

**SHELBYVILLE PLAN COMMISSION
SUMMARIZED MEETING MINUTES
August 26, 2019**

Mike Evans called the meeting to order.

Members Present: Joe Lux, Mike Evans, Matt House, Josh Martin, Joanne Bowen, Gary Nolley

Members Absent: Doug Cassidy, Wade Lewis, Ben Hall

Mike Evans welcomed Josh Martin to the Plan Commission as a member, rather than an alternate.

Approval of Minutes: Joanne Bowen motioned to approve the July Plan Commission minutes and Joe Lux seconded the motion. Voice vote passed 6 - 0.

Old Business: None

New Business: *PC 2019-12 Hubler Self-Storage Facility Site Development Plan*

Adam Rude read the petition and Tony Nicholson & John Haines discussed the project.

- Gary Nolley asked a question about the drive that goes to the VFW. Mr. Nicholson's reply was inaudible. Gary also verified the placement of sidewalks.
- Joe Lux asked if it would be possible to keep the potted plants living. Tony said they may put in artificial plants.
- Matt House noticed the dry detention and discussed the need for a drainage easement that was discussed at Tech Review. Tony said they have the 2 lots south of this and would like to make a drainage easement, including this retention area for future development of those lots. Discussion followed. Matt asked if there was any language regarding responsibility of maintenance of the road in the ingress/egress easements. Tony did not know. Mr. Haines said that the road is on the movie theater/shopping center's land and they'd have to pull up a recorded easement to see what it says. Mr. Haines said they would be responsible for any damage via construction.
- Joanne Bowen asked how many storage units there are. Mr. Haines said he thought 200+, but they're not all visited every day or at the same time.
- Matt asked if they had seen an easement. Discussion followed about the "road". Mr. Haines said he'd like for the responsibility to be documented before they start and reiterated that Hubler would fix anything damaged during construction.
- Josh Martin asked which side of the building the lighting would be on. He mentioned 3 light poles. Mr. Haines said they would be mounted to the side of the building and shine

down, not flooding the area with light, but lighting the buildings. Tony Nicholson said the foot candles, 6 or 7 are shown. Adam said the light packs are shown on the buildings as well. There was some confusion regarding that information being in everyone's packet.

- Joanne Bowen asked about security issues in the back corner. Mr. Haines said they hope not and with having the entire area fenced should deter vandalism or other problems. They'll also have security cameras.
- Mike Evans said the proposal looks nice. He mentioned that the entire parking lot, not just the "road" needs attention.

Mike moved to close board comment and open it to the public for comment, but Tony Nicholson said he had a comment regarding the east elevation. He explained that there are 3 options they're looking at and Mr. Haines took over the explanation. Discussion of material types ensued.

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

- Gary Nolley asked if they anticipated doing rental vehicles such as Ryder and Mr. Haines said no.
- Mike asked if the inside storage was climate controlled and Mr. Haines and Mr. Nicholson said yes.

Mr. Evans closed board comment and called for a motion.

- Matt House asked if the staff recommendations should be discussed and Adam Rude went over those: 1. Resubmit the plans showing the sidewalks that are required under UDO 5.09 2. Resubmit plans illustrating the height of the fence and a detail showing the design of the fence on the south side of the property as required by UDO 5.19. 3. Submit a photometric plan showing compliance with UDO 5.38, the lighting standards. Adam said discussion was had in the pre-meeting regarding adding a condition to formally address the needed drainage easement on the property to the motion. Discussion ensued that conditions 1 & 3 have been met and don't need to be included in the motion.
- Tony Nicholson verified that the maximum height of the fence is 8'.

Matt House made a motion to approve with the conditions of resubmitting plans illustrating the height of the fence and a detail showing the design of the fence on the south side of the property as required by UDO 5.19 and with the condition of satisfying requirements for a drainage easement. Joe Lux seconded the motion. Ballot vote: Matt House - yes, Gary Nolley - yes, Joe Lux - yes, Joanne Bowen - yes, Josh Martin - yes, Mike Evans - yes. Motion passes 6 - 0.

PC 2019-13 Tindall Drive Rezone

Adam Rude acted as the representative for the petition, so Allan Henderson read the petition and explained that it deals with 44 acres of farmland on the north side of St. Rd. 44 just north of Tindall Drive and the future home of Greenleaf. They're looking to rezone it from BH, business highway to IG, general industrial.

- Gary Nolley asked if a Steak & Shake could be built there with it's current zoning, BH and Adam said yes. Discussion ensued about the availability of BH zoning.
- Matt House asked if the comp plan shifted the plan for this area and not just this project. Discussion followed.
- Joe Lux asked if the city needed more IG space. He thought Hession Drive was the focal point for industrial activity. Adam said it comes down to who is willing to sell right now and a lot of the Tom Hession area is currently not in city limits or not willing sellers. This acreage is owned by the city and we're actively trying to market it. Joe expressed concern about where we want to drive industrial development. More discussion followed.

Mike closed questions from the board and opened it to public comment. There were no comments, so he closed public comment and reopened it to the board.

There being no further questions/comments, Mr. Evans called for a motion. Matt House motioned to make a favorable recommendation and Gary Nolley seconded the motion. Ballot vote: Josh Martin - yes, Joanne Bowen - yes, Gary Nolley - yes, Joe Lux - no, Matt House - yes, Mike Evans - yes. Vote passes 5 - 1.

Discussion: Adam informed the board the Hamilton Major will be coming before the board in September. YMCA probably will in a month or two. Section II of Twin Lakes Estates is going to Tech Review 8/27, so they should be finishing up all their plans and applying for permits soon.

Adjournment: Gary Nolley made a motion to adjourn. There was no audible second.

Meeting Adjourned