

**SHELBYVILLE PLAN COMMISSION
SUMMARIZED MEETING MINUTES
August 23, 2021**

Mike Evans called the meeting to order.

Members Present: Joe Lux, Gary Nolley, John Kuntz, Mike Evans, Wade Lewis, Josh Martin, Ben Hall

Members Absent: Joanne Bowen, Doug Cassidy

Approval of Minutes: Gary Nolley motioned to approve the minutes and Ben Hall seconded the motion. Voice vote passed unanimously.

Old Business: None

New Business: *PC 2021 - 19 Shelbyville Plan Commission on the rezone.*

Mike Evans relayed to those present that some of the property owners in the affected area did not receive notification so this petition cannot be heard. It will now be heard at the regularly scheduled September meeting.

Miscellaneous: None

Discussion: Leslie Bate asked the board about the prior extra territorial jurisdiction petition. Mr. Evans explained to Mrs. Bate that the current petition could not be heard due to notification issues. Further discussion ensued. Mrs. Bate asked why the county members haven't been added to the city plan commission to date. Mr. Evans said that the invitation has been extended but no one has been appointed by the county yet. Mrs. Bate objects to the discussion until the county members have been added and asks that no vote be taken until the county is represented. Mr. Evans asked Adam to have Allan Henderson contact the county commissioners regarding their appointments.

Tim Westerfield, of MI Homes talked to the board regarding a proposed new subdivision on Progress Parkway.

- Gary Nolley mentioned that it looked like the setbacks are our normal setbacks and he likes that. Mr. Westerfield said the lot sizes are a little bit smaller than the ordinance allows. They prefer to have open space.
- Mike Evans asked about phasing and Mr. Westerfield said it would be 3 phases. Mr. Evans asked if it was a mixed use and Mr. Westerfield said it's a PD.
- Joe Lux asked if they had other developments in Shelbyville and Mr. Westerfield said no.

- Gary Nolley asked where a development similar to this is and Mr. Westerfield said Brownsburg. Mike Evans added that he'd seen an MI Homes sign on County Line Road off of I65.
- Mike asked about a cross access easement to utilize a second Progress Parkway access point. Mr. Westerfield said he's working on it. Mike asked about the boundary line between Shelbyville Central Schools and Shelby Eastern Schools. Adam Rude said he thought the boundary lined up with where Progress Road turns west.
- Gary Nolley said they're currently showing one entrance and he thought they needed two. Adam said they are required to have two and it would be discussed at Tech Review.
- Mike Evans asked if there would be a public access to the grassy area and Mr. Westerfield said they would like to have trails.

Virtual Meeting Procedures

Adam Rude updated the plan commission on the state's new virtual meeting law that was adopted earlier in the year and the city's guidelines for those meetings.

Adjournment: Gary Nolley and Wade Lewis motioned to adjourn the meeting and Ben Hall seconded the motion.

Meeting adjourned