

**SHELBYVILLE PLAN COMMISSION  
SUMMARIZED MEETING MINUTES  
June 24, 2019**

Mike Evans called the meeting to order.

**Members Present:** Gary Nolley, Joe Lux, Matt House, Mike Evans, Ben Hall, Josh Martin, Barb Lewis, Joanne Bowen

**Members Absent:** Wade Lewis, Doug Cassidy

**Approval of Minutes:** Gary Nolley motioned to approve the minutes with the correction that there is no Joe Nolley on the board. It should've been Joe Lux, page 1. Joe Lux seconded the motion. Voice vote passed 8 - 0.

**Old Business:** None

Mike said that there was a request by a petitioner to re-order the agenda and move *PC 2019-09 Greenleaf Site Development Plan* to be second on the agenda, rather than first. Gary Nolley motioned to allow it and Ben Hall(?) seconded the motion. Voice vote passed 8 - 0.

**New Business:** *PC 2019-10 Shelbyville Parks & Recreation Maintenance Building, 1021 Morris Avenue; Site Development Plan*

Adam Rude read the petition and Karin Martin, Parks Director, discussed the project.

- Joanne Bowen asked about fencing. Adam Rude explained what the ordinance requires and said that they're currently proposing a split-stone fence. Joanne asked if it would have to have (2) 8' wide gates and the material. Adam said he thought they were proposing those due to the size of their equipment. We don't have a requirement on the size of the gates, but said they do have to be solid as well.
- Barb Lewis had no questions.
- Josh Martin had no questions.
- Ben Hall had no questions.
- Matt House had no questions.
- Joe Lux said it looked like a good plan and a nice building.
- Gary Nolley said the reason for the solid fence is to hide equipment.
- Mike Evans asked if there would be outside storage of equipment and Karin said some of it will be in the fenced in area behind the building, but most of it will be inside the buildings. Mike said he thinks the building looks very nice.

Mike closed questions to the board and opened it to the public. No one spoke, so Mike closed public comment and reopened it to the board.

- Joanne Bowen asked if there was an ordinance for temporary equipment storage versus permanent. Adam said there is no difference in the standards for temporary versus permanent. Karin said they always try to keep everything neat, even storage areas.

There being no further questions, Mike called for a motion on the petition. Matt House motioned to approve and Joe Lux seconded the motion. Ballot vote: Matt House - yes, Gary Nolley - yes, Joe Lux - yes, Ben Hall - yes, Joanne Bowen - yes, Barb Lewis - yes, Josh Martin - yes, Mike Evans - yes. Motion passed 8 - 0.

Gary Nolley asked to clarify the address, 1021 Morris Avenue. Karin said the address of the park is 725 Lee Boulevard for emergency purposes.

#### *PC 2019-09 Greenleaf Site Development Plan*

Adam Rude read the petition and Chris Jark(?), representing the petitioner discussed the project.

- Gary Nolley said he noticed they were promoting health with a basketball court and a walking trail.
- Joe Lux asked if their other production facilities emit any odor or noise. Mr. Jark said no but they are putting in the appropriate environmental dust collectors and things like that.
- Gary Nolley asked how many trucks will be in and out of there in a day. Mr. Jark said he thought 24 for 2 shifts.
- Matt House said there are concerns about the traffic (passenger vehicles) going out on the west side on Range Road and truck traffic going out on Tindall Drive. He said it would be an INDOT permit to access 44. Matt said he'd requested a traffic report and INDOT's not suggesting a signal at this time from either Tindall Drive or Range Road. Mr. Jark said they're concerned that the majority of employees (around 250 at shift time) will be trying to turn left from Range Road onto westbound 44.
- Ben Hall had no questions.
- Josh Martin had no questions.
- Barb Lewis asked about the truck entrance at 44, drive separation. Mr. Jark said it meets the standard. She also said she found the landscaping plan to be confusing and somewhat contrary to what Greenleaf presented the first time before the board. Mr. Jark discussed that concern.
- Joanne Bowen had no questions.
- Mike Evans commented that the city would check on the possibility of renaming Range Road. He also said that there are other places in town where during shift change time, there is a lot of traffic issues and he hopes that the state will look at that in this case.

Mike closed questions/comments to the board and opened it up to the public.

- Sam Young asked what the long range plan is for this project. Adam said that currently they're showing the proposed facility and an outline for a Phase II. Discussion followed. Phase I & II is being proposed for the current 49 acres. Greenleaf has options on other property there as well.

With no other comments/questions from the public, Mike closed public comment and reopened it to the board.

There being no further comments/questions, Mike called for a motion. Barb Lewis motioned to approve the site development plan as approved with the conditions outlined in the staff's report and pursuant to the staff's Findings of Fact. Joanne Bowen & Ben Hall seconded the motion. Ballot vote: Ben Hall - yes, Joanne Bowen - yes, Barb Lewis - yes, Josh Martin - yes, Matt House - yes, Gary Nolley - yes, Joe Lux - yes, Mike Evans - yes. Motion passed 8 - 0.

**Discussion:** Adam said the Hamilton Major project will be coming to the commission next month informally for feedback and advice. Discussion followed.

**Adjournment:** Joe Lux motioned to adjourn the meeting and Matt House seconded the meeting.

Meeting Adjourned