

SHELBYVILLE PLAN COMMISSION
SUMMARIZED MEETING MINUTES
June 22, 2020

Mike Evans called the meeting to order, thanking everyone for working within the current format due to COVID-19, using Facebook and other online venues. He also explained how the meeting would be ran due to these changes.

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

Members Absent: None

Approval of Minutes: Joanne Bowen motioned to approve the minutes from the February 23, 2020 meeting and Gary Nolley(?) seconded the motion. Voice vote passed 9 - 0.

Old Business: None

New Business: *PC 2020-01 The Shelby County Probation Building, site development plan.*

Adam Rude read the petition and Chuck Cotterman discussed the petition for a new probation department building. Adam said there is an amendment to the planning staff's report. There were a few outstanding issues with the drainage so the staff is recommending that with the approval, if granted, a condition be added that the drainage be reviewed and approved by the city engineer's office before releasing for construction permits.

Mike Evans asked if anyone would be abstaining from this petition and Adam said yes. (It was not indicated who that might be until the vote was read.) Josh Martin abstained.

- Joanne Bowen said one of her concerns was where the trash bin would be located. She'd been told it would be across the street and she asked where it would be. Mr. Cotterman said right now the plan is to have it taken to the maintenance building to the west.
- Wade Lewis had no questions.
- Doug Cassidy had no questions.
- Matt House indicated that he'd sent an email in March regarding the drainage and asked if there was a sheet in the plans that showed drainage. Mr. Cotterman said that he thought the drainage would be going into the drainage system on Polk Street. Matt said he would like for the engineering office approve the drainage plans because he's not received anything he can approve. Matt said that the road flows east to west and Tompkins Street has flooding issues. He also said there's not an existing storm sewer on Polk Street shown. Matt also asked about handicap accessibility saying that Polk Street is set up rather awkwardly and advised a visible crossing across the street.

- Joe Lux said there's a lot of offices, but few restroom facilities with the chief having a private bathroom. He questioned whether having a private restroom was more necessary than a public restroom. Mr. Cotterman said it was a requirement. Mr. Lux questioned that and Mr. Cotterman said it was a request. Joe asked if there's a disability that makes it a requirement and Mr. Cotterman said, "not visible". Mr. Lux verified that the bathroom facilities meet the requirements of the standard but said he thinks the space could be better used by something else.
- Gary Nolley had no questions.
- Mike Evans had no questions.
- Ben Hall said he had no questions either and Mike said he'd make a note that the member was in "virtual land".

Mike Evans opened it up to public comment from the chambers, on Facebook or online. No one responded so Mr. Evans closed public comment and opened it back up to the board for further questions/comments.

- Joanne Bowen asked if there was parking in front of the building. Mr. Cotterman said there is no parking in front of the building. Joanne asked if there would be signs that indicated that and Mr. Cotterman replied that they could put them there or stripe it. Joanne also followed up on Matt's question regarding the crosswalk and Mr. Cotterman expanded on that.

Adam said that he had a letter of support and an email had come in. Adam said that James Lisher supported the project by a letter. An email from Jeff Phares said that as an elder at First Baptist Church, he was concerned about people using the church's lot. Mike Evans asked Mr. Cotterman if there was a public entrance off the Hendricks Street side of the building and he said it was private, employees only.

Mike Evans called for a motion on the petition. Gary Nolley motioned to approve the site development plan as presented pursuant to the planning staff's report and Finding of Facts with the condition that the drainage be reviewed and approved by the city engineer as well as crosswalk striping from the courthouse to the new building. Doug Cassidy seconded the motion. Ballot vote: Wade Lewis - yes, Joanne Bowen - yes, Josh Martin abstains, Doug Cassidy - yes, Matt House - yes, Gary Nolley - yes, Joe Lux - no, Mike Evans - yes. Voice vote: Ben Hall - yes. Motion carried 7 - 1.

PC 2020-03 J.R. Showers preliminary plat (Commerce Park West)

Adam Rude read the petition and Richard Block and Todd Wallace, representing the petitioner discussed the petition for a new commercial development.

- Gary Nolley had no questions.
- Joe Lux had no questions.

- Matt House asked about drainage and sanitary sewer easements. The answer by Mr. Wallace wasn't clearly audible.
- Doug Cassidy asked if the whole thing would stay commercial and Mr. Block said the area to the south would be commercial. He said there are over 100 acres, so he can't say about future plans.
- Wade Lewis asked about the cross access for the curb cuts, if they would be across from Grandview Drive. Doug Cassidy said yes. Wade then asked about the one on McKay. Adam Rude said that one entrance would line up with the northern piece of Grandview Drive and on the south there are no drives there currently, so it won't line up with anything but it meets the city's setback standards for a drive and that it'll have to go through INDOT permitting as well.
- Josh Martin had no questions.
- Joanne Bowen asked where the sidewalks would be located and Mr. Wallace's answer wasn't clearly audible. Joanne asked if Miller Avenue would have sidewalks and Mr. Wallace and Allan Henderson said yes.
- Mike Evans asked if they would be creating the infrastructure with the road from W. McKay and from Miller or just creating Miller to access lot 1. Mr. Wallace's answer wasn't clearly audible. Mike indicated he couldn't hear the reply. Mr. Wallace then said the infrastructure would be built on the east side of lot 1 and then as the other lots develop, the road pieces would be added into block A. Mike verified that there would be a one way in and a right and left out.
- Ben Hall had no questions.

Mike Evans closed questions from the board and opened it up to public comment.

- Scott Todd(?), with the Hope's Point Baptist Church north of this on Miller Avenue, said their concern is with drainage on the back of that property that comes onto their property.
- Joyce Garrison, owner of the property right next to this property (Duckworth Farms), asked what specifically will be developed there as she had trouble hearing what the petitioners were saying.

Mike Evans asked the petitioners to address the questions from the public.

- Todd Wallace's answers weren't clearly audible. Matt House said they know there's drainage issues out there and the city had asked the petitioner to pay extra attention to the water coming out of the pond. It's pretty good sized and when engineering gets the drainage report, they'll review it to make sure it doesn't increase runoff. Matt's working on the Glessner Ditch currently as well. Richard Block's answers were not clearly audible either.

Adam Rude read the virtual public comment. Someone asked if the first lot planned as a gas station and convenience store and the answer was yes

Mike Evans closed public comment and reopened it to the board.

- Gary Nolley asked where the road would dump onto McKay Road and if it would be built in a later phase. Mr. Block's response was not clearly audible other than to say it would be user driven.

Mike Evans then called for a motion on the petition. Joanne Bowen motioned to approve the preliminary plat as present pursuant to the planning staff's report and Findings of Fact. Joe Lux seconded the motion. Ballot vote: Wade Lewis - yes, Joanne Bowen - yes, Josh Martin - yes, Doug Cassidy - yes, Matt House - yes, Gary Nolley - yes, Joe Lux - yes, Mike Evans - yes. Voice vote: Ben Hall - yes. Motion carries 9 - 0.

PC 2020 - 04 The Solar Standards and Minor UDO Amendments

Adam Rude discussed the petition.

- Joanne Bowen said she wanted to thank planning staff for putting abandoned systems in the amendments.
- Gary Nolley asked if the solar panels that are around now would be grandfathered. They're all residential at this point to his knowledge and Adam said yes, but if they're abandoned, they would have to meet the new requirement.
- Doug Cassidy asked who would make that judgement and Adam said the zoning administrator.

Mike Evans closed the comment time to the board and opened it up to the public.

- Scott Todd asked if churches are part of it. Adam said churches fall under the commercial buildings, so yes.

With no further questions/comments from the public, Mr. Evans closed public comment and reopened it to the board. There being none, Mr. Evans called for a motion. Doug Cassidy motioned to make a favorable recommendation to the City Council of PC 2020-04 and Matt House(?) seconded the motion. Ballot vote: Wade Lewis - yes, Joanne Bowen - yes, Josh Martin - yes, Doug Cassidy - yes, Matt House - yes, Gary Nolley - yes, Joe Lux - yes, Mike Evans - yes. Voice vote: Ben Hall - yes. Motion carries 9 - 0.

Miscellaneous:

Discussion: Adam Rude updated the board on the planning department's activity with a couple of comments from board members. Allan Henderson reminded Adam that Get Go Cafe has decided not to move forward with their project at this time. Casey's is moving forward. Greenleaf is still in the works.

Adjournment: Inaudible motion, Doug Cassidy Seconded. Voice Vote: 9 - 0.

Meeting adjourned.