

PC & BZA Annual Report

2017

This report will serve as a brief summary of the 2017 calendar year for the Plan Commission, Board of Zoning Appeals, and planning staff. This report will review the current status of the staff's 2017 goals, summarize all the petitions heard by both boards, give a brief synopsis of the development trends, and establish the staff's goals for the upcoming year.

City of
Shelbyville, IN



TABLE OF CONTENTS

Brief Review of 2017	1
Plan Commission Petitions:.....	3
PC 2017-01: AT&T Retail Store	3
PC 2017-02: Twin Lakes Apartments Phase II.....	4
PC 2017-03: Indiana Grand Racetrack Maintenance Facility	4
PC 2017-04: Twin Lakes Apartments Phase II Preliminary Plat	5
PC 2017-05: Dollar General Rezone.....	5
PC 2017-06: Dollar General Site Development Plan.....	5
PC 2017-07: Adoption of the Shelbyville Youth Action Plan.....	6
PC 2017-08: 313 North Noble Street Rezone	6
PC 2017-09: 603 Colescott, Gas Pumps and Canopy Site Development Plan.....	7
PC 2017-10: Shelby County Public Library Plaza Site Development Plan	7
PC 2017-11: Shelby County Public Library Rezone	7
PC 2017-12: MHP Maintenance Facility Annexation	8
PC 2017-13: Airpark Development Section 2 Preliminary Plat.....	8
PC 2017-14: Kimura Foundary Site Development Plan.....	8
PC 2017-15: Coffee Creek Center Site Development Plan.....	9
PC 2017-16: Heritage Automotive Group Service Center Site Development Plan.....	9
PC 2017-17: UDO Text Amendments to Section 5.58-5.68, 9.05, 9.13, and 11.02	9
PC 2017-18: Williams Industries Annexation	10
Board of Zoning Appeals Petitions:	10
BZA 2017-01: Twin Lakes PUD Development Standards Variance.....	10
BZA 2017-02: Toray Resin Development Standards Variance	11
BZA 2017-03: Dollar General Development Standards Variance.....	11
BZA 2017-04: Ryobi Dumpster Enclosure Development Standards Variance.....	12
BZA 2017-05: 603 COlescott Gas Station, Development Standards Variance.....	12
BZA 2017-06: 714 W Locust Street, Development Standards Variance.....	12
BZA 2017-07: 603 Colescott, Addition of Gas Pumps.....	13
BZA 2017-08: Plastic Moldings Company, Ground Directional Sign	13
BZA 2017-09: Heritage Automotive Group, Development Standards variance	14
BZA 2017-10: Coffee Creek Center, Development Standards variance.....	14
Development in 2017	15
Establishing Goals for 2018.....	16



BRIEF REVIEW OF 2017

During the 2017 calendar year, the Shelbyville Plan Commission and Board of Zoning Appeals heard a wide variety of projects ranging from smaller residential projects, all the way to multi-million dollar manufacturing facilities. Due to the training and experience of these boards, all of the petitions heard in 2017 were handled in a thorough, yet efficient manner. This report will serve as a review of all of these petitions heard by the Plan Commission and Board of Zoning Appeals, along with a review of the goals established by the planning staff.

In last year's report, the planning staff developed goals for 2017. Below is a review of the current status of those goals:

1. Minor UDO Amendments

- **Micro-Telecommunications Facility Standards:** The planning staff worked with other city officials to address micro-telecommunication facilities after the state general assembly passed Enrolled Senate Bill 213, partially restricting a municipality's ability to regulate wireless structures in their own right-of-way. While originally the planning staff began drafting an ordinance to amend the Unified Development Ordinance to address this concern, due to the general assembly's actions these local protections had to come in the form of a policy change with the Board of Public Works and Safety. The planning staff now feels completely confident in their ability to properly protect the City's right-of-way, while also promoting the installation and expansion of advanced telecommunications networks for the citizens of Shelbyville.
- **Revise UDO Section 5.58, Sign Standards:** In the summer of 2017, planning staff began the process of reviewing and updating the Sign Standards from Article 5 of the Unified Development Ordinance. This process involved extensive research into industry standards, conversations with other communities about how they regulate signage, multiple steering committee meetings, and listening sessions with local business owners. At the December Plan Commission meeting, the Plan Commission forwarded a final draft of the text amendment to Common Council with a favorable recommendation.
- **Revise Landscape Standards:** While this goal wasn't completed in the 2017 calendar year, the planning staff began researching other communities across the country. The planning staff have also engaged a consultant to lead this update, so that staff can focus their attention on the Comprehensive Plan Update in 2018.

2. Establish the SR 44 / I-74 Corporate Campus Overlay District

- The discussions of this overlay district originated shortly after the announcement that Krone NA would be moving their headquarters to Shelbyville, and this overlay district would promote similar corporate office developments. In the summer of 2017, it was announced that Krone NA was changing direction and would not be relocating to Shelbyville, and since that time, the planning staff have been working with other city officials to develop a new strategy for this land.

3. Establish signage inspections/improve follow-up upon issuing of sign permits

- City staff researched how other communities ensure compliance upon issuance of a sign permit and once the sign is installed, and some of these items have been included in our process. Adding this "follow-up" procedure ensures that the sign that was approved by staff, is in fact the sign that is installed on the site.

4. Continue to collaborate with Tubesock in developing a digital/online permitting software

- City staff will soon begin "Beta-Testing" an online permitting software, that will hopefully go live to the general public and contractors later in 2018. This software initially will handle all permits and inspections for the Building Department, but will eventually allow petitioners to submit applications and documentation for Plan Commission and Board of Zoning Appeals petitions, along with allowing members of the general public to submit nuisance properties to the Code Enforcement Officer.

5. Update the 2010 Shelbyville Comprehensive Plan



- In late November, a small selection committee was established to interview possible consultants to update the Comprehensive Plan. After receiving 8 submittals, the committee invited 5 firms in for interviews and questioning. By the end of November, the selection committee had decided on hiring HWC Engineering, and the planning staff was able to submit the applications for a *Planning Grant* through the Indiana Office of Community and Rural Affairs. At the beginning of January, city staff received word that a grant totaling \$50,000 had been awarded to the city to fund a vast majority of the Comprehensive Plan Update.
- 6. Review our Site Development Plan approval process timeline to ensure timely, quality review**
 - The Planning and Building Department staff partnered with the City Fire Inspector's office to develop a survey that would holistically review every interaction with city staff, from the first phone call into an office all the way through to the final inspections on a completed project. Through this survey process we were able to collect information that identified areas of confusion in the development process, and now we are able to provide more clear and concise information on the front-end of a project to avoid confusion during the development process.
 - 7. Devote time to mapping updates and digitizing records**
 - Planning staff have begun using GIS to map the location of Plan Commission and Board of Zoning Appeals cases, so that geospatial trends can begin to emerge from this information. The planning staff has also implemented a procedure so that, beginning in 2018, all Code Enforcement complaints and cases will be mapped in a similar fashion, enabling staff to begin to identify trends and areas of concern in the community.
 - 8. Partner with the Urban Planning Department at Ball State University on small-scale planning projects across the City**
 - In the summer of 2017, city staff worked with a Ball State urban planning and historic preservation student to conduct a study of the City's residential neighborhoods. Through this process, the student reviewed historical documents, conducted GIS analysis, and solicited community input to develop a proposed set of maps for neighborhood boundaries in the City. Additionally, in the fall of 2017, a small group of students from Ball State University began studying the former Major Hospital Site for redevelopment purposes. The students involved developed multiple preliminary site proposals ranging from parks space to mixed-use residential and commercial development. These preliminary proposals will help guide city officials as they make decisions on the future of the former Major Hospital Site.
 - 9. Continue implementing the 2015 Bike and Pedestrian Master Plan**
 - Lead by the City Engineer's Office, both the East Reach and West Reach of the Blue River Trail were completed and opened to the public in 2017. These sections connect from the Babe Ruth fields all the way down to the Porter Center on the west end of town, and from Kennedy Park all the way through the Fair Grounds and to the eastern end of Blue River Memorial Park on the east side of town. Along with the Blue River Trail, a sidepath was added on Amos Road during the recent widening project on this road. This new section of sidepath connects the neighborhoods along Amos Road to the pre-existing sidepath on Progress Parkway.
 - 10. Support the City Engineer in efforts to update the Shelbyville Construction Standards**
 - The City Engineer's Office has begun the process of updating the Shelbyville Construction Standards and has already begun meeting with planning staff for input on these updates.
 - 11. Support implementation of the Downtown Opportunities Plan**
 - City staff has continual conversation with investors and developers interested in many of the "Architectural Catalyst Projects" identified in the Downtown Opportunities Plan. The planning staff has also worked closely with the City Engineers Office, in their efforts to lead the Streetscape Redesign and Reconstruction of East Washington Street.
 - 12. Continue to strengthen relationships with local organizations such as SCDC, the Blue River Community Foundation, Mainstreet Shelbyville, the Chamber of Commerce and others to advance economic and community development in the City of Shelbyville**
 - Planning staff partnered with many of these organizations to submit for numerous grant opportunities in 2017, and were awarded over \$30,000 to fund a number of quality of life initiatives throughout the



community. Planning staff has also been involved in SCDC's efforts to lead a county wide housing study, and a city wide retail study.

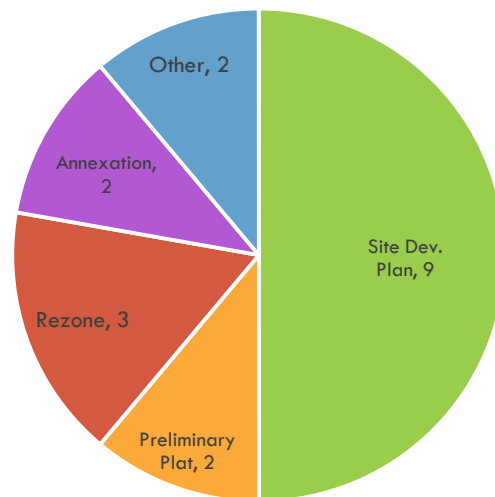
13. Build off the already existing relationship with the Shelby County Planning and Building Department.

- City and County Planning Staff have begun monthly meetings to discuss ongoing projects and ways to collaborate on future projects. These meetings and the relationship from them have resulted in the recent effort to have the City and County update their Comprehensive Plans simultaneously to develop and align planning goals across the entire county.

PLAN COMMISSION PETITIONS:

In the 2017 calendar year, the Shelbyville Plan Commission heard a total of 18 petitions, with exactly half of these being for Site Development Plan Approval. While the total number of petitions is slightly down from the 19 in 2016, the number of Site Development Plans is up in this same time period.

Plan Commission Petition Types



The rest of this section of the report will briefly describe each petition heard by the Shelbyville Plan Commission during the 2017 calendar year, and will try to provide an update as to the current status of each project:

PC 2017-01: AT&T RETAIL STORE



PETITION TYPE	Site Development Plan
APPLICANT	G.J. Grewe Development Co.
ADDRESS	2584 E State Road 44
HEARING DATE	1/23/2017
FINAL DECISION	Approval with Conditions

Construction on this 2,400-square foot retail space began shortly after receiving Site Development Plan Approval from the Plan Commission. The project completed in October of 2017, and the building opened for business shortly after that time.



PC 2017-02: TWIN LAKES APARTMENTS PHASE II



PETITION TYPE	Site Development Plan	Construction on 15 new multi-family apartment buildings, totaling in roughly 120 new units, began shortly after receiving Site Development Plan approval in early 2017. The developer has hopes to complete some of the first buildings and the clubhouse soon, and begin moving tenants into the building in early spring of 2018.
APPLICANT	Twin Lakes Apartments, LLC	
ADDRESS	1700 Amos Road	
HEARING DATE	2/27/2017	
FINAL DECISION	Approval with Conditions	

PC 2017-03: INDIANA GRAND RACETRACK MAINTENANCE FACILITY



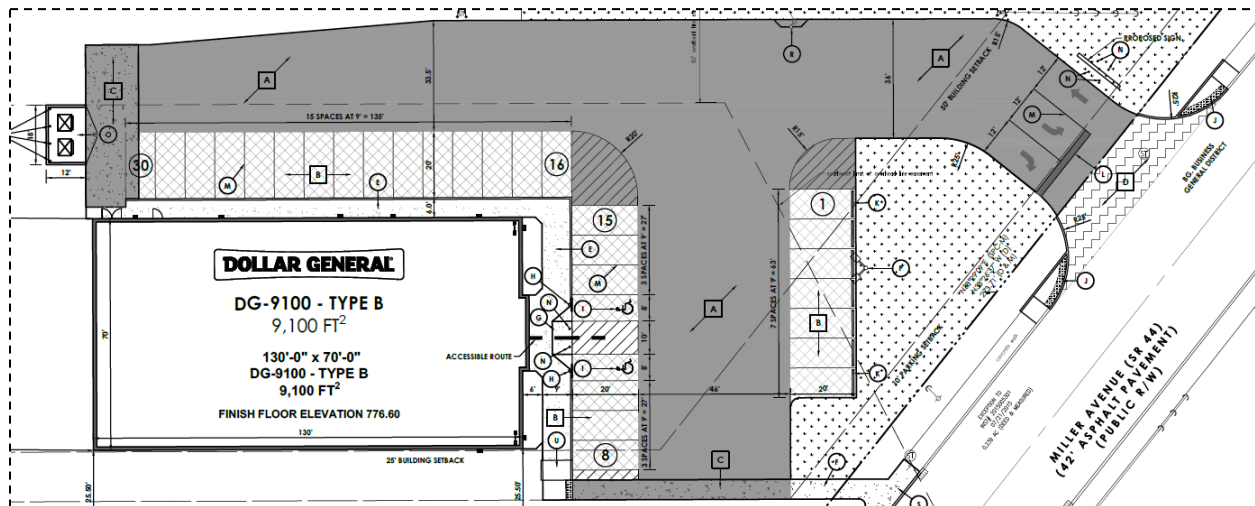
PETITION TYPE	Site Development Plan	Due to the skittish nature of the nearby race-horses, construction on this project was very slow to start, but once race season was completed the project began to come together very quickly. Construction on this project completed in December and the facility is being fully occupied by the maintenance team for the racetrack.
APPLICANT	Indiana Grand Casino	
ADDRESS	4300 North Michigan Road	
HEARING DATE	2/27/2017	
FINAL DECISION	Approval with Conditions	

PC 2017-04: TWIN LAKES APARTMENTS PHASE II PRELIMINARY PLAT

PETITION TYPE	Preliminary Plat
APPLICANT	Twin Lakes, LLC
ADDRESS	1700 Amos Road
HEARING DATE	2/27/2017
FINAL DECISION	Approval with Conditions

This petition was to create the parcel necessary for the second phase of apartments at Twin Lakes Apartments. This petition was also responsible in establishing and dedicating the right-of-way for Twin Lakes Blvd. and the public improvements associated with this area.

PC 2017-05: DOLLAR GENERAL REZONE



PETITION TYPE	Rezone
APPLICANT	Second Circle Acquisitions, LLC
ADDRESS	951 S Miller Avenue
HEARING DATE	2/27/2017
FINAL DECISION	Forward a Favorable Recommendation

This petition enabled the redevelopment of a former Industrial Site along Miller Avenue. This area was identified in the Comprehensive Plan as a future commercial corridor, and this rezone takes it one step closer to this vision.

PC 2017-06: DOLLAR GENERAL SITE DEVELOPMENT PLAN



PETITION TYPE	Site Development Plan
APPLICANT	Second Circle Acquisitions, LLC

ADDRESS	951 S Miller Avenue	This 9,100-square foot retail space was completed in October of 2017, providing a much needed retail option in an area of the city which doesn't have many retail stores. This is also one of the first commercial buildings in this corridor that has been built after the adoption of our current Architectural Standards, illustrating the positive impact these standards have on an area.
HEARING DATE	3/27/2017	
FINAL DECISION	Approval with Conditions	

PC 2017-07: ADOPTION OF THE SHELBYVILLE YOUTH ACTION PLAN

PETITION TYPE	Comprehensive Plan Amendment	This planning effort was an effort sponsored by the state to get the youth of a community more involved in their hometown's planning process. This process resulted in a group of students from Shelbyville High School developing a plan to help fight the "brain-drain" epidemic.
APPLICANT	City of Shelbyville, IN	
HEARING DATE	4/24/2017	
FINAL DECISION	Forward a Favorable Recommendation	

PC 2017-08: 313 NORTH NOBLE STREET REZONE



PETITION TYPE	Rezone	This rezone will enable the property owner, Knauf Insulation, to utilize the former single-family home as a training center for their employees and contractors. Construction has begun on remodeling the interior of the structure, and erecting a new detached garage to use for storage.
APPLICANT	Knauf Insulation, Inc.	
ADDRESS	313 N Noble Street	
HEARING DATE	8/28/2017	
FINAL DECISION	Forward a Favorable Recommendation	



PC 2017-09: 603 COLESCOTT, GAS PUMPS AND CANOPY SITE DEVELOPMENT PLAN

PETITION TYPE	Site Development Plan	Planning staff are still working with the applicant to get some outstanding issues resolved before issuing permits to begin the project.
APPLICANT	K & B, LLC	
ADDRESS	603 Colescott Street	
HEARING DATE	9/25/2017	
FINAL DECISION	Approval With Conditions	

PC 2017-10: SHELBY COUNTY PUBLIC LIBRARY PLAZA SITE DEVELOPMENT PLAN



PETITION TYPE	Site Development Plan	Construction has begun on the interior renovations associated with this project, and demolition on some of the parking area which will be removed to make room for the plaza space.
APPLICANT	OMS Architects	
ADDRESS	57 W Broadway Street	
HEARING DATE	9/25/2017	
FINAL DECISION	Approval With Conditions	

PC 2017-11: SHELBY COUNTY PUBLIC LIBRARY REZONE

PETITION TYPE	Rezone	This rezone was to allow the Shelby County Library to expand their existing parking, onto lots that were previously zoned for residential use. This rezone was in accordance with the Future Land Use Map in the Comprehensive Plan.
APPLICANT	OMS Architects	
ADDRESS	57 W Broadway Street	
HEARING DATE	9/25/2017	
FINAL DECISION	Forward a Favorable Recommendation	



PC 2017-12: MHP MAINTENANCE FACILITY ANNEXATION



PETITION TYPE	Annexation	This annexation was required to have this facility tap into the City's sanitary sewer system. This parcel was zoned IS – Institutional when it was annexed into the City.
APPLICANT	Major Hospital	
ADDRESS	305 W Basset Road	
HEARING DATE	10/23/2017	
FINAL DECISION	Forward a Favorable Recommendation	

PC 2017-13: AIRPARK DEVELOPMENT SECTION 2 PRELIMINARY PLAT

PETITION TYPE	Preliminary Plat	This petition was needed to create the new lot that would be transferred to Kimura Foundry, where they would be building there new facility.
APPLICANT	Airpark Development, LLC	
ADDRESS	789 W Boomer Way	
HEARING DATE	12/13/2017	
FINAL DECISION	Approval	

PC 2017-14: KIMURA FOUNDARY SITE DEVELOPMENT PLAN

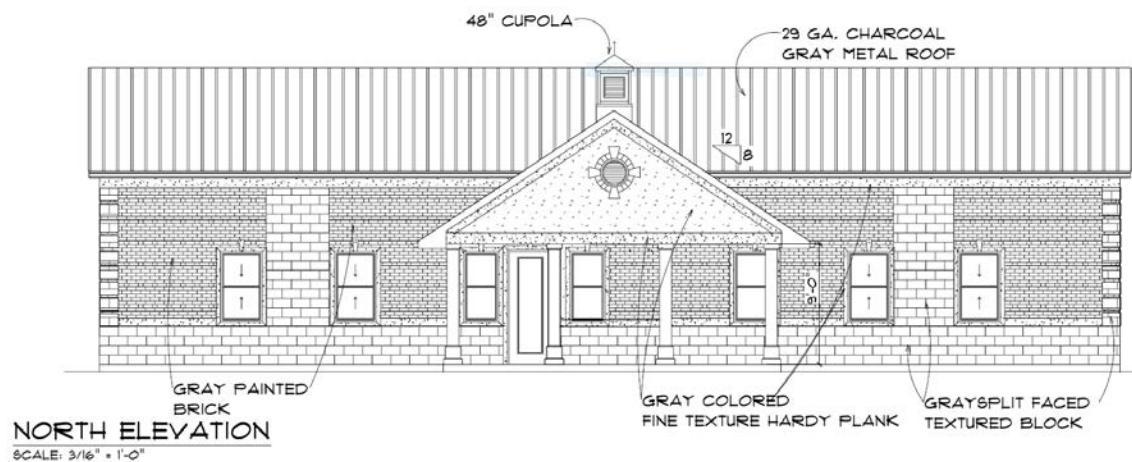
PETITION TYPE	Site Development Plan	Construction on this state-of-the-art foundry is set to begin early in 2018. This is Kimura's first production facility in the United States, and will initially be a 44,000-square foot facility.
APPLICANT	Mike Runnebohm	
ADDRESS	789 W Boomer Way	
HEARING DATE	12/13/2017	
FINAL DECISION	Approval with Conditions	



PC 2017-15: COFFEE CREEK CENTER SITE DEVELOPMENT PLAN

PETITION TYPE	Site Development Plan	Construction on this flex-warehousing space is scheduled to begin very shortly, providing the existing industrial park with an additional 31,500-square feet of storage and warehousing space.
APPLICANT	Albert Berthouex	
ADDRESS	1667 N Michigan Road	
HEARING DATE	12/28/2017	
FINAL DECISION	Approval with Conditions	

PC 2017-16: HERITAGE AUTOMOTIVE GROUP SERVICE CENTER SITE DEVELOPMENT PLAN



PETITION TYPE	Site Development Plan	Heritage Automotive Group moved their sales to this location in mid-2017, but this facility will allow them to provide their maintenance services at the same location.
APPLICANT	Kevin Crites	
ADDRESS	823 E SR 44	
HEARING DATE	12/28/2017	
FINAL DECISION	Approval with Conditions	

PC 2017-17: UDO TEXT AMENDMENTS TO SECTION 5.58-5.68, 9.05, 9.13, AND 11.02

PETITION TYPE	UDO Text Amendment	These text amendments will be heard by the City Council at their two February meetings. After the adoption of this amendment, we feel as though our sign standards will reflect current trends in the industry and also are in compliance with the recent Supreme Court decisions on the matter.
APPLICANT	City of Shelbyville, IN	
HEARING DATE	12/28/2017	
FINAL DECISION	Forward a Favorable Recommendation	



PC 2017-18: WILLIAMS INDUSTRIES ANNEXATION

PETITION TYPE	Annexation	This annexation will bring a portion of the Williams Industry complex into the city, a portion which was recently discovered to not be located within the corporate limits of Shelbyville.
APPLICANT	Williams & Williams, LLC	
ADDRESS	2201 E Michigan Road	
HEARING DATE	1/22/2018	
FINAL DECISION	TBD	

BOARD OF ZONING APPEALS PETITIONS:

In the 2017 calendar year all 10 petitions that the Shelbyville Board of Zoning Appeals heard were for Development Standards Variances, and on average each of these petitions were requesting only 2 variances from our development standards. This can be an indicator that more of the projects that went through the development process this year complied with more of our development standards, resulting in the character of development that was envisioned when these standards were adopted.

The rest of this section of the report will briefly describe each petition heard by the Shelbyville Board of Zoning Appeals during the 2017 calendar year, and will try to provide an update as to the current status of each project:

BZA 2017-01: TWIN LAKES PUD DEVELOPMENT STANDARDS VARIANCE

PETITION TYPE	Development Standards Variance	This was a variance from the requirement that 25% of the land area in a residential PUD should be open space. The conditions attached to this approval allowed the planning staff the ability to negotiate with the developer and come to a compromise that was beneficial for all parties involved. The compromise included a reduction in open space in return for a dedicated sidepath and the easements necessary to connect this neighborhood to the larger trail system surrounding it.
APPLICANT	Twin Lakes, LLC	
ADDRESS	1700 Amos Road	
HEARING DATE	2/14/2017	
FINAL DECISION	Approval with Conditions	



BZA 2017-02: TORAY RESIN DEVELOPMENT STANDARDS VARIANCE



PETITION TYPE	Development Standards Variance
APPLICANT	Mike Runnebohm
ADDRESS	821 W Mausoleum Road
HEARING DATE	3/28/2017
FINAL DECISION	Approval with Conditions

This development standards variance allowed lower landscaping requirements to allow room for a future planned addition on this facility.

BZA 2017-03: DOLLAR GENERAL DEVELOPMENT STANDARDS VARIANCE



PETITION TYPE	Development Standards Variance
APPLICANT	Second Circle Acquisitions, LLC
ADDRESS	951 S Miller Avenue
HEARING DATE	3/28/2017
FINAL DECISION	Approval with Conditions

The numerous development standards variances on this project made it possible to redevelop a previously vacant lot in an underserved part of the community. The variances provided did not comprise the intent of the ordinance, and a very high-quality building was the result of this process.



BZA 2017-04: RYOBI DUMPSTER ENCLOSURE DEVELOPMENT STANDARDS VARIANCE



PETITION TYPE	Development Standards Variance	This development standards variance allowed Ryobi Die-casting to construct a proper dumpster enclosure to screen these dumpsters from the public right-of-way. This project concluded in late-summer of 2017.
APPLICANT	Ryobi Die-casting USA, Inc.	
ADDRESS	800 West Mausoleum Road	
HEARING DATE	4/6/2017	
FINAL DECISION	Approval	

BZA 2017-05: 603 COLESCOTT GAS STATION, DEVELOPMENT STANDARDS VARIANCE

PETITION TYPE	Development Standards Variance	These variances were requested to address the size limitations caused by a smaller, old, commercial lot. After hearing feedback from the neighboring property owners, planning staff, and board members, adjustments were made to the site layout and all variances were approved with conditions. The planning staff are currently still working with the developer to resolve some outstanding concerns.
APPLICANT	K & B, LLC	
ADDRESS	603 Colescott Street	
HEARING DATE	7/11/2017	
FINAL DECISION	Approval with Conditions	

BZA 2017-06: 714 W LOCUST STREET, DEVELOPMENT STANDARDS VARIANCE

PETITION TYPE	Development Standards Variance	This petition was requested to provide a homeowner with the opportunity to place an accessory structure on an older lot where it was nearly impossible to meet the setback requirements. This accessory structure was installed during the summer of 2017, with no further concerns.
APPLICANT	Joyce Routier	
ADDRESS	714 W Locust Street	
HEARING DATE	8/8/2017	
FINAL DECISION	Approval	



BZA 2017-07: 603 COLESCOTT, ADDITION OF GAS PUMPS

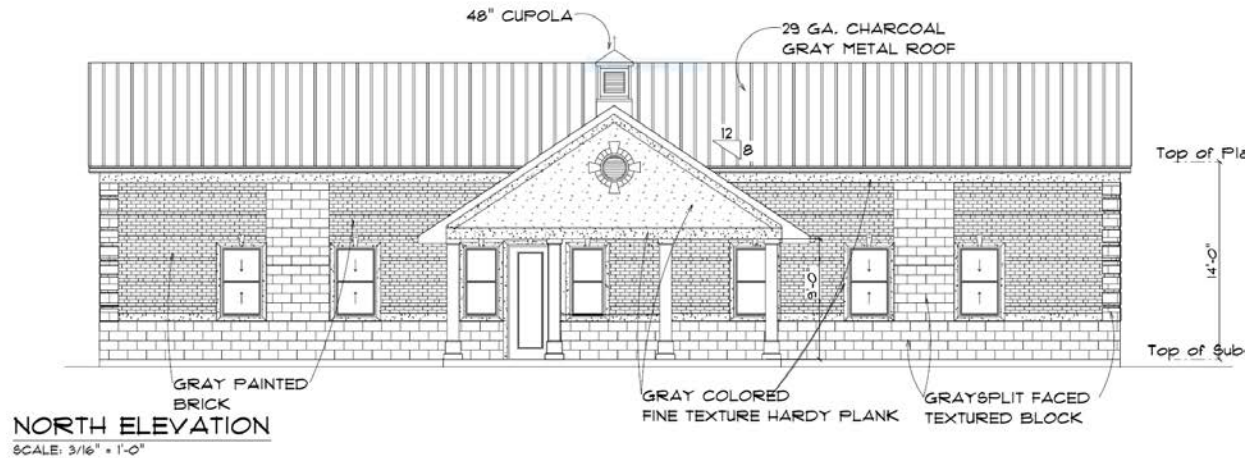
PETITION TYPE	Development Standards Variance	This additional petition was in response to concerns from neighboring property owners about possible “light-bleed” onto residential properties. In response the petitioner worked with planning staff and the board to provide an appropriate solution to these concerns through the use of a vegetative barrier.
APPLICANT	K & B, LLC	
ADDRESS	603 Colescott Street	
HEARING DATE	9/12/2017	
FINAL DECISION	Approval with Conditions	

BZA 2017-08: PLASTIC MOLDINGS COMPANY, GROUND DIRECTIONAL SIGN



PETITION TYPE	Development Standards Variance	The board members and staff understood that this was a request caused by a deficiency of the Unified Development Ordinance. This specific petition helped guide staff during their revisions to the sign standards, and the current proposed text being heard by City Council in February provides property owners and planning staff more flexible tools when handling similar cases in the future.
APPLICANT	Green Sign Company	
ADDRESS	1451 S. Miller Avenue	
HEARING DATE	10/10/2017	
FINAL DECISION	Approval	

BZA 2017-09: HERITAGE AUTOMOTIVE GROUP, DEVELOPMENT STANDARDS VARIANCE



PETITION TYPE	Development Standards Variance
APPLICANT	Kevin Crites
ADDRESS	823 East SR 44
HEARING DATE	11/14/2017
FINAL DECISION	Denial

The strong stance taken by the Board to not waver from our minimum architectural standards resulted in the developer resubmitting plans that were in full compliance with city standards. This building will be a great asset to the SR 44 corridor, and improves the character of the entire area.

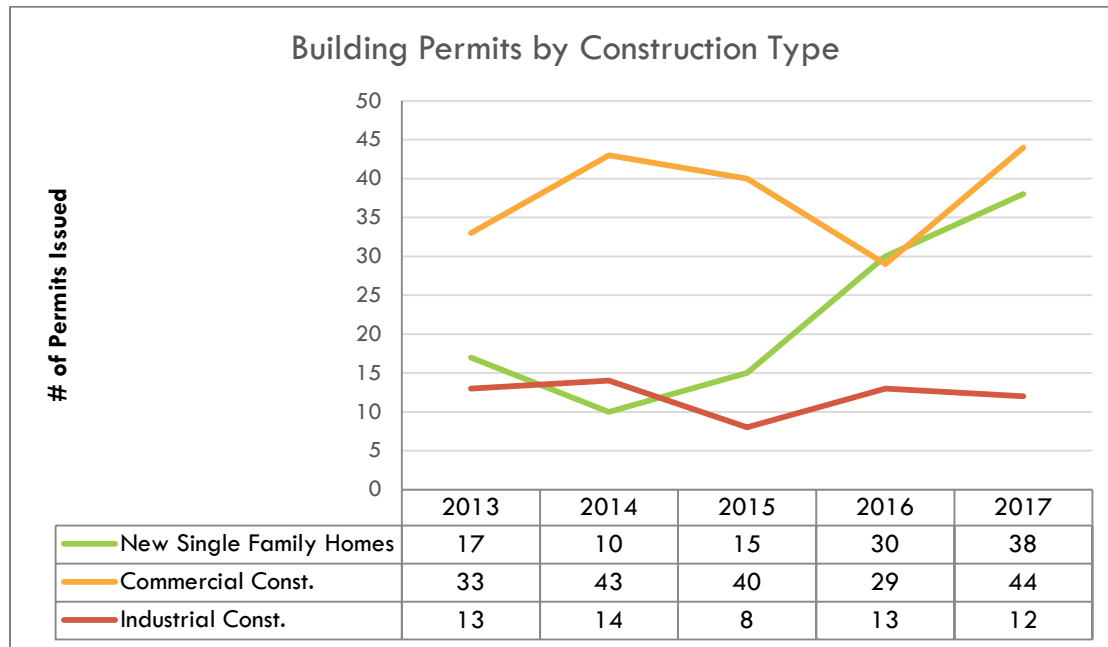
BZA 2017-10: COFFEE CREEK CENTER, DEVELOPMENT STANDARDS VARIANCE

PETITION TYPE	Development Standards Variance
APPLICANT	Albert Berthouex
ADDRESS	1667 N Michigan Road
HEARING DATE	11/14/2017
FINAL DECISION	Approval with Conditions

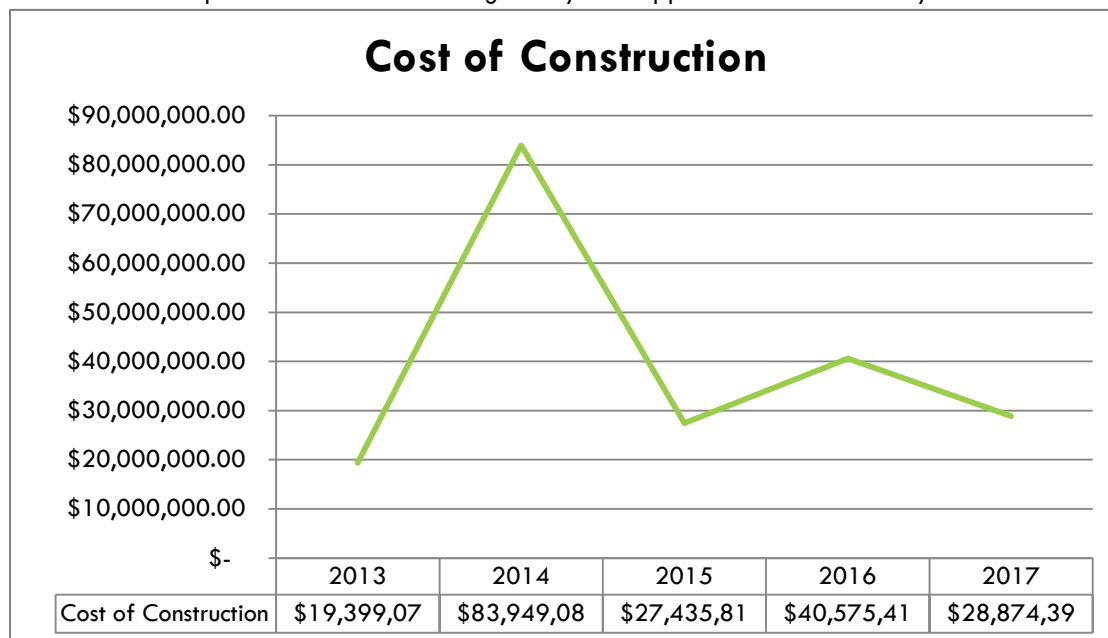
These variances allowed for a safer approach apron and the ability to provide the required site landscaping in different areas throughout the site than what is indicated in the ordinance. This project has not commenced yet, but is planned to begin in the spring of 2018.

DEVELOPMENT IN 2017

The total number of building permits issued increased from 154 in 2016 to 197 in 2017. While there was an increase in the total number of permits issued, there was a decrease in total cost of construction, \$40,575,414 in 2016 to \$28,874,394 in 2017, indicating that there was an increase in smaller projects like remodels and minor additions to facilities. The graphic below indicates trends in the number of new residential permits, all commercial permits, and all industrial permits since 2013.



Below is a graphic showing the cost of construction since 2013, these numbers show the amount of investment, primarily from the private sector, in a given year. The chart below also illustrates how a few major projects like the MHP Medical Campus or a new manufacturing facility like Nippon Steel can drastically skew this indicator.



ESTABLISHING GOALS FOR 2018

To begin every year, the planning staff likes to sit down and discuss the goals that had guided the previous year, and begin to develop new goals for the coming year. These goals are intended to go beyond the day-to-day tasks of the department, and have a broader positive impact on the city as a whole. These goals are also an attempt to continually review our own processes so that we are providing the best and most efficient experience to any community member or developer that interacts with our office.

After much time and consideration, the planning staff has developed the following goals for the 2018 calendar year:

1. Update the Shelbyville Comprehensive Plan.
2. Amend the Unified Development Ordinance and other city codes to encourage high quality development and promote best practices in property maintenance.
3. Assist the City Engineer's Office in updating the Shelbyville Construction Standards to incorporate recommendations from recent planning efforts such as the Bicycle and Pedestrian Master Plan.
4. Continue implementing the recommendations made in the Shelbyville Bicycle and Pedestrian Master Plan, providing more residents with access to Shelbyville's ever-growing bicycle and pedestrian network.
5. As identified in the Shelbyville Youth Action Plan, invest in place-making efforts to activate and promote existing public spaces throughout the community.
6. Continue supporting efforts to implement the Downtown Opportunities Plan through infrastructure investments, expanded programming opportunities, and public/private partnerships.
7. Explore the opportunities and potential benefits of developing and establishing historic districts in the community.
8. Partner with the Shelby County Tourism Board to develop plans for new gateway signage at the three I-74 interchanges.
9. Utilize technology to provide a more efficient development process for petitioners, and to provide city staff with more resources to make data-driven decisions.
10. Involve all staff members in a variety of continuing education opportunities to continually provide a higher quality of service throughout the entire development process.

