

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

Mike Evans called the meeting to order.

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

Members Absent: None

Approval of Minutes: None

Old Business: None

New Business: *PC 2020-06 Trotters Chase Rezone*

Adam Rude read the petition and Harold Gibson, the petitioner's representative discussed the petition.

- Joanne Bowen asked what the average price of a condo would be and Mr. Gibson said \$230,000 and up from there to about \$350,000.
- Josh Martin had no questions.
- Doug Cassidy asked if the new condos would be like the ones in New Palestine and Mr. Gibson said with a few changes, but for the most part, yes.
- Matt House said it looks good and had no questions.
- Joe Lux had no questions.
- Wade Lewis had no questions.
- Gary Nolley had no questions.
- Mike Evans asked if the interior build would be done by someone else and was told no. The contractor who builds them will do the entire structure, start to finish.

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

- Denny Harrold said he lives in Trotters Chase and has no objection but the current homeowner's association had been told that the brick would be extended to the roof line in the gables and he wanted to verify that. He also said that they wanted the condos to be uniform in color and closely match what's there currently.
- Mark McNeely said he lives on Saddle Drive across from where the new structures will be built. He's pleased the new buildings will be condos and not apartments.
- (?) made an inaudible comment.

Adam Rude read comments on social media.

- Someone wanted to know if the new properties would look similar to the existing ones and if they would have an impact on the current walking/running paths.

With no further public comment, Mr. Evans then closed public comment and opened it back up to the board for further questions/comments.

- Gary Nolley wanted to clarify the architectural elements and the ponds aren't relevant at this point. This is strictly rezoning tonight. Discussion ensued about covenants and the homeowner's association.
- Joe Lux asked if there were any known drainage issues in Trotter's Chase currently that would be compounded with the new condos. Adam Rude said he's not aware of any and Gary Nolley, who resides there said he's never seen a problem. Matt House said the outlets to Bassett Road have clogged a couple of times. Discussion ensued.
- Wade Lewis asked about the length of time from start to finish and asked if it wasn't completed in a certain time frame, if the zoning would revert back and Adam said no.

With no further questions from the board, Mike Evans called for a motion. Joanne Bowen motioned to forward a favorable recommendation for the rezone petition to the City Council from R1 to RM pursuant to the planning staff's reports and Findings of Fact. Doug Cassidy seconded the motion. Ballot vote: Josh Martin - yes, Joanne Bowen - yes, Ben Hall - yes, Doug Cassidy - yes, Gary Nolley - yes, Wade Lewis - yes, Joe Lux - yes, Matt House - yes. Motion carries 9 - 0.

Miscellaneous: None

Discussion: Adam Rude discussed possible changes to the notification requirements which are currently 600' and gave some examples of projects when notification has been an issue with the 600' requirement. Discussion followed with board members.

Adjournment: (?) motioned to adjourn the meeting and Joe Lux seconded the motion.

Meeting adjourned.