

**SHELBYVILLE PLAN COMMISSION
SUMMARIZED MEETING MINUTES
February 24, 2020**

Mike Evans called the meeting to order.

Members Present: Gary Nolley, Joe Lux, Wade Lewis, Matt House, Mike Evans, Doug Cassidy, Ben Hall, Josh Martin, Joanne Bowen

Members Absent: None

Approval of Minutes: Wade Lewis motioned to approve the minutes of the January 27, 2020 meeting and Matt House seconded the motion. Voice vote passed 9 - 0.

Old Business: None

New Business: *PC 2019-20 GetGo Cafe & Market Site Development Plan*

Adam Rude read the petition and Brian Sheward from Kimley Horn discussed the petition for a new convenience store/fuel sales.

- Gary Nolley asked if the truck entrance was directly across from Pilot's entrance. Mr. Sheward said it is. Gary asked how most of the semis come into Pilot as he's concerned about all the truck traffic. Mike Evans said the majority of trucks turn into Pilot from Michigan Road. Gary asked about the "future fuel dispensers" shown on the plans. Mr. Sheward said that was their original plan but after the BZA meeting, that was reduced back, but GetGo wanted to leave them on the plans as a possibility in the future.
- Joe Lux had no questions.
- Wade Lewis had no questions.
- Matt House asked if they had looked into a pedestrian crossing and Mr. Sheward said they'd be happy to make a commitment on that since it was a previous request and would work to modify the traffic signal to have a cycle for that movement if someone wanted to cross the road and pushed the button. Mr. Sheward also talked to Matt about the drainage ditch.
- Doug Cassidy had no questions.
- Ben Hall asked if any of the GetGo projects have included charging stations for electric vehicles and Mr. Sheward said he doesn't know.
- Josh Martin had no questions.
- Joanne Bowen asked when the busiest time for traffic was expected. Mr. Sheward said they've done a traffic study and said he thought it was the weekday PM peak and the weekend peak. More information followed regarding the traffic study.

- Mike Evans asked if Giant Eagle is the supermarket and Mr. Sheward said it is. Mike asked if the entrance/exit is wide enough if other trucks are parked along there. Mr. Sheward said you should be able to and he thinks GetGo will police that and not allow overnight parking along there.

Mr. Evans opened it up to public comment, but no one stepped forward. Mr. Evans closed public comment and opened it back up to the board for further questions/comments. No one spoke.

Mr. Evans called for a motion on the petition. Joanne Bowen motioned to approve the site development plan as presented with the conditions outlined in the planning staff's report pursuant to the Findings of Fact. Josh Martin seconded the motion. Ballot vote: Joanne Bowen - yes, Josh Martin - yes, Ben Hall - yes, Doug Cassidy - yes, Wade Lewis - yes, Gary Nolley - yes, Joe Lux - yes, Matt House - yes, Mike Evans - yes. Motion passes 9 - 0.

PC 2019-24 Bible Holiness Church Site Development Plan Approval for a new family life/activity center

Adam Rude read the petition and Steven Servies discussed the petition on behalf of Bible Holiness Church.

- Joanne Bowen asked if the facility would be rented out to non-members of the church and Nathan Smith from the church said that they've been advised not to rent their facilities.
- Josh Martin had no questions.
- Ben Hall had no questions.
- Doug Cassidy said that he remembered a meeting of the Board of Zoning Appeals when the church was built and was given a variance to put vinyl siding on the back side of the building, instead of brick, with the intent to build on to the church. He asked if they were now going to brick that when they begin construction of this new building. Nathan Smith said their variance expired last year and they still plan to build on to the original church building. Nathan asked that they be granted permission to leave it vinyl and continue with this new project and then address that. He said there is not an immediate plan to build an addition to the church where the vinyl is at this time. Mr. Smith went on to discuss their plans further.
- Matt House had no questions.
- Wade Lewis had no questions.
- Joe Lux had no questions.
- Gary Nolley had no questions.
- Mike Evans had no questions.

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

- Joanne Bowen asked about a gravel driveway to be used by construction workers. Mr. Servies said there would be a gravel construction entrance between the house and the new construction site. Joanne asked if it would continue to be used as a driveway after construction is done and Mr. Servies said it would serve the dumpster area. Adam Rude verified that the intent was to keep the gravel drive and Mr. Servies said he believed that was their plan, so Adam let Mr. Servies know that they would not be allowed to keep it gravel. They can either pave it or move the dumpster enclosure elsewhere. Further discussion ensued. Adam advised the board to add that as a condition in the motion to relocate the dumpster enclosure to eliminate that gravel drive. More discussion followed and Adam reiterated that the entire drive would have to be paved if it's left or relocate the dumpster.

With no further questions/comments from the board, Mr. Evans called for a motion. Josh Martin motioned to approve the petition with the conditions outlined in the staff report pursuant to the Finding of Fact with the additional condition imposed by the staff to relocate the dumpster enclosure and remove the gravel post-construction. Wade Lewis seconded the motion. Ballot vote: Matt House - yes, Wade Lewis - yes, Gary Nolley - yes, Joe Lux - yes, Ben Hall - yes, Josh Martin - yes, Joanne Bowen - yes, Mike Evans - yes, Doug Cassidy - yes. Motion passes 9 - 0.

PC 2020-02 The Pointe at Central Park 611 Saraina Road (approximate address) Preliminary Plat Extension for a 53 lot subdivision

Adam Rude read the petition and Bill Evans discussed the petition on behalf of the petitioner.

- Gary Nolley said the 5' side yard setback is pretty tight, even though they were approved in the original plat. He also expressed concern about the parking and Mr. Evans said they've addressed that with no parking on one side of the road and parking was discussed further.
- Joe Lux said the drawing shows no parking on one side.
- Wade Lewis had no questions.
- Matt House asked what the width of the road is and Mr. Evans said he thought 26'. Matt said the city's standard for parking on one side would require 31' road width and 56' ROW width. Gary Nolley said he thought it looked like it was 28' with 50' ROW. Matt expressed concern about the width of the street. Matt asked about the ditch that's currently in the field where these lots are planned and Mr. Evans said it will go away. Further discussion of the ditch ensued.
- Doug Cassidy asked how deep the retention pond would be. Mr. Evans said they're typically 9 - 10' deep.

- Ben Hall had no questions.
- Josh Martin asked about the existing tree line and Mr. Evans said the south edge of the tree line is at the property line and will stay.
- Joanne Bowen asked what the average price per home will be as well as the average square feet per home. Todd Pyatt, Pyatt Builders said they'll be very similar to what they're currently building in Section IV of Central. The average is 2300 square feet and the average closing price is \$170,000.
- Mike Evans asked if this will be part of Central Park and Bill Evans said no, it's separate and that the current Central Park boundary and HOA is separate from this parcel. Further discussion ensued and Pyatt Builders owns the remaining 3 parcels out there.

Mr. Evans closed comments from the board and opened it up to the public.

- Jerry England, 612 Highpointe Boulevard said he would appreciate the pond being cleaned up. Mr. England said he mows it. He said they do not have, nor want an HOA there. He addressed the parking and told the board how terrible it is. Even with no parking signs, people still park on both sides and it's very difficult to get down the street. Mr. England said traffic in the neighborhood is not good and he anticipates the proposed development making it worse. Matt House asked if the traffic he was talking about was on Saraina Road or through Highpointe. Mr. England said people cut through Highpointe to get to Kroger. Gary Nolley said he used to make that shortcut so he knows what Mr. England's talking about. Mr. England said most of the people who live in that area use their garages for storage and park on the street making it very difficult to get through the area. Mike Evans asked if Mr. England had seen that this new development would only be on Saraina. Mr. England said yes and that will help, but the traffic problems in the area remain. More discussion ensued about the pond. Mr. England said he's not opposed to the project. He just has concerns about the traffic and parking problems they currently have.

There being no further questions/comments from the public, he closed public comment and reopened it to the board.

- Matt House asked what the road width in Twin Lakes is. Discussion ensued. Adam said Twin Lakes is 28' wide. More discussion followed regarding the road width of the proposed development and Twin Lakes. Matt asked if the pond is the common area. Mr. Evans said it's actually in a drainage and utility easement that's part of Block 1 and in the HOA, those lots will be responsible for the maintenance and upkeep of that block. Matt asked if that was a good enough recreational area and Adam said that it was a PUD with different standards when it was originally approved.
- Mr. Evans and the board discussed a pedestrian path that he wanted to do away with.

Mike Evans called for a motion. Ben Hall motioned to approve the requested reinstatement of the extension of preliminary plat for one year pursuant to the planning staff's Findings of Fact

with stipulations: the addition of access to the common area and the removal of the pathway, trail between lots 22, 23, 32 & 33. Doug Cassidy seconded the motion. Ballot vote: Josh Martin - yes, Joanne Bowen - yes, Ben Hall - yes, Doug Cassidy - yes, Matt House - yes, Wade Lewis - yes, Gary Nolley - yes, Joe Lux - yes, Mike Evans - yes. Ballot vote passed 9 - 0.

Miscellaneous: None

Discussion: Adam Rude distributed a document regarding housing numbers that he and Allan had put together and discussion followed.

Adjournment: Doug Cassidy motioned to adjourn and Joe Lux seconded the motion.

Meeting adjourned