

CITY OF SHELBYVILLE

Adam M. Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 12/30/2019

Case Number & Name:	PC 2019-25: Trinity Metals Annexation			
Petitioner's Name:	Wade Conner, Trinity Metals			
Owner's Name:	Blue River Livestock Farm Company			
Petitioner's Representative:	Ryan Collins, Trinity Metals Ross Nixon, American Structurepoint			
Address of Property:	Approximately 1195 Enterprise Drive; An official address will be assigned in the future The northern 43.5 acres of Parcel Number: 73-07-31-100-010.000-001			
Subject Property Zoning Classification:	Current: A1 – Conservation Agriculture (Shelby County Zoning Ordinance) Proposed: IG – General Industrial (City of Shelbyville Zoning Ordinance)			
Comprehensive Future Land use:	Heavy/Medium Industrial			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	A2 – Shelby County Zoning	IG – General Industrial	A1 – Shelby County Zoning	A1 – Shelby County Zoning
Surrounding Properties' Comprehensive Future Land Use	Heavy/Medium Industrial	Heavy/Medium Industrial	Conservation / Floodplain	Heavy/Medium Industrial
History:	Historically, this property has ben used for agricultural purposes.			
Vicinity Map:				
Action Requested:	A formal recommendation on the zoning classification for a property being annexed into the City.			

1. The petitioner is seeking to construct an industrial facility on the subject property, and in doing so they are petitioning for annexation and seeking a recommendation on the zoning classification.
2. The Unified Development Ordinance (Section 9.10 (K)) requires the Plan Commission pay “reasonable regard” to the following decision criteria:

a. Relation to the Comprehensive Plan:

In the Future Land Use map, located on page 93 of the Comprehensive Plan, this area is shown as “Heavy/Medium Industrial”. The planning staff feels that the proposed zoning classification of IG – General Industrial is generally consistent with the City’s Comprehensive Plan, and specifically addresses the following objectives and action steps:

- *Built Environment Objective 2*: Guide healthy development patterns using Future Land Use Map.

Action 1: Utilize Future Land Use Map as a living, breathing document to guide future development decisions.

Commerce and Economy Objective 1: Promote the City as a regional destination.

Action 1: Work closely with the Chamber of Commerce and the Shelby County Development Corporation to drive investment in Shelbyville.

b. Current Conditions:

The subject property sits directly adjacent to the Northridge Industrial Park, which constitutes the City’s largest collection of industrial land uses. The proposed facility would complement the existing uses in the area and would not have an adverse impact on the current condition of the area.

c. Desired Use:

The subject property has for decades been shown in the Comprehensive Plan as future industrial use, and due to this fact, infrastructure and utilities in the area have been constructed and “sized” accordingly.

d. Property Values:

The planning staff has determined that the proposed zoning classification should not have any adverse impact on neighboring property values.

e. Responsible Growth:

The planning staff has determined that most public infrastructure is in place and has sufficient capacity for the proposed zoning classification.

**STAFF RECOMMENDATION: FORWARDING A FAVORABLE RECOMMENDATION
WITH THE IG – GENERAL INDUSTRIAL ZONING CLASSIFICATION**

Annexation (Zoning Map Amendment): PC 2019-25: Trinity Metals Annexation

Findings of Fact by the Shelbyville Plan Commission

Staff Prepared

Motion:

(I) would like to make a motion to forward a favorable recommendation to assign the zoning classification of *IG – General Industrial* for the subject property, once annexed into the City limits, pursuant to the planning staff's report and Findings of Fact.

1. ☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone is consistent with The City of Shelbyville Comprehensive Plan and all other applicable, adopted planning studies or reports.
☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone **is not** consistent with The City of Shelbyville Comprehensive Plan and all other applicable, adopted planning studies or reports.
2. ☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone is complimentary to the current conditions and the character of current structures and uses in this zoning district.
☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone **is not** complimentary to the current conditions and the character of current structures and uses in this zoning district.
3. ☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone will allow for the most desirable use of the subject land, pursuant to the planning staff's report.
☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone **will not** allow for the most desirable use of the subject land, pursuant to the planning staff's report.
4. ☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone will not have an adverse negative effect on the conservation of property values throughout the City of Shelbyville's planning jurisdiction, pursuant to the planning staff's report.
☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone **will** have an adverse negative effect on the conservation of property values throughout the City of Shelbyville's planning jurisdiction, pursuant to the planning staff's report.
5. ☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone is a responsible growth and development strategy for the City of Shelbyville's planning jurisdiction, pursuant to the planning staff's report.
☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone is not a responsible growth and development strategy for the City of Shelbyville's planning jurisdiction, pursuant to the planning staff's report.

Shelbyville Plan Commission

By: _____

Chairperson / Presiding Officer

Attest: _____

Adam M. Rude, Secretary



PETITION FOR ANNEXATION INTO THE CITY OF SHELBYVILLE, INDIANA

Shelbyville Plan Commission
44 West Washington Street
Shelbyville, IN 46176
P: 317.392.5102

RECEIVED / FILED

DEC 20 2019

For Office Use Only:

Case #: PC _____ - _____

Hearing Date: _____

Fees Paid: \$ _____

Final Decision:

Approved

Denied

1. Petitioner & Property Owner:

Petitioner:

Name: Wade Conner

Address: 6400 English Avenue, Indianapolis, IN

Phone Number: _____

E-mail Address: _____

2. Applicant's Attorney/Contact Person and Project Engineer (If any):

Attorney/Contact Person:

Name: Ross Nixon

Phone Number: _____

3. Project Information:

Subject Parcel Number(s) (and address if applicable):

73-07-31-100-010.000-001

4. Attachments:

- ☐ Proof of ownership (copy of deed)
- ☐ Letter of Intent
- ☐ Other Supporting Documents (Optional)

Owner:

Name: Blue River Livestock Farm Company

Address: 224 E. Broadway Street,
Shelbyville, IN 46176

Phone Number: _____

Project Engineer:

Name: _____

Phone Number: _____

Current Use: _____

Current Zoning: _____

Proposed Use: _____

Proposed Zoning: _____

☐ Application Fee

☐ Legal Description

The undersigned states the above information is true and correct as s/he is informed and believes.

Signature of Petitioner: Wade J. Conner

Date: 12/16/2019

State of Indiana

County of Marion

) SS:

Subscribed and sworn to before me this 16th day of December, 2019

Cary James Wagner
Notary Public - Signed

Cary Wagner
Printed

Residing in Marion County.

My Commission expires: 1/16/2027



Signature of Property Owner: Robin L. Hahner, TTEE

Date: 12.10.2019

State of Indiana

County of Shelby

) SS:

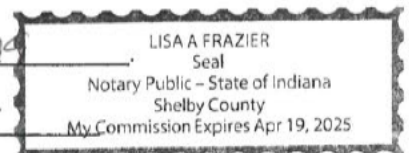
Subscribed and sworn to before me this 20th day of December, 2019

Lisa A. Frazier
Notary Public - Signed

Lisa A. Frazier
Printed

Residing in Shelby County.

My Commission expires: 04/19/2025



**AFFIDAVIT & CONSENT OF PROPERTY OWNER
APPLICATION TO THE SHELBYVILLE PLAN COMMISSION**

STATE OF INDIANA
COUNTY OF SHELBY

)
) SS:

I, Robin Gahimer, AFTER BEING DULY SWORN, DEPOSE AND SAY THE FOLLOWING:

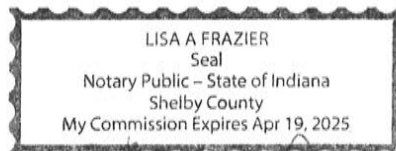
1. I am an adult competent to testify and am the appointed Trustee of the Charles P. Sindlinger Trust pursuant to Letters Testamentary. Attached hereto and incorporated by reference as Exhibit A.
 2. The Blue River Livestock Farm Company is a nominee partnership of which Charles P. Sindlinger Trust is the sole beneficiary and 100% owner. See Partnership Agreement of Blue River Livestock Farm Company attached hereto and incorporated by reference as Exhibit B.
 3. The Blue River Livestock Farm Company owns the real estate located at
1002 W. BOGGSTOWN RD, SHELBYVILLE IN
2. That I am aware of and have no objection to the Application made to the Shelbyville Plan Commission by:
WADE CONNER / TRINITY METALS
(Name of applicant)

ROBIN K. GAHIMER, TTEE
Owner's Name (Please Print)

Robin K. Gahimer, TTEE
Owner's Signature

State of Indiana
County of Shelby

)
) SS:



Subscribed and sworn to before me this 20th day of December, 2019.

Lisa A. Frazier Lisa A. Frazier
Notary Public Printed

Residing in Shelby County My Commission expires 04/19/2025

Exhibit A



**** 75 FEET SETBACK EASEMENT FROM TOP OF BANK **
APPROXIMATELY 2.75 ACRES UNDEVELOPABLE PARCEL**

Legal Description:

Part of the northwest quarter and part of the southwest quarter of Section Thirty-one (31), Township Thirteen (13) North, Range Seven (7) East, Addison Township, Shelby County, Indiana, being part of survey Job #13N7E31-19-048 by Scott T. Sumerford, RLS#29800017, certified November 15, 2019 and being more particularly described as follows:

Commencing at the southwest corner of said section 31-13-7, said point being marked by a Shelby County Surveyor Monument; thence along the west line of said section, North 00° 30'43" West (basis of bearings being Indiana State Plane East Zone) 2257.20 feet to a capped rebar

stamped "S. Sumerford 29800017", said monument being hereinafter referred to as a capped rebar and being the point of beginning of the herein described tract;

Thence continuing along the west line of said section, North 00°30'43" West 1746.74 feet to a capped rebar in an existing fence line; thence along said fence line, South 89° 43'29" East 662.86 feet to a capped rebar at an existing fence corner; thence along an existing fence line, South 01° 45'10" East 239.22 feet to a capped rebar; thence along an existing fence line, South 89° 55'31" East 619.90 feet to the west line of the former Shelby Industrial Development, Inc. property as described in Deed Book 307 Pages 812-814 as recorded in the Office of the Shelby County Recorder, said point being marked by a capped rebar; thence along the west line of said former property, South 01° 45'09" East 816.41 feet to a capped rebar on the approximate ridge line; thence along said approximate ridge, the following Four (4) courses:

- (1) South 50° 40'45" West 262.00 feet to a capped rebar;
- (2) South 42° 18'25" West 195.91 feet to a capped rebar;
- (3) South 35° 46'09" West 293.84 feet to a capped rebar;
- (4) South 63° 49'14" West 554.16 feet to a capped rebar; thence North 60° 16'54" West 216.32 feet to a capped rebar; thence South 89°29'10" West 107.93 feet to the point of beginning, containing 43.401 acres.

Subject to all easements, restrictions and right-of-ways of record.

[illegible]