

**SHELBYVILLE PLAN COMMISSION
SUMMARIZED MEETING MINUTES
September 28, 2020**

Mike Evans called the meeting to order.

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

Members Absent: Joe Lux

Approval of Minutes: None

Old Business: None

New Business: *PC 2020-07 McKay Road Lift Station Annexation*

Adam Rude read the petition and discussed it on behalf of the City of Shelbyville.

- Joanne Bowen had no questions.
- Wade Lewis had no questions.
- Gary Nolley had no questions.
- Matt House had no questions.
- Doug Cassidy had no questions.
- Ben Hall had no questions.
- Josh Martin had no questions.
- Perry Richards had no questions.
- Mike Evans had no questions.

Mike Evans closed questions from the board and opened it up to questions from the public. No one from the public commented so Mr. Evans closed public comment and reopened it to the board. Without further questions from the board, Joanne Bowen motioned to forward a favorable recommendation to the City Council for annexation with an AR zoning designation pursuant to the planning staff's report and Findings of Fact. Gary Nolley(?) seconded the motion. Ballot vote: Wade Lewis - yes, Gary Nolley - yes, Perry Richards - yes, Matt House - yes, Doug Cassidy - yes, Ben Hall - yes, Joanne Bowen - yes, Josh Martin - yes, Mike Evans - yes. Motion carries 9 - 0.

PC 2020-08 Zaxby's Preliminary Plat & PC 2020-09 Zaxby's Site Development Plan

Adam Rude read the petitions and Tyler Comstock with American Structure Point discussed the site development plan petition on behalf of the petitioner and Jeff Furlin discussed the preliminary plat..

- Joanne Bowen had no questions.
- Josh Martin had no questions.
- Doug Cassidy said that he's seen the one in Greenwood and questioned whether the lot was deep enough for the proposed building. Tyler Comstock discussed the question and explained why it was deep enough.
- Matt House had no questions.
- Perry Richards had no questions.
- Gary Nolley had no questions.
- Wade Lewis had no questions.
- Mike Evans said he's excited to see this development on this corner to eliminate overflow truck parking.

Mike Evans then closed questions/comments from the board and opened it up to the public. With no questions from the public, Mr. Evans closed public comment and reopened it to the board.

- Joanne Bowen asked a question about the property line between Zaxby's and Waffle House. Tyler Comstock said there would be a shared entrance with access easements. There will also be landscaping.
- Matt House asked if there were any variances and Adam Rude said no, they meet the standards as is.
- Mike Evans asked if they had received the memo regarding dissimilar material for the pedestrian crossings across the parking lot and Tyler Comstock said they'd changed the crosswalk to concrete to meet that standard.

With no further questions from the board, Mike Evans closed questions from the board and called for a motion. Doug Cassidy motioned to approve the preliminary plat as presented pursuant to the staff's report. Joanne Bowen seconded the motion. Ballot vote: Perry Richards - yes, Wade Lewis - yes, Gary Nolley - yes, Matt House - yes, Ben Hall - yes, Josh Martin - yes, Doug Cassidy - yes, Mike Evans - yes, Joanne Bowen - yes. Motion carries 9 - 0.

Mike Evans then called for a motion on Zaxby's site development plan PC 2020-09. Wade Lewis motioned to approve the site development plan as presented with the conditions outlined in the planning staff's report pursuant to that report and the Findings of Fact. Doug Cassidy seconded the motion. Ballot vote: Perry Richards - yes, Wade Lewis - yes, Gary Nolley - yes, Matt House - yes, Doug Cassidy - yes, Josh Martin - yes, Joanne Bowen - yes, Ben Hall - yes, Mike Evans - yes. Motion carries 9 - 0.

PC 2020-10 Duran Property Group, LLC 719 E. St. Rd. 44 Rezone

Adam Rude read the petition and Paul Dillow, part owner, discussed the project.

- Wade Lewis had no questions; said he's looking forward to the improvement.

- Gary Nolley asked if they would display cars inside or outside and Mr. Dillow said they'll pave the front to put cars outside. Gary said he thinks it's a good idea.
- Perry Richards had no questions.
- Matt House had no questions.
- Doug Cassidy had no questions.
- Ben Hall asked if the zoning requested was consistent with the city's overall zoning plan. Adam Rude said there is not. He said that area is a mixture of commercial zones, but there are a number of car dealerships in the area.
- Josh Martin had no questions.
- Joanne Bowen asked if they were planning to rent out the upstairs apartment. Paul Dillow said they'd rent it out. Joanne asked Adam if they could do so and he said yes. Discussion followed pertaining to the residential unit.
- Mike Evans asked about the type of cars that would be sold there and Mr. Dillow said they wouldn't be selling the hot rods there, but a nicer quality auction car.

Mr. Evans closed questions from the board and opened it to the public. No one from the public had a question/comment, so Mike opened it back up to the board. With no further questions from the board, Mike called for a motion. Joanne Bowen motioned to forward a favorable recommendation for the rezone from BG, business general to BH, business highway to the City Council pursuant to the planning staff's report and Findings of Fact. Josh Martin(?) seconded the motion. Ballot vote: Gary Nolley - yes, Wade Lewis - yes, Matt House - yes, Doug Cassidy - yes, Perry Richards - yes, Josh Martin - yes, Joanne Bowen - yes, Ben Hall - yes, Mike Evans - yes. Motion carries 9 - 0.

Miscellaneous: None

Discussion: Adam Rude discussed amending the interested parties definition. Discussion among board members followed.

Discussion regarding COVID-19 and how it affects public meetings.

Discussion of proposed extra-territorial planning jurisdiction.

Discussion of fence standards.

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

Meeting Adjourned.

