtors there and they told us that we applaud upscaling and trying to make Shelbyville better and it needs houses. It needs nice houses. But the market is not here, this is according to Carpenter, for people to spend \$200,000+ which you're ten foot from your neighborhood, from your neighbor. You know they're streets are crowded and everything. It is like she said, let's grow the town but grow it responsibly. The decisions you make have a huge impact on us in Rolling Ridge. We are a quiet neighborhood. When we are a neighborhood where neighbors know each other and take care of each other so I ask you sincerely to please consider do not open the streets in Rolling Ridge. Let Arbor Home adjust their entrances and everything for their neighborhood but give us some buffer and protect your neighbors, the people in Rolling Ridge who live here and will continue to live here and you'll see us all the time. I appreciate your time and consideration.

Rude: Brad Trout.

Brad Trout: My name's Brad Trout. I live at 196 Fountain Lake Drive South. A big part of my concern is the density. It's right out our back door but as Mr. Cassidy said something along the lines of fire. But with that being said, I wanted to add on to the side of our house a couple of years ago with a garage. The city told me then I needed 10' between my house and the side set. Evidently that's changed. With that being said, most of the houses in Fountain Lake are single level. That distance means a lot when you're not looking over something. If you guys, like this gentleman said, you drive through Highpointe, Central Park, Twelve Oaks, it's like driving through a tunnel. The Arbor Homes, they built a subdivision at Whiteland Road and Sawmill Road. My daughter built a house in there last summer. They required 12' side yards per house, so 22 or 24 in between. The dollar amounts fell well within what they're talking

about. It can be done. It's not as profitable probably, but it can be done. So if you I'm sure you guys are familiar with these other neighborhoods. I don't know if you want that at the entrance to Shelbyville. That's pretty much it. Thank you for your time.

Henderson: Bob Adams.

Bob Adams: I think I know most of you. I'm Bob Adams. I reside at 1453 N. St. Rd. 9 and I represent myself and also a number of people in this area and I've also been involved with projects, including the one behind Kroger, the Highpointe in dealing with some of those issues and the matter approaching this is very similar to that Highpointe behind the Kroger. People come into town, push very fast, blow by the Plan Commission and build a bunch of homes which are manufactured homes which are really not well done and then they go bankrupt okay when the economy goes down and that's the history of what's happened before with this project. So and it left a very bad taste in many of our mouths but I wanted to go, this is a similar approach to what I've seen happen before. I don't have a lot of time to go in all the details but I wanna show the...(inaudible)....the drainage issue that Denny Harrold, my good friend Denny expressed is very.....I don't have enough for everybody. I'm sorry. But it shows the drainage pattern on the west side of the property and it's about a 791 elevation and about a 10' drop to the west. So the time you (?) the Mausoleum area it's about 11' lower. There's been no drainage plans for this site. The stated intent is to go ahead and drain it to the east to go against the grade and then drain it all down with no designated outlet for this entire subdivision., and we know there's a tremendous drainage problem. There already is at this point and there's no, and I think someone expressed that there is on other properties which need to drain through this property. So if we're going to do it, then there needs to be not just a planned unit development where somebody does not or this problems are not addressed. I think the Plan Commission is incumbent to deal with this issue on a greater platted basis so that the issues are platted. There's no reason to accelerate it, to blow by you and go by you and end up with a Central Park type situation. So this proposal, it just started November 14th. They just came in and then they requested it and have been moving along with minimal notice. I think that the normal planning procedure is appropriate, that you've got safeguards to prevent these things from happening. You've heard about the street issue going through. That needs to be looked at for each of the sections and also to make certain that people are protected. I think also that there's a lack of ability for the people to understand and comment as things are evaluated. That would be happen in the normal planning process. Why did they have to beat the annexation process? Why did they have to run in and try to have the city do it before it was annexed is another indication of that. There's no reason for this.

Evans: That's the end of your three minutes and the annexation is no longer an issue, so I appreciate it. Thank you for your comments.

Adams: Yeah I think it is though. Thank you.

Henderson: Rick Walke.

Richard Walke: I'm Richard Walke 14 Gateway Drive. I think most of you guys know me as Rick. I'm not opposed to growth in Shelbyville at all. We have to grow. I get that. I echo the sentiments of a lot of the folks in this room in that I don't want Crest Drive opened and I don't want Rolling Ridge Road opened. From what I hear in the opening comments by Mr. Munoz it sounds like that's a zoning ordinance that we're dealing with there. That it's not something that's just simply a request. My number one option to you guys is don't open those roads. If we have to open those road for fire protection or police protection, consider putting a connector through there that's a non-motorized connector large enough for our largest fire truck to make it through there, no larger and put barricades, removable barricades so that our fire and police officers can pull those out if they need to get through. I think it's gonna be a pretty rare situation where we have to bring a fire truck between those two neighborhoods. But if we have to connect it, if that's something that you gotta do, then why don't we connect the people? Let's not connect the motorized vehicles. I look forward to being connected with the people in that neighborhood. I look forward to being connected to that neighborhood. I don't want the traffic so if there's a way that we can connect those neighborhoods without the motorized vehicles, I'm all for it. If we have to connect those neighborhoods and we have to include the motorized vehicles and we have to endure the additional traffic in our neighborhood, I'm totally against opening those. Thank you for giving me the time to talk to you.

Evans: Thank you.

Rude: Tammy Collins.

Tammy Collins: Hi. I'm Tammy Collins. I live at 1689 Fountain Lake Drive West. I've lived there for 20 years. I really don't have, I really wasn't prepared to talk tonight but like my neighbors, I don't want anything opened up. I don't want through traffic on Crest or Rolling Ridge at all because our neighborhood's a safe neighborhood and like a lot of the neighbors said, you know we have a lot of wildlife. We actually do have eagles and it's pretty cool to go outside and you see them. That's really cool. So if they do anything with the woods, eagles be gone. I have deer coming through my backyard and I'm not talking little deer, I'm talking big bucks and they live in that woods. But more than anything our neighborhood is a safe neighborhood. I mean I've been there for 20 years. There's not a lot goes on there and I don't want a lot going on there. I'm close to town but yet I feel like I'm not if that makes any sense. I mean I can get to Walmart in you know four or five minutes but to go out in the backyard and it's quiet you know and you see all the wildlife and there's not traffic and the kids are playing you know in the streets. But if these people come in and we open up these streets, that's all gonna change. I don't have the statistics that that fella's got but everything he said made pretty good sense to me. Thank you.

Evans: Thank you.

Rude: Lisa Lay.

Lisa Lay: Hi. I'm Lisa Lay. I live at 1315 N. Riley Highway. We're on the southeast end of Isabelle Farms. We are also concerned about the drainage. We're on sewage but we have city water so that many homes and we're kind of low point, so we're concerned about the drainage also. Looking at the map, there's gonna be five homes on the side of our property and that seems like quite a lot to me. We would ask, and I know you guys don't have anything to do with this, but maybe Arbor Homes could put a buffer between us and those homes because also we're right south of the one entrance that's gonna be for all the traffic, for all the construction. So that would probably help us a little bit on that. And also we're concerned about the aesthetics of people coming into Shelbyville. If they come in and they're seeing homes that are right beside each other and it just, this messes up a little bit but you think it should be on those price of homes. So that's all my concerns. Thank you very much.

Evans: Thank you.

Rude: That is all that signed up.

Evans: Okay is there any other members of the public that would like to step forward, ask a question or make a comment? Please step forward to the microphone, state your name for the record.

Charlie Hence(?): My name's Charlie Hence and I own a house next to Bob.

Evans: What's your address?

Hence: 1443 N. Riley.

Evans: Okay.

Hence: The concerns I have is everybody seems to be concerned about the traffic and the drainage. Those are two things that the traffic is a function of how many people are there. The more people you have the more traffic you're gonna have. So that is a legitimate concern and you can't change that by moving 'em from here to there in that small of an area. You could in a broader sense, but not in a neighborhood sense. So if they're not going down Crest or whatever that street is, I'm not from here, so if they're not going down that street, they're going down another street so you still have that traffic. It's how you can handle it the best that makes a difference or how much create because you're creating a lot of traffic just by the number of houses there. The other concern was the 5' rather than the 7'. Well that's so they can cram more houses in there. So again, you're creating a problem and then trying to find a solution for it. Why have the problem to begin with? Make the lots bigger. I understand that affects the houses but do you wanna do it right or do you just wanna sell a lot of houses or get a lot of people there? The other concern is the drainage. Again, you have the same amount of drainage now it's just how is it gonna be handled? My concern is if you fix the Michigan Road,

what's that do to the North Riley side? If they divert it over to the other side, you got the same amount of water. It's just how you gonna treat it? Is that gonna cause a problem in my backyard? Maybe it will, maybe it won't. I don't know but it potentially could so it needs to be addressed 'cause it's not gonna change. You get X amount of rain, you get X amount of water... (inaudible)....So I guess you know that property eventually has to be developed one way or the other. Housing does make sense but I don't understand why a neighborhood that's been there for however many years needs to be part of a bigger neighborhood. In Indianapolis, I'm from Indianapolis. In Indianapolis they went with big neighborhoods. They're all going to smaller ones now. They're making roads around and they're keeping individual ones separate so that you have more of a neighborhood feel. And that does a lot of good for the people because they feel like they belong to a neighborhood rather than a big suburb and it makes a difference in the quality of life. So that's something to consider. So the first impressions when you come off 9 into Shelbyville again, the size of the houses, the size of the lots does make a difference and when I was looking for houses around here, I did not wanna be in one of those where they were you know, boom, boom, boom and so that's why I bought the property I did. Now I knew it would get developed back there eventually. I was hoping I'd die before it did, but(inaudible)....so anyway that's the comments I have.

Evans: Alright.

Hence: I think first impression needs to be there and I think the lots really need to be bigger. I'm gonna have like the other person said, five houses lined up on the back side of my property and that's the narrow side of my property. So anyway, thank you.

Evans: Alright, thank you. Any other member? I see a gentleman over here. And since you did not....

Dan McCarty: My name's Dan McCarty. I live at 1565 N. Riley Highway.

Evans: Can we have you spell your last name. We're typing it in.

McCarty: M-c-c-a-r-t-y.

Evans: Thank you.

Henderson: Address again please?

McCarty: 1565 N. Riley Highway. My concern is we used to live in one of those facilities. We lived at Highpointe. We built a home there. When we moved to our (?) we're at now we loved it so much because one of the big selling points is we go in our backyard, we have (?) 80' trees. It opens up to a field. It's quiet. As one gentleman stated I believe it was it's close to town. It's right in town, but you don't feel like you're in town when you walk out your back door. Now as Mr. Linville pointed out, when we walk out, he's just south of me, we're gonna walk out and

we're gonna see houses. So that whole thing, the whole, one of the major selling points that we bought that house was for that reason. For the peacefulness, the wildlife that was brought up and just a general feel of being out in the county when you're right off north 9. I mean you can walk out our backyard and you really can't hear north 9. And our kids love it 'cause they can play. You know we live on an acre lot and they just have a great time back there. Now we're gonna be stuck with, as Mr. Linville pointed out, looking at plastic and we're gonna have to figure something out because my understanding when we spoke with the farmer is there's approximately five feet of our land that gets basically taken up by the farmland so now what are we gonna have to do if we wanna still enjoy that peace and quiet that now we're gonna lose for this development. Are we gonna have to go and now put up a privacy fence? Now we lose our whole why we have that house to begin with when we've lived there now for approximately seven years. And it's kind of upset me but again you can't stand in the way of progress I guess but this thing remains is that a lot of people that do that for that purpose for that peacefulness and now that's gonna be gone. That's all I have. Thank you.

Evans: Alright, thank you. Any other members of the public who haven't had a chance to speak or ask a question or make a statement, please step forward, state your name for the record and your.....

Daniel Parsley: My name's Daniel Parsley, p-a-r-s-l-e-y. No disrespect to anyone who's talked already but you're looking at probably the youngest speaker that's talked today.

(?): Inaudible comment.

Parsley: 1681 Fountain Lake Drive West. When I bought my home last December I was weighing out the options of potentially buying a home off E. Franklin Street or living in Fountain Lake Drive. Two things; one, I have a yard and that's just personal preference. These homes that are gonna be built, there's not gonna be any type of yards for these families. But again, that's personal preference. Two, so this is (?) two. I got a second daughter on the way here in February. We take walks down Crest Drive. We walk all the way down Fountain Lake, go through the loop, go down Crest Drive. My question is why? Arbor, you gotta come up with a better way. There's gotta be a better way that opening up Crest Drive, any road in Rolling Ridge to be quite frank. Much like she mentioned. I'm somebody that's I don't use the Fountain Lake Drive entrance and exit. I cut through Rolling Ridge. I'm telling on myself. I apologize. Sometimes I (?) roll through stop signs too, so I apologize.

Coomes: I've probably watched you.

Parsley: Yeah I apologize.

Laughter.

Parsley: 260 homes - much like you said, you cut it in half, four people in there, two of 'em drive. That traffic's ridiculous. I want you guys to think about your community. I'm a young citizen. I'm all for growth, but we've gotta do it responsibly and opening Rolling Ridge, I just don't see a point to it. Thanks for your time.

Evans: Thank you. Any last members of the public who haven't had a chance to ask a question or make a comment? Please step forward.

No reply.

Evans: Seeing none, I will now close public comment. So I appreciate all the comments that were addressed. I would now ask the petitioner to please step forward. And as he's in proces, Adam will you explain why we require connectivity.

Rude: Yes.

Evans: And in that same amount, will you explain why we did not require connectivity to all three of those stub roads?

Rude: Yeah. So at a basic standpoint, the connectivity is required, not specifically on Arbor's end but on the city's end. It's a standard in the Subdivision Control Ordinance and they are required to connect to any stub streets of adjoining properties. It's also a requirement that when developments are put in if there is a farm field or a potential further development of another housing development that they stub those streets out. That exists all throughout the community. I know Southern Trace is one nearby where I live that is stubbed out the same way. Highpointe was stubbed out and then Central Park built onto that. There's a number of those. The rationale behind making those connections and connecting those streets comes down to it's a number of things. It's connectivity both vehicular and pedestrian connectivity throughout neighborhoods even though Rolling Ridge does not currently have sidewalks in it because Fountain Lake and this future development would have sidewalks it does increase the likelihood and the ability to connect that and bridge that connection there. It's also from a public safety standpoint the public safety officials, police, fire and ambulance prefer having a number as many points of access in and out of neighborhoods as possible in case there is some kind of instance that requires them to not use St. Rd. 9 or Rampart or Michigan. Having those multiple points of access provide backup ingress and egress into neighborhoods in case there were some kind of incident on St. Rd. 9 or onto Michigan and they needed to get an ambulance or a fire truck into those neighborhoods. At the same time they have that second or third point of access to get in there and still respond and not have to you know drive completely around you know all the way down St. Rd. 9, up Michigan and back around or something along those lines. So that's the rationale behind it but legally it is a requirement of the Subdivision Control Ordinance so those connections have to be made. The Edgehill Drive connection or Edgehill Drive not connecting, that the rationale behind that is that there is a large older wooded area that many members of the public home commented on tonight. That is primarily positioned just

south of Edgehill Drive. It is the staff's recommendation to keep that wooded area as much intact as possible. Making that connection down Edeghill Drive would've cut that exactly in half and taken away from that element. The other two drives have a much lower impact on that wooded area. They still do have somewhat of an impact but we feel that the standard, the requirement of connectivity can still be achieved while also maintaining that wooded area.

Evans: Alright, thank you. Now before we get back to you, sir, I wanna turn to our city engineer. The storm water was the biggest, one of the biggest. At what point will they do all those calculations and to make sure that we aren't increasing that?

House: So they'll have to submit an initial engineering assessment of the property and initially lay out the storm water design. So I'll kind of echo what Adam said, this'll happen later when they probably they'll probably present their plans per section. Each section they'll have to prove that they're following the city guidelines. The city guidelines reduce the amount of water. We use a tern 100 year flood. They'll have to show that they are taking the existing 100 year flood strom discharge and reducing it to a ten year with their post-developed land. And with a 10 year pre-developed to a 2 year post-developed. So I guess we I the city staff has looked at this. We've looked at the properties. I've been to Shelby Bottled Gas. So it's not us it's not an unusual layout. There's always you know these lfarm fields that have long sloping grades. The bottom of the grades often floods if there's nothing stopping the water. So I we are aware of it. I don't see it as a problem. They will have to, their designers will have to prove that the drainage will work. The city standards will prevent flooding. We're gonna keep an eye on the neighboring properties. So I would say it's not an unusual situation for properties next to sloping farm fields and I don't think that it's gonna be an impossible thing to design. But if it is, we would not approve anything that endangered neighboring properties. So....

Evans: Okay those were the two big things, the connectivity and the storm water so now and I don't have everything written down here for Arbor Homes to rebut the comments.

Rude: We've shared the link with Paul so.....

Evans: Okay.

Rude:he can run through all that and then if there's anything else.

Munoz: So kind of addressed some of the things and thing you brought up connectivity and you brought up the drainage and again this is something that we are being asked to do according to meet your storm, your Subdivision Control Ordinance when it comes to the connectivity of those two roads. That was not something we arbitrarily threw in as part of this in our design. This was something that really and to go back to when we started this conversation with Adam and with staff on Arbor Homes coming to the Shelbyville area has been taking place for gosh, almost a year now. I think we first met in January or February of 2019 to start discussing kind of where the thoughts were on good locations as well as when we came across this property and got it

under contract. What fits? What would be a good opportunity for that area? Layout, connectivity, things of that nature before we actually even started through out design as a whole. And so staff has been an integral part in helping us work through a lot of these processes and procedures and we'd like to say thanks to them for everything they have done in this process. So this isn't something that I've heard a couple people mention it's been a fly by night trying to rush things in this process. This is laid out according to how your processes and procedures work. When it comes to the exception of the concept plan first with the development plan and the subdivision plan coming up later which gets into a lot more detail of the drainage plan of the gosh, side yard setbacks, overall street layout and geometry. We'll get a little bit more in-depth as those plans come forward. And so as I said before, this is we've been doing this for quite awhile in a lot of locations, again 24, almost 25 years that we've been going through this process and so we're not by any means trying to skirt you guys or rush anything by any stretch. Another was mentioned that we were gonna come in and start this and go bankrupt and I'll tell you that we are one of the few companies that actually made it through the downturn and in that entire process, knock on wood, we have never walked away from a project that we started. We have finished every one and even during the downturn there was a couple of 'em that we probably under our better judgement kept moving forward with because we felt it was the right thing to do. So we would continue to live by those standards as we're moving through on this one as well. Buffering I heard was another key issue here. The tree preservation areas that we currently have in place, again we're gonna preserve those everywhere that we can. Anything that's on our property we're gonna maintain. We have reached out and told all of the property owners that are surrounding us if there are any issues where there are not trees in those areas and they would like to discuss buffering in some form or another, we are open to that discussion. As we continue to move forward with staff if there are things that we need to look at making sure they are addressed inside the PUD when it comes to landscape requirements which we already do have quite a few of those laid out in there, making sure those are taken care of, we are happy to do so and to continue to have that discussion. We wanna be good neighbors in this and we wanna make sure that we are not we are limiting our impact as well as we can for those around us. Kind of go looking at what else we have here. So I know one lady mentioned that the average sale price of what was within that area was \$158,000. We, as a whole for our entire company throughout all of Central Indiana last year, had an average price of roughly about \$208,000 for all of our homes. We feel that this subdivision is gonna fit within that exact same parameters and that's looking at if we were to start building in 2020. We still have another year to go and we forecast that our homes will probably look at going up another anywhere from 6 - 10% on top of that. So houses in this area are gonna be on average roughly in the \$215,000 range we would guess. We do believe that we will be starting out somewhere in that price range of those homes that are currently around us in that price point that she mentioned before. As far as lot size is concerned, this concept plan lays out what is 263 lots. The minimum is the 50 x 120 which again I wanna make sure we understand that's the minimum. That is not going to be every single lot. We've done an average and our average is pushing somewhere around 8000 square feet which is quite a bit larger. Our lots are in most cases anywhere from 120 and ins some cases when we're butting up to existing neighbors 150 to 160 feet deep. Rear yards is where we find our buyers find more importance in having that

for the programming of having kids a place to play, entertainment area, grilling spaces, things of that nature and that seems to be what they worry about and what they're most concerned with when it comes to their yards. Our front yard setbacks do give the opportunity where we have a lot of space in the front for stacking of cars and giving a lot of opportunity for front yards in that as well. We plant trees. We have a pretty extensive landscape package that we put in in all of our homes and all of our lots and we've never really had an issue with trees not growing. And I could show you homes that we've put neighborhoods we put 15-20 years ago and we have mature trees that are doing very very well and landscape packages that are still very very well. I know one gentleman brought forth I believe what may have been some concerns or some negative comments that were made regarding Arbor Homes. Like I said earlier, we have an A+ rating with Better Business Bureau which if you look at anyone of our direct competitors is actually better than those. Twenty five years, 16,000 homes. For every one of those negative that you see, I can show you 15 more that are positive. Over the years we have learned that we have worked very diligently to improve our processes, improve our procedures. We have, with the implementation of our design center, with the changes we've made in our warranty department and the changes we've also made in our marketing department, we've seen an increase in our overall customer satisfaction rise by almost 30-40% on average over the last two years. So we are doing everything in our power to make sure that every single home buyer that comes into our design center walks out and purchases a home and moves into that home and has incredible process and is proud to say that they own an Arbor Home. But what we have realized over that 25 years is that we're not perfect and we will we can't make everyone happy. It's just not gonna happen. So you will find some people that have written reviews like that and we again strive to deal with everybody that we meet but we just realized that that's just not something we're gonna be able to do. I think I've kind of addressed most of the major concerns.

Evans: That's fine. If you don't mind, since you've answered that, I wanna open....

Munoz: Yeah sure.

Evans:this back up to questions from the board. Mr. Nolley on this end's about to fall off his chair.

Nolley: No, I'm just (?). The question actually for staff. So the ordinance about connectivity, explain to me and this came up in one of the objections is why I know it's in a letter so I'd like to bring that out. Berwick Drive, Country Creek, that area and in Countryside they're connected by a walking bridge. They are not connected by a vehicular road. We have a precedent. The city didn't have any objection. I don't know when our ordinance came into effect. I don't know when that was there but there is a precedent for not connecting them. Can you address that?

Rude: Yeah. So that one in particular, the standard was in place at the time. You see it with all the phases of Berwick and Clearview. They all connected and you see some change over time, the addition of curb and gutter and sidewalks and those things as you move further back. The I guess the story I've been told on Aaron Drive because shortly after I started with the city I asked

the same question. I've been told it was a surveying error when that plan when those plans were put together, I think in the early 90s might've been when that when through and that was not caught until the road was partially built and at that point they realized that it was 8' off and they couldn't connect those roads then. So that's the story I've been told. The provision for connectivity was still in place at that time but because of that design mistake that connection was not made.

Nolley: Okay.

Rude: There is a requirement, so Countryside has or yes Countryside to the west side of the ditch there has some future phases that are planned and the next street, I think it's maybe two blocks down, that logically lines up with Clearview street, it will extend across. That's already a requirement. And I believe the Clearview, the street on Clearview side already extends up to the ditch. So when that happens, sometime in the future, again there was a gap between when that was built and when it will eventually connect in the future.

Nolley: Okay.

Rude: But when that happens, that connection will be required.

Nolley: Okay. Now just one other thing too and I agree with most of the people. If I was living on Crest or any of these, I wouldn't want the extra traffic. It's gonna happen and I don't blame you. However, in 1955, they made that with a dead end street for a reason. They didn't put a cul-de-sac. If it was a cul-de-sac, that would've been the end. But they, apparently it was supposed to be developed. It's taken 60 years but now we're expanding. That being said, I mean that's always been a possibility but it's not happened. However what Mr. Walke said brought up the point that maybe if safety is one of the issues that we connect so again, this is more of a question for you because you guys don't really care if it connects to Crestmoor or to RollingYou could care less.

Munoz: No, that's.....yeah.

Nolley: Okay so this is us. So if you put bollisters(?) up or I think are bollisters is what we call that for the safety. I mean it's connected. It's connected for safety. Does that meet the minimum? Does that meet the requirement?

Rude: I would not think so. Just because those access points are added for public safety in the event of an emergency and having to stop to remove bollards on both sides doesn't seem like you're achieving anything. At that point, you could take the long way.....

Nolley: I'm thinking it would be so rare to have to go between them anyway.

Rude: Uh huh.

Nolley: My point being is in the once every five years that you'd have to stop and remove a bollister to get from Rolling Ridge. I just can't imagine why you would need to go through there to begin with but if it came up, you know one minute to take out a bollister to get across would satisfy a lot of people.

Rude: Yeah and I think there'd be pushback from police and fire departments because that

Nolley: They can't get from Countryside to Berwick right now.

Rude: Yes. Well and one minute seems might not seem like a lot. Their kind of goal, response time is 4 minutes so adding 30 seconds to something is that's a lot.

Nolley: But it... what I'm saying if you're coming from station 1.....

Rude: Uh huh.

Nolley:you're going up 9 and if I'm going into Isabella Farms, I'm not going through Rolling Ridge. If I'm going to Rolling Ridge, I'm not gonna cut through.....(inaudible)...

Applause.

Evans: I understand, but if we can keep that down, we're still having discussion.

Nolley: So again and in my head and I wish there was a fire person or safety person, well Mr. McCarty's here. He could explain it to me. He's an officer. I don't know. I mean I guess you could be on a police run. You might need to do that and I don't want to put him on the spot for that but I know I'm just trying to I'm trying to satisfy our ordinance and also the true concerns that they have so.....

Rude: Oh yeah.

Nolley:I'm looking for an explanation and a solution, a compromise or....

Rude: Yeah.

Nolley:whatever. I mean it's better than speed bumps.

Rude: Uh huh, yeah.

Nolley: But if you had to do a speed bump, I don't know if you guys want speed bumps to go out there but maybe if we could do sidewalks and speed bumps you could be happy. I don't know. So anyway that's a concern and I don't know if we can do anything about that.

Rude: I don't know if the suggested smaller drive with bollards, I feel like that's not achieving the intent of that provision. And because the petition was filed now and the standard is connectivity.....(inaudible)...

Nolley: Right....(inaudible)....not gonna be built for quite some time. That's, if I'm not mistaken.

(?): 7 years.

Nolley: That's a future development as far as connecting up to(inaudible)...

Munoz: Connecting up to (?) or I'm sorry, Rolling Ridge?

Nolley: Right.

Munoz: Yeah. That's....

Nolley: That's not a Phase 1?

Munoz: No, that's....

Nolley: That's a probably Phase 3 or whatever.

Munoz: Easily, yes.

Nolley: Easily, okay. So anyway that's one of my concerns I have on that. Some people had had concerns about people who'd wanna spend \$250, 30,000 for a little lot. Well the market'll (?) that. So folks if those are too big or too much house on and too expensive a house on a too small lot, they're not gonna buy it and the market will make them change their plans down the road I would think. So I mean that's personal choice with that. The words through there, does DNR have any say so since there's eagles in those woods apparently?

Rude: I do not know if they have any.....(inaudible)...

Nolley: As a developer, do you know if there's some standards that you can't cut trees if there's an eagle's nest in there?

Evans: They're leaving that thought. That's....

Nolley: Well not, wasn't some of it coming out though?

Munoz: So the only part that's gonna be affected is the one that connects into the stub street that's to the west and that (?) and I'm not sure which one of the two that is but there is a smaller (?) right there in that corner that will be affected by that. If there is an eagle's nest, it may.

Nolley: Okay.

Munoz: I don't know. That's something I would have to look up because we've never had that problem honestly.

Nolley: And I don't know either, but yeah that's I never knew there were eagles in there so it's good to know where we can go look for them at.

Munoz: Yeah.

Nolley: Last two things; the street widths and I'll need a little bit of help from you guys 'cause nobody no fence to the folks that live in Highpointe but nobody else wants that density and those streets which are pretty narrow over there. What are those street widths, do you know? And then what are the street widths for this development? And I'm putting you on the spot. I don't know if you know that offhand. They seem rather narrow and tight through there.

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

Nolley: A lot of people park on the streets there 'cause there's not enough room in their drive and so they park in the street and it's very tight. I would think from a safety standpoint, if that's your concern than getting to Rolling Ridge from Isabelle Farms.

Rude: I don't know the width of Highpointe, the streets in Highpointe.

Nolley: Okay.

Rude: But follow back up with that.

Nolley: That's fine. I just would be concerned if they would be different than.....

Hall(?): Their proposal is another 5' though right?

Munoz: So we're our street width is 52' when it comes from full right of way. We're 32' back of curb to back of curb.

Nolley: 32

Munoz: So what that provides for is parking on one side. Limits the amount of space as you drive down that road which and it's something I brought up at the public meeting we had that

with the street trees and with limiting the road size causes people to slow down. There's tons of studies that I know your staff could provide for you that show what street trees and what limiting your overall street width does to helping people feel like they are in a smaller area in reducing overall speed.

Nolley: Well 16 year olds don't recognize that when they get their license.

Munoz: 16 yr olds....(inaudible)....

Nolley: I mean this being said....yeah so and....(inaudible)...

Munoz: Especially when they get their license. Sure.

Nolley: Last question for me I think sorry guys, you know me when I get on a roll but the drainage you said would have to be addressed but if they get all this drainage and it turns out the engineer screwed up because they can screw up. They screwed up the survey. So and all of a sudden Rolling Ridge or one of the neighbors on 9 are having an additional flooding issue, what recourse do they have that hey you had a plan. We said it was gonna work and now it's failing. I mean does that go back to Arbor? I mean how does that get addressed for them if we actually make their problem worse. Not our intent but through an error?

Rude: Yeah, yeah. So nowadays we have two engineers on staff that do a review. We aren't just taking the design team on their word even though they are qualified individuals but we have Matt and his assistant engineer that have the background to review those and provide feedback to insure that they are designed appropriately and that they will work. But if there is any issues in the future, we have an MS4 department that can help address those concerns and help address those drainage issues in the future. We do it all the time, day in and day out....(inaudible)...

Nolley: Well I knew the answer. I just wanted to make sure that the people knew that that is something that they have some recourse.

Rude: Yes. Yep things like that come up all the time. Years after developments happen someone you know does something in their back yard that causes their neighbor to flood.

Munoz: And when we, to kind of follow up to that, once it is approved as a construction document for those plans and for that layout, once we have constructed all of that, we have to go back through and actually provide as-builts to the city to show that all of the numbers that were we were to design to clear down to slope and square footages, lines, the whole nine yards has been met and been met adequately. If it has not in those excuse me, in those as-builts then we have to go back and correct that before plat can actually be final plat can be approved on those sections if I'm not mistaken. So there are plenty of steps in the process to help make sure that that takes place. We have an engineering firm that does all of those calculations, comes up

with the design standards. Your engineers also review that. We have an inhouse engineer that checks our original engineer's plans and your engineers and your MS4s and so there's plenty of steps in place to make sure that we're doing everything possible to make sure we do not have a negative impact on those people around us.

Nolley: Thank you.

Evans: Mr. Lux?

Lux: Yeah and this is for the staff. How would this conceptual plan look different if Rolling Ridge didn't exist?

Rude: If it didn't exist at all and it was just a farm field, then Arbor would be required to stub the streets towards Rolling Ridge. That's the requirement now that when there's a

Lux: It wouldn't be cul-de-sacs?

Rude: No. No those wouldn't be cul-de-saced. If there's a farm field there that can be developed, ordinance requires that they be stubbed out so that that next development can attach to the street.

Lux: They'd be all linked?

Rude: Yes.

Lux: Okay.

Rude: Yeah, yes.

Lux: Okay so if that's true, then Rolling Ridge, as it was originally planned, this is just an extension of Rolling Ridge. Were there design standards as part of that development years ago that should be extended to this development?

Rude: I would imagine there were design standards. Quite honestly, I don't know what they were. It was 1955 is when the plat was approved.

Lux: If I drive through Rolling Ridge, I mean I grew up in that neighborhood for a long time, the houses kind of look all about the same.

Rude: Uh huh.

Lux: They had to be built to design standards and the lot sizes and the setbacks and then this is an extension of that and it should follow that plan.

Rude: So there likely were, there were zoning requirements on minimum lot size you know setbacks, those types of things back in 1955 and I know a lot of those were driven by the fact that I believe Rolling Ridge was

Nolley: It was county then.

Evans: It was county and then it was well and septic.

Rude: Yeah it was county and it was well and septic. Lots are larger lots are obviously needed for a septic field and a well and those types of things and the standards were just different back then. Today they are what is in the staff report. Those have changed over time. We've changed it a number of times over the years.

Lux: Okay. I, (?) fair answer, but it seems like there's something there. It seems like it should be an extension to it like setbacks and those kind of things. Why would they change?

Nolley: Well it's not Rolling Ridge, Phase II or Phase III.

Lux: I know that.

Rude: Yeah and I guess back to your first question. If the reverse were happening, if this was being built and then in 60 years the land that's Rolling Ridge was built, the same would happen. Whatever the standards are in 60 years, that's what would apply to that project. So just because there's that connection.....you see it driving through Berwick and in Clearview. Lot sizes, setbacks, material types, the requirement for sidewalks, all of those things change and you can almost see some of the phases as you move back and they've changed over time and just been built to whatever the current standard is at the time. So.....

Evans: Anything else, Mr. Lux?

Lux: Yeah a couple more. Do you have, this is for Mr. Munoz. Do you have other Arbor Home developments in other counties?

Munoz: Yes.

Lux: Where are some of those?

Munoz: I could provide you with a list of those if you'd like. I'm not sure exactly what (?) you're looking for.

Lux: Hamilton county, Marion county?

Munoz: Sure. We've got all of those, all of the above. I'm actually we're we have probably every one of the donut counties. Several within Marion county clear up to Howard county, Madison county out to Greenfield, Greenwood.

Lux: So when you specify that the average selling price of the homes in your developments is what is it?

Munoz: Right about now it's \$208,000.

Lux: Would that be affected by the counties that they're in?

Munoz: Yes and no. I will say that if you're looking at the home values of what you're finding in some of our Hamilton county and northern subdivisions, you're probably gonna find some of them that are a little bit higher in nature. If you look at some of them you're gonna find within Marion county and maybe gosh, Kokomo, Muncie or excuse me not Muncie, Marian, some of those you're gonna find that they're at a different price point in comparison to that. And so it you'll see 'em about all the way across the board and a lot of it comes down to whatever the requirements are when it comes to architectural standards and things of that nature.

Lux: Yeah I just have concerns that a 1200 square foot in Hamilton County might be a higher selling price than a 1200 square foot in Shelbyville..

Evans: It is.

Munoz: Yeah.

Evans: It just is.

Lux: So to state that it \$208,000 it may not be a fair comparison.

Munoz: So okay so I'll just put it a different way. We believe that our average for this subdivision is gonna be somewhere in the \$208 - 215,000 range. I use that as showing what we do all the way across the entire but we will be comparable in that within this subdivision.

Lux: Do you live in a subdivision, an Arbor Homes subdivision like this?

Munoz: I do not. I live in Kokomo so I live quite a ways away. Started working with 'em about three years ago and I'm actually looking at building one.

Lux: Okay. That's it.

Evans: Mr. House?

House: You so you guys haven't set the pricing for Shelbyville yet?

Munoz: No. And the reason for that is because your we're still looking at what overall development costs are gonna be to set our land prices for our lots and homes.

House: Okay.

Munoz: We're projecting.

House: Okay 'cause I think there I mean I could see if there was an argument that there is lower home values, I don't know if that'd be an argument or not but I could see that as an argument but a lot of people have an issue with the density. But if it's a higher home value I'm just trying to think you know is it if someone wants to buy a home closer to a house at a higher value, it's I know the neighbors appear to have a perception and that's a lower value but the price of the house would sell a little bit higher than some of the other ones. So I think there's like a little bit of a disconnect with those two pieces of information. That's just a comment. I was, talking about the traffic, I do think that there will be some sort of increase gentlemen probably in the range he's talking about, probably 400 more is probably less than 100 on a dead end. I think the city could do you know we have actually discussed some things. I think we should try to reduce cut-through. It's not really intention to connect neighborhoods to just cut through traffic. So we had talked about some of those things. There industry standard doesn't usually say, they usually don't like placement of stop sign specifically to slow down traffic like what Mr. Munoz was talking about. Vertical elements, reducing the road widths, curbs, so I think maybe there's some movement we can make on some of those things. We talked to the mayor about sidewalks initially. I think that's probably something the city's gonna look at. I'll let you talk about that if you want to but I think that's probably something that should be done, very likely to be done. So that's all I have right now. Those are, I think a lot of the complaints are about what the perception of the value of the house and it's different than it's hard to argue when the selling point is higher than the value. I think maybe they suspect that their own property values will drop. So don't have I don't have any solution to that. It's just you know that's kind of the crux of the matter here.

Evans: Alright, we'll jump down to Mr. Martin.

Martin: Yeah I have a couple of questions about I think Ms. Martin is no relation to me but she brought up with the wells, just the drainage and all that. Can that be explained a little bit more?

Munoz: So I do not believe that there will be any effect on the systems within that subdivision. It's not like we will be draining the aquifer or anything of that nature. We'll be still connecting in with the city water and city sewer. All of your looking at that could be affected is just the sheet drainage off of their properties and off of this farm field in the form of storm water retention would be about the only thing that would impact them when it comes to any one of the three majors. So I don't believe it will have any impact on their systems.

Martin: Okay.

Evans: Is that all, Mr. Martin?

Martin: Yeah.

Evans: Mr. Hall?

Hall: Yes sir, just one question and I think we talked about it a little bit earlier I think in the pre-meeting but around the R-1 requirements that the city has versus what Arbor Homes is proposing that and based on our standards, they could potentially introduce another 93 lots or 93 homes in the same plat.

Rude: Yes so using a standard R-1 zoning district that allows a density up to 4.5 dwelling units per acre with only 15% required open space. What they are showing or what they're proposing today is 3.16 dwelling units an acre with 26% open space. Honestly haven't done the map but I'll trust you that it's it could be up to 90 some more lots, yeah.

Hall: Okay.

Munoz: Let me speak to that. Again, this is a concept plan where we're looking at overall design. Like we've discussed, easements have not really been figured in when it comes to where we're gonna have to put in drainage and utility easements in between lots, things of that nature. And when we start looking at elevation and how much this thing slopes, some of it could be that because of some of the drastic slopes there may be areas where we're gonna have to remove some lots because we can't make driveway slopes and side yard slopes work in those instances. And so while this is we're setting again, we're setting a cap at what we're allowed to do over the course of this, those could change along with lot sizes could change as well because as you start to look at that and you have those spread out, you may have some corner lots that are quite a bit larger than what they need to be and so we will shrink those down and spread those that footage out over all of those lots along that roadway. You see that commonly in some areas where there'll be another two to three feet that'll be added to those lots on a roadway if we had extra on one side or if we have to lose a lot due to some easements. So while we are setting a maximum on the cap of total lots and a minimum on our side yard setbacks, doesn't mean that every single house in that subdivision is gonna be at that.

Hall: That's all I had.

Evans: Mr. Lewis?

Lewis: I don't have a whole lot new to add other than I mean I don't know why it hadn't been developed. I think it is you know it's a you know it's R-1. It's you know I think the it's a sensible

spot for an addition and I think the city I'd like to see us be more aggressive in a capital improvement fund for sidewalks and I don't you know in that area especially with this development. You know I know we've done pretty good job and we require 'em now but I think we you know there's a few areas that we've talked about in the city that you know I don't know if the you know if they're even desired but I think the safety issue and traffic issue make a big difference, so you know I'd like to see the city just you know be a little more aggressive and as a Plan Commission you know require or start a fund in capital improvement fund for those areas. You know you've got Culbertson Road and there's a bunch of different areas we've identified that in this and this obviously this with that connectivity there and for the safety with the existing homes, I think that's I think we should be real aggressive if it were to it goes through. That's all I have.

Evans: Mr. Cassidy?

Cassidy: Pretty ironic 35 years ago I was sitting out there with you guys where you're at now. My grandfather had the first house up on the hill on Crest Drive at the dead end. I always said that would be he that was a dead end for a reason for growth to the south end. I don't believe that that needs to be a connector. I wish there was a way the city could come up with that because I have set on that front porch and watched the police drive through that field chasing people and there's only about a what, 8', 10' section there that we can block it off and I don't think Crest Drive, I haven't been down on Rolling Ridge Drive or on the bottom, but Crest Drive, I don't think that police aren't gonna drive. You're going way the house'll burn down before the fire truck gets there if they have to come through Crest Drive because they gotta go all the way through around. And we had the same comments when they built Cross, cross, crossman, Fountain Lake. These same comments came up but then and like Mr. Parsley said everybody uses Rolling Ridge to get into Fountain Lake and Brandy, nobody in 50 years has stopped at that stop sign. So....

Laughter.

Cassidy: I don't think we need to make Crest Drive a connector. I think we can figure out a better way to get a fire truck there if a fire truck needs to be there but that's all I've got.

Evans: Alright. Just a couple of things to you, Adam. I'll let you finish your note. I'm sure the schools have already been, I know that the people on the school board support growth and they think that they can absorb so many additional students well before they ever have to plan an intermediate school or something along those lines, is that correct?

Rude: Yeah so I'm not gonna directly speak for the school board but I think with our Comprehensive Plan update process last year we included them on a number of things and they quite frankly want more homes for more students so they can continue to grow. Like Mr. Munoz has said, this is not gonna happen overnight so there's not gonna be an influx of 260 new homes with one or two or three children per home entering the school system. It'll happen

gradually over time and the schools are I would say in support of that growth. I'm not gonna speak to them in relation to any project but I know they want more students, more families in the community.

Evans: Okay and then the other thing is back to you since you are the purchaser of this 85 acres.

Munoz: Yes?

Evans: There were numerous people that abutt this property that evidently there's a question as to where the true property line is. So I just ask that if it's surveyed, that it's staked surveyed, pin surveyed so that way they can see where the true property line 'cause it sounds like either the disc came over onto their line or the grass grew out into the farm field.

Munoz: Sure.

Evans: So that way they can at least tell where the true property line is.

Munoz: Yeah. And if you drive down about any country road you can see where most farmers have tried to get that one extra line by getting a little bit closer to the road. So probably happened in some cases in these rear yards where they're just trying to get just a little bit more out of the field. But yes, when we perform ulta(?) and topo we will actually go out and make sure that we're reviewing all of those deeds that are around us. Make sure we know where all of our property lines are at and we will be addressing those concerns along with as we stake those we'll put in, we'll make sure we try to work with those property owners to understand timing, phasing, how it's gonna impact them and what we can potentially do as far as buffering or working with them on their yards.

Evans: Okay. Any other questions from the board?

Cassidy: I'd like to make one statement.

Evans: Yes, go ahead.

Cassidy: I've said this when they were getting ready to re-do downtown. If this project goes through and I've said this to our city, the most important people that need to know what's going on are the people that are around your neighborhood. Stay in contact with them as much as possible so they know what's going on and how they need to plan their lives as this goes through.

Munoz: Correct.

Evans: Okay alright if there are no more questions or comments from the board, then let me go through my paperwork here.

Hall: I have one question for Adam.

Evans: Okay go ahead.

Hall: Is the case number correct because it's 2019?

Rude: Yes.

Evans: Yeah it's when it was filed.

Hall: So it stays with 2019.

Rude: Yeah.

Hall: Okay, great. Okay, thank you.

Inaudible comment.

Evans: No you're fine. Thank you. Before I call for a motion, I want you to explain the processes if this conceptual plan is approved what the next steps are since we have it sounds like everybody that lives in Rolling Ridge is here and a few from Fountain Lake so that we can do and I can ask that as a general question 'cause I got the big mallet here. Does anybody know how much land you have right of way wise off of the edge of your streets?

No audible reply.

Evans: No? Only because originally it was platted as a county property and then when it was annexed in, didn't know if it's a lot of the county properties it's so many feet off of the center of the roadway which typically is right at the edge of the asphalt so there's no right of way for sidewalks so that's why I was curious. I'm looking at you because your dad, I think, built the house, didn't he?

(?): I think yeah I believe and I'd have to look at the lot layout that Dad left me. I believe you're correct as far as the front yards go. Now I know there is a utility easement on the side of the yards which I believe is 5' but yeah I believe you are correct.....(inaudible)...

Evans: Okay. That's what we were talking about so I figured while everybody was here I would ask that question. Okay I will entertain a motion on PC.....oh you didn't explain because I interrupted you.

Rude: Yes. So depending on what the Planning Commission does tonight but if the conceptual plan is approved tonight, and I'll stand up, sorry. If the conceptual plan is approved tonight, the next step in the process is Arbor Homes and their engineers will submit for what's called Technical Review Committee. They will prepare all the subdivisions documents, drainage reports, lot layouts. They'll start determining where easements go, widths of sidewalks, where water lines will be, all of those details and they'll submit to what's called the Technical Review Committee. That is comprised of city department and every utility company that'll be present. That process takes about a month after they file so depending on how long it takes their engineers to design that, that review process is about a month and that will happen. And then after that, they'll be left with a set of comments and revisions that need to be made all technical in nature and then they will submit back to the Plan Commission for what's called preliminary plat approval. That is the approval to actually create the lots. Any petition to this board, everybody within 600 feet at a minimum will get notice in the mail and I believe the last time the notice actually went out to the entire Rolling Ridge neighborhood maybe. But at a minimum by law it's 600 feet from the property. So notice will be given to that meeting and then after that the it's called the Planned Unit Development Detail Plan, that is all of the development standards. That is setbacks, building material types, landscaping requirements, height requirements, those types of items. That will go to City Council. City Council will hear that. Will kick it back to Plan Commission and you'll all be notified again. Plan Commission will make a recommendation on that and then City Council has the final vote on those development standards. At that point, if it goes through all those steps and all those approvals are made, then the project has been approved and Arbor Homes can start moving dirt on whatever Phase I is for that. So that will likely take from tonight I would say four months, give or take with multiple meetings along the way. All of those public meetings, all of the Plan Commission meetings will have this public hearing component where all members of the public can then come and speak at all of them. So and notice will be given of all those Plan Commission meetings.

Nolley: Adam, tell them when our regular meeting is.

Rude: Yes, I'm sorry. So our regular meeting date is the 4th Monday of the month at 7:00 p.m. We pushed this petition back to this specific day because the meeting it was supposed to land on had 5 other petitions on it and we wanted to give the appropriate amount of time for this. So typically these meetings'll happen the 4th Monday of the month. If another situation like that arises, everybody will be notified with the correct date, but typically they will happen on the 4th Monday of the month. But if we have another busy meeting, we know that this is probably gonna be the largest and the biggest topic so we'll push this to a special meeting again.

Nolley: Okay can I ask a question before we.....

Evans: Yes, go ahead.

Nolley: So me personally and I don't know if others do. So if there's a couple of items in here we don't like, like for example I don't like the 5' versus the 7', okay? And I don't like the idea that we're gonna connect to there the way we have it planned, okay? As an open road.

Rude: Uh huh.

Nolley: Approving this does not mean that those things will happen. Because of the other things that you just talked about.

Rude: Yes.

Nolley: We have a chance to still impact those and change that, right?

Rude: Yes, both this board and City Council will have an impact.

Nolley: Okay.

Rude: So setbacks particularly, City Council has the final say on that. Street (?), those things.....

Nolley:(inaudible)....tonight it's a concept.

Rude: Yes. It is. It's very early in the process tonight.

Nolley: This is not a stone tablet that it's.....okay, alright. I just wanna make sure 'cause I'm not comfortable if it was any other way so thank you.

House:(inaudible)....the street geometry would be in stone after tonight.

Rude: Yes those street connections would be more or less final.....

Nolley: The connection to Rolling?

Rude: Yes because that is a requirement of the Subdivision Control Ordinance so if the project moves forward, it will be connected to those drives because that is the standard currently.

Nolley: It would have to be connected without the proposal let's say abolished or something like that. We don't know that at this point.

Rude: Yeah so at a future meeting there's a chance to apply for what's called a Subdivision Control Ordinance Waiver. That could be applied for and received to some degree, but....

Nolley: Well here's my whole thing. There's 100% of people out there that don't want it.

Rude: Uh huh.

Nolley: And there's at least 2 people up here and I don't know about others. I'm....(inaudible)...
Nobody wants it.

Rude: Uh huh.

Nolley: So for what it's worth, I don't know how we handle it, but that's gonna be that's our
biggest sticking point.

Rude: Yeah it's a requirement that could be waived at a later point and honestly I would need
to seek some legal advice from our city attorney before I

Nolley: We can change ordinances, right?

Rude: We....

Lux: (?) fairness.

Rude: Yes. The City Council can change.....

Nolley: Inaudible interruption.

Rude: Yeah City Council can change ordinances. The issue is that when a petition is filed
whatever the ordinance was that day is what's enforced.

Nolley: Refile.

Rude: Yeah.

Nolley: Okay I'm just looking for all the answers. Thank you.

Rude: Yes. Very (?). Yes.

House: I mean I think if you don't want I wouldn't approve it with that drive if you don't want it
with the drive.

Nolley: I don't. No, I'm glad you asked the question 'cause it corrected it. So thank you.

Evans: Okay well I will entertain a motion.

Nolley: What if we don't get a second?

Evans: Pardon?

Nolley: What if we don't get a second on this?

Evans: I will entertain a motion for PC 2019-18 Isabelle Farm, excuse me, conceptual plan.

House: Make a motion to approve as is.

Lewis: Second.

Evans: I have a motion to approve and a second. Everyone please cast their vote for PC 2019-18 for the conceptual plan.

Rude: This is for PC 2019-18, a motion to approve. Mr. Lewis - yes, Mr. Martin - no, Mr. Hall - yes, Mr. Cassidy - no, Mr. Nolley - no, Mr. Lux - no and Mr. House - yes, Mr. Evans - yes. That's four and four. Motion did not carry.

Evans: With one abstention.

Rude: Yes, one abstention; sorry. I guess I would recommend continuing this to our next regularly scheduled meeting which would be

Evans: Is it the 24th?

Rude: The 27th. Yes, the 27th.

Nolley: I don't think we can find a solution....

Rude: Yes.

Nolley:to connectivity. I think we'll have a 'cause even the petitioner doesn't (?) it. So it just makes no sense.

Rude: My recommendation would be to continue this to the 27th and that will need to be in the form of a motion please.

Nolley: I make a motion....

Lewis: I make a motion to continue it to the 27th.

Nolley: Second.

Evans: All those in favor of continuation, signify by saying, "Aye".

In Unison: Aye.

Evans: All those opposed?

No reply.

Evans: Okay this petition has now been continued. You wanna explain?

Rude: Yes. This petition'll be continued to January 27th. That's a Monday night in this room at 7:00 p.m. So that's when the Plan Commission will take up this petition again. The petitioner'll be here for that meeting. Thank you all for coming.

Evans: Alright with this petition continued, we'll move on.

Loud discussion from the audience.

Evans:(inaudible)....for five minutes.....(inaudible).....audience to clear to the lobby so we can continue our meeting.

Waiting for audience to clear the room.

Evans: Okay we are back from our break to allow the audience to clear. For those of you still here, if this would've not been continued we would've gone back into discussion and we would've called for obviously another vote and I believe we would've had to have been one way or the other in order to it to be successfully declined or defeated to call for a revote. So by continuing it to our next regularly scheduled meeting, then we will have further discussion. I know there will be some discussions with city I assume city attorney to see what our recourse is since we the city are the ones that make those connectors be connected where all possible. So that's where we stand with that. So that was our only actual petition tonight now....(inaudible)....with everybody out of the room, we go on to appointments to the boards. So our first one we have the BZA current appointment is Mr. Wade Lewis. Is there anyone else besides Wade that is interested in that BZA position?

Rude: Wade does a great job, so....

Lewis: Yeah, thanks Adam.

Evans: I didn't I wasn't sure if you were here when we nominated you for the next year. I wanna give you a chance to (?).

Lewis: Oh yeah. Was I?

Evans: Okay.

Cassidy: Probably not. That's why you're there.

Evans: Alright, Wade Lewis is our appointee to the BZA and then we move on to Hamilton Major Place Architectural Control Committee. So I believe we had a list of.....

Rude: Yeah there's a list of about 4 names that have been passed around. Those people have either reached out to you guys and you shared the name with me or they have reached out directly to us and I can pull that list. I forgot to make another copy for you guys.

Nolley: Adam, will you turn the speaker volume down? I think will cut the feedback maybe.

Rude: Yes. Let me see if I can figure that out.

Hall: Megan Kennedy.

Evans: I don't know if it's the speaker volume or the mike.

Nolley: Or the mike, whichever it is.

Rude: Yeah I turned 'em all up as high as they would go without.....

Nolley: I think who's left can hear.

Rude: There we go.

Bowen: Do we need all four or just three out of the four?

Rude: So....

Cassidy: I think there was two.

Rude:we have to make one appointment within this membership here and then one appointment not on the Plan Commission. So from that list of four we need to select one and then from this group here, we need to select one. So....

Bowen: Inaudible comment.

Rude: I don't know if anybody has an interest in that. I know the four people that the four names that I have I think they all have an interest and I had actually spoken with Kris

Schwickrath is the BZA president and she had stopped by today asking about that position. So I know she has that interest as well from the non-membership side of things.

Bowen: And she lives nearby and she knows a lot about trees and landscaping and could help with that.

Evans: Yeah that's what I thought as well.

Rude: Yep.

House: And the other Intelliplex Architectural Board is a lot of, they'll show you like building elevations and design sides and if someone's interested in houses.....

Rude: Yeah and from a time commitment standpoint the committee meets through is allowed to meet through email and if they have to meet in person it's I believe 5 members and they just have to agree on a time. There's no regularly scheduled meeting. It's just when they're needed so it's not a huge time commitment or we can work around your schedule. Most of the interaction's gonna be through email. So if anybody has that interest and is worried about the time commitment, there's almost none.

Nolley: Just a clarification; we appoint one from the board. (?) appoint one other but then there was a, what were the, there was some other (?). The mayor.....

Rude: Yeah so....

Nolley: Yeah.

Rude: Sorry, so the board is five members. One comes from the membership here. One the Plan Commission appoints but it's not from their membership. The mayor has two appointments and then the Mainstreet director sits on the committee as well. So that's the five. Tom's....

Nolley: Yeah who's did Tom chose?

Rude: Oh....

Nolley: Was it Marilyn?

Rude: Yes, Marilyn Matthias.

Cassidy: Marily and Becky.

Rude: Becky.

Cassidy: Becky Bishop.

Nolley: Becky Bishop, okay.

Cassidy: Yeah 'cause she lives right there.

House: Marilyn?

Cassidy: Marilyn Branstetter, Matthias. She lives two doors down so.....

Rude: Yes so those are the two Brandy Coomes, Mainstreet director will also be serving on it.

Nolley: Right.

Rude: And then one of you and somebody from that list.

Evans: And the last time we brought this up you said you would do it.

Nolley: If nobody else would, yeah I could do an email once in awhile.

Evans: So unless there is anybody else that

Cassidy: You're in.

Nolley: If somebody else wants it, I got no problem with that. If you're looking for somebody, I'll take it.

Rude: Mr. Nolley, I think you're on the Architectural Control Committee. From that list is there any preference in that?

Nolley: I don't have the list with me. Can you tell us again who they are?

Rude: Sorry.

Nolley: And what do you need? A nomination or how does that...(inaudible)....

Rude: We can do a voice vote once we pick the two. We do have to vote on it, so let me

Cassidy: I can't remember the fourth one. Keith Kepple, Kris Schwickrath, Megan

Rude: Megan Kennedy, Amy Haacker.

Nolley: Megan Kennedy.

Cassidy: Amy Haacker.

Rude: Yep, those were the four. They all live.....well Amy no longer lives in the area. She used to live at 120 W. Mechanic. Kris lives in the 200 block of West Hendricks. Keith in the 100 block of West Mechanic. Megan at the corner of West Washington and Miller Street. So they all live within a couple of blocks.

Nolley: We need to pick one of 'em, right?

Rude: Yes we have to pick one of them.

Lewis: Does Keith Kepple does he still live there on the is it West Street?

Rude: West Mechanic, 126 W. Mechanic is the address I have for him.

Lewis: Oh he's 126 West?

House: This is tough because I mean I don't know any of 'em. Amy would be good at it, but it's also I mean it's kind of a weird thing.

Nolley: She's not (?) anymore.

Rude: What's that?

Nolley: She doesn't live in that (?). I mean the other ones live....(inaudible).....Megan is....

Several board members speaking at once; no one is clearly audible.

Rude: Is that.....

Bowen: Inaudible comment.

Cassidy: I nominate Megan Kennedy.

Rude: And?

Cassidy: And Gary Nolley.

Evans: I'll second that.

House: Second.

Evans: All....

House: This is verbal, isn't it?

Rude: Yeah.

Evans: Yeah all in favor, signify by saying, "Aye".

In Unison: Aye.

Evans: All those opposed?

No reply.

Evans: Okay and lastly we have Resolution #2020-1. We will be assigning a street name to the public way within the City of Shelbyville and this is for this is the actual stub road out on 44 East and we will give it a name and change it to or make it Greenleaf Way.

Rude: So this is the drive next to the insurance office. This will be the main entrance into Greenleaf. The stub out there is Tindall Drive and that's the truck entrance into Greenleaf, yes.

Evans: Okay this is what was formerly platted as Range Road before the interstate.

Rude: Yes.

Evans: Gotcha.

House: Well

Rude: Yes.

House:some of us have disagreement about that 'cause I think Range Road was a south....(inaudible)...

Rude: Yeah we can't actually find records of what this was called at any point, so....

Evans: Okay well this would've been Range Road access as I74 (?).

Rude: Yeah, yes.

Nolley: That almost hit 74.

Rude: Yes.

Nolley: So I got a just a question and I know why we're naming it but who decides that? We're making the resolution but we can't pick the name?

Rude: Yes.

Nolley: Maybe we wanna call it Adam Rude Road.

Rude: You could. You really and I would appreciate that greatly.

Nolley: All in favor?

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

Nolley: No I mean I'm fine with it. I am curious as to I guess the process.

Rude: We asked Greenleaf. So the Plan Commission gets to assign the original name to any street.

Nolley: Right.

Rude: Typically so Arbor is gonna propose some things on this development. Twin Lakes or Westport proposed some things. It's always just proposed and you guys always have the authority to change that.

Nolley: Okay.

Rude: If during the platting you say I'd like a Gary Nolley Way, you can do that.

Nolley: We can start it now. No I was just curious.

Rude: Yes.

Nolley: We looked into it. The mayor also has the authority to rename so as soon as that's platted he can go in and rename it from Gary Nolley Way to Mayor Tom DeBaun Way.

Cassidy: That'll be the road going back to the new(inaudible)...

Lux: Do we need to make a motion?

Nolley: Does this need a motion or do we just vote on it?

Several different conversations going on at once; no one is clearly audible.

Hall: Can I will you entertain a motion?

Evans: Yes, I'll entertain a motion.

Hall: Okay I'd like to make a motion that we accept the Resolution to rename or name the street....

Bowen: Second, second, second.

Hall:Greenleaf Way.

Evans: Alright if everyone will please cast their vote for what is this Resolution 2020-10?

Inaudible mumbling among board members.

Rude: Okay Resolution 2020-1; Mr. Nolley - yes, Mr. Lux - yes, Mr. House - yes, Mr. Lewis - yes, Mr. Hall - yes, Mr. Martin - yes, Ms. Bowen - yes, Mr. Cassidy - yes and Mr. Evans yes.

Evans: Okay and do we have to wait for City Council to acknowledge that or can we have a sign out there tomorrow?

Rude: We could have a sign out there tomorrow. I need you to sign something but yes, it is now officially Greenleaf Way.

Evans: Alright any other Discussion?

Hall: The only better name would've been Meatless Way.

Laughter.

Nolley: If anything, you're a proponent. We should've name it after you. You knew it was coming when nobody knew.

Cassidy: Can I make a motion to adjourn?

Evans: Alright yeah I'll entertain a motion to adjourn.

Cassidy: Motion to adjourn.

Evans: Second?

Rude: Thank you guys.

Meeting adjourned.