

**SHELBYVILLE PLAN COMMISSION**  
**SUMMARIZED MINUTES**  
**January 25, 2021**

Mike Evans called the meeting to order.

**Members Present:** Doug Cassidy, Matt House, Joe Lux, Josh Martin, Gary Nolley, Mike Evans, Joanne Bowen

**Members Absent:** Wade Lewis, Ben Hall

**Election of Officers:** Joe Lux nominated Mike Evans, chairman; Doug Cassidy, vice chairman; Plan Commission Staff, secretary. Gary Nolley seconded the motion and moved to close nominations. Joe Lux seconded the move to close nominations. Voice vote with the ayes unopposed. Motion carried.

**Approval of Minutes:** None

**Old Business:** None

**New Business:** *PC 2020-12 Site Development Plan approval for Speedway, LLC at 3877-3977 N. Michigan Road*

Adam Rude read the petition and Eric Carter discussed the petition on behalf of Speedway, LLC.

- Doug Cassidy had no questions.
- Joe Lux asked Adam Rude if there was anything in the code that would prevent an ice machine, propane tanks, wood, etc. in the front of the building. Adam Rude said they have to make sure there's enough walking path, but we don't have screening for outdoor sales. He'll do some research on it.
- Gary Nolley praised the visual presentation and agreed with Joe that the items that get set out for sale in front of convenience stores detracts from the overall appearance of the building. Mr. Nolley expressed concern about the number of truck parking spaces saying he doesn't see the need for any of them.
- Joanne Bowen seconded Gary's comment about the presentation being well done. Joanne asked about employee parking. Mr. Carter said the 25 parking spaces are for employees as well as customers.
- Josh Martin who would police the 5 truck parking spots. Adam Rude said it's complaint driven and the signage they provide should help. Allan Henderson said limiting the truck parking will help as well.
- Matt House said they did a good job on their water quality and fill plans. Matt asked about the construction schedule and Jennifer High said they were looking at a start date of September, 2021.

- Mike Evans reminded Speedway that there is a 4' passable sidewalk requirement between the outside sales and people who are trying to walk there. Mr. Evans also mentioned the current semi truck traffic in the area and praised their presentation too.

Mr. Evans then closed board comments and opened it to public comment.

There being none, Mr. Evans closed public comment and reopened it to the board members. With no further board comment, Mr. Evans called for a motion on PC 2020-12. Matt House motioned to approve and Joe Lux seconded the motion. Mr. Evans clarified that Mr. House's motion was per the Plan Commission staff's report and Mr. House said yes. Voice roll call vote: Mr. Cassidy - yes, Mr. Lux - yes, Ms. Bowen - yes, Mr. Nolley - yes, Mr. House - yes, Mr. Martin - yes, Mr. Evans - yes. Motion carries.

**Miscellaneous:** None

**Discussion:** None

**Adjournment:**

Meeting adjourned.