

**SHELBYVILLE PLAN COMMISSION
SUMMARIZED MEETING MINUTES
October 25, 2021**

Adam Rude called the meeting to order.

Members Present: Perry Richards, John Kuntz, Joe Lux, Gary Nolley, Josh Martin, Joanne Bowen, Ben Hall

Members Absent:: Wade Lewis, Mike Evans, Doug Cassidy

**Adam Rude explained that according to Section IV of the Plan Commission Rules & Procedures, when the president and vice president are absent, the secretary presides over the meeting.

Election of Presiding Officer: Gary Nolley volunteered himself so Adam Rude entertained a motion to elect Mr. Nolley as this meeting's presiding officer. Joe Lux made the motion and Josh Martin seconded the motion. Voice vote carried 7 - 0.

Approval of Minutes: Gary Nolley asked for a motion to approve the minutes from September 27 & 28, 2021. Joanne Bowen motioned to approve those minutes and Ben Hall(?) seconded the motion. Voice vote carried 8 - 0.

Old Business: None

New Business: *PC 2021-21 Tom Hession TIF*

Adam Rude discussed the establishment of the TIF for the Tom Hession drive area and said that city attorney, Jenny Meltzer was present for any questions on behalf of the Redevelopment Commission.

- Ben Hall had no questions.
- John Kuntz had no questions.
- Joe Lux asked if there was currently a plan for any captured taxes from the TIF. Adam Rude said that Phase II & III of Tom Hession Drive with water main, electric extensions and other utilities would need to be installed including road widening.
- Josh Martin asked if this was the same process the city went through when they started Tom Hession Drive and Adam said no. Mr. Rude said he wasn't sure how Phase I was funded, but it wasn't funded through tax money. Discussion followed regarding possible funding.
- Perry Richards had no questions.
- Joanne Bowen had no questions.

- Gary Nolley asked a question about the consolidating of the existing TIFs. Jenny Meltzer explained that existing TIFs had been consolidated but this one is separate because the Redevelopment Commission doesn't want it to be connected to the other TIFs due to pass throughs. Discussion followed regarding the timeline. Gary asked a question about the county's tax abatement and Mrs. Meltzer said it applied to the city as well. The same goes for when the city does a tax abatement. It applies to the county as well. More discussion ensued regarding tax abatement and how it affects a TIF.

Gary Nolley called for a motion. Joe Lux motioned to approve Resolution 21-03 and Joanne Bowen seconded the motion. Ballot vote: Ben Hall - yes, Joanne Bowen - yes, Josh Martin - yes, Gary Nolley - yes, Perry Richards - yes, John Kuntz - yes, Joe Lux - yes. Motion carries 7 - 0.

Extra Territorial Jurisdiction III

Adam Rude discussed the next part of the City's Extra Territorial Jurisdiction, III, explaining that it picks up just southwest of Section II. On the north end, it's bound by 200N, Walser Road, through Mausoleum and ends on Boggstown Road. Then east over to the industrial park. Adam explained that the whole area is proposed IG, general industrial. There is a handful of homestead-like parcels that will remain an ag rural residential district.

- John Kuntz asked about the single family homes on Mausoleum Road and Adam said that they would be AR, agri-residential.

Adam went on to discuss the wedge north of the railroad and south of Mausoleum Road on both sides of Michigan Road. The comp plan shows the intersection of Michigan Road and North Riley Highway as commercial. As you head north on N. Riley Highway, Isabelle Farms, is residential and then on Michigan Road, it's shown as a mixture of general industrial and high-tech light industrial but all coming together in this area. Adam then went through, parcel by parcel, to highlight the zoning of each parcel, a mix of residential, commercial and industrial.

- Joanne Bowen asked who's taking care of drainage now. Adam said it sheet drains currently. After it's developed out, it'll meet the city's standards by retaining their water on site. Adam said that sites that currently have a flooding problem, not caused by Isabelle Farms land, will not be resolved. If those sites redevelop, they'll have to meet the city's current standards, retaining their water.

Adam went through the parcels from north to south and discussion ensued regarding suggested zoning classifications and related issues.

Miscellaneous: None

Discussion: None

Adjournment: Inaudible motion and second to adjourn the meeting.

Meeting adjourned