

**SHELBYVILLE PLAN COMMISSION
SUMMARIZED MEETING MINUTES
November 22, 2021**

Mike Evans called the meeting to order and congratulated Josh Martin for being recognized as the State of Indiana Community Corrections Director of the Year.

Members Present: Joanne Bowen, Josh Martin, Doug Cassidy, Mike Evans, Wade Lewis, Gary Nolley, Joe Lux, John Kuntz

Members Absent: Ben Hall

Approval of Minutes: Gary Nolley motioned to approve the minutes as presented and Doug Cassidy seconded the motion. Voice vote approved 8 - 0.

Old Business: None

New Business: *PC 2021-26 Rezone of 32 E. Broadway Street*

Adam Rude read the petition and Curt Johnson, petitioner's representative discussed the petition stating that the petitioner's are requesting to rezone this parcel from BG, business general to BC, business central in order to use the upstairs for an apartment to stay in when they come to Shelbyville and as an Air Bnb.

- Joanne Bowen had no questions but expressed appreciation for the use of the structure.
- Josh Martin had no questions.
- Doug Cassidy had no questions.
- Wade Lewis had no questions.
- Gary Nolley had no questions.
- Joe Lux had no questions.
- John Kuntz had no questions.
- Mike Evans had no questions.

Mr. Evans closed questions from the board and opened it up to the public for comments/questions. With no one responding, Mike closed public comment and reopened questions from the board. Doug Cassidy motioned to forward a favorable recommendation to the City Council to rezone 32 E. Broadway from BG to BC. Gary Nolley seconded the motion. Ballot vote: Wade Lewis - yes, Gary Nolley - yes, John Kuntz - yes, Joe Lux - yes, Ms. Bowen - yes, Josh Martin - yes, Doug Cassidy - yes, Mike Evans - yes. Motion carries 8 - 0.

PC 2021-29 Rezone of 533 & 535 E. Hendricks Street

Adam Rude read the petition and Curt Johnson, the petitioner's representative discussed the petition to rezone the subject property from IL, light industrial to BG, business general. Mr. Johnson explained that the western part of the parcel has been used as a mechanic's shop and the eastern part is currently being rented out for mini barn sales. Mr. Esters, the owner would like to retire and sell his mechanic shop but retain the mini barn sales that is not allowed due to setback requirements under the IL zoning. Under the BG zoning, it would be allowed.

- John Kuntz had no questions.
- Joe Lux had no questions.
- Gary Nolley asked how they've been able to sell mini barns so far and Adam Rude said that it's been grandfathered. Mr. Johnson said that up to this point, it's one parcel but if the zoning change is granted, the parcel will be split into two parcels.
- Wade Lewis had no questions.
- Doug Cassidy had no questions.
- Josh Martin had no questions.
- Joanne Bowen had no questions.
- Mike Evans had no questions.

Mr. Evans closed board comments and opened it up to public comment. With no one responding, Mike closed public comment and reopened it to the board for comments/questions or a motion. Joanne Bowen motioned to forward a favorable recommendation to rezone the property from IL to BG to the City Council and Joe Lux seconded the motion. Ballot vote: Wade Lewis - yes, Gary Nolley - yes, John Kuntz - yes, Joe Lux - yes, Ms. Bowen - yes, Josh Martin - yes, Doug Cassidy - yes, Mike Evans - yes. Motion carries 8 - 0.

PC 2021-17 Davis Building Group, LLC Planned Unit Development Detail Plan

Adam Rude read the petition and Paul Carroll, the petitioner's representative discussed the petition. Bruce Fagan was also present as well as the owners of the property, Tammy and Martin Zinser. Mr. Carroll asked if the preliminary plat and the detail plan would be handled together or separate. Mr. Evans said they could be heard together and asked Mr. Rude to read the other petition as well.

Adam Rude read another petition related to PC 2021-17 (number not given).

Mr. Carroll discussed the petitions and updated the board on their drainage discussions with the Shelbyville Central Schools board.

- Joanne Bowen asked a question relating to the pond and Mr. Carroll said they were doing everything they can to keep the geese from this site.
- Josh Martin had no questions.
- Doug Cassidy asked if pictures were available of the homes to be built and Mr. Carroll said they've submitted a few.

- Gary Nolley asked how wide (?) would be and Mr. Fagan asked John Kuntz for his input. John's answer and the ensuing discussion was inaudible. Mr. Carroll said the "no parking" signs on the water side of the street would be maintained for emergency services.
- Joe Lux asked if they were concerned about the property to the east (the trailer park) and Mr. Carroll replied that their sales team has researched the area thoroughly and there may be options with a shadow box fence. Mr. Lux asked about common areas as well. Mr. Carroll referred to the playground area. Mr. Lux asked if there would be signage and Mr. Fagan said they have budgeted for a monument sign at each of the entry ways.
- John Kuntz had no questions.
- Mike Evans asked if the trees would still fit between the sidewalk and the curb and Mr. Carroll said they don't anticipate any challenges with that. Mike asked about street names saying that since one of their streets lines up with the existing Spruce Street, if the street in their subdivision would be Spruce as well. Discussion ensued with no definitive answer.

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

- Anna Tungate asked if there was a traffic study done on Amos Road and if so, what were the findings.
- Winnie Soviar asked if some of the homes would be rentals vs. private homes. She mentioned that this had been discussed with other subdivision and asked if those discussions had progressed.

With no further public comment, Mr. Evans closed public comment and opened it back up to the board.

- Mr. Rude said a traffic study has been done all along Amos Road and found what improvements would be needed to maintain the level of service that exists now. The excel/decel lanes that are proposed for this development are a recommendation from that traffic study. The city will be doing some other improvements on that corridor as well. Discussion ensued with input from city engineer, John Kuntz. Adam offered to share the results of the traffic study with the plan commission.
- Mr. Carroll said that in regard to rentals, he's not sure what the legality is for the city to prohibit rentals but with the cost of materials and development making the cost of the homes, around \$240,000, he thinks it's a bad idea to prohibit rentals.

With no further questions from the board, Mr. Evans called for a motion on PC 2021-17 Davis Building Group, LLC Planned Unit Development Detail Plan. Clarification on the case was made by Mr. Rude and Wade Lewis motioned to approve the detail plan with the condition that Section 5.74 & 5.76 be added. Doug Cassidy seconded the motion. Ballot vote: Wade Lewis - yes, John Kuntz - yes, Joe Lux - yes, Mike Evans - yes, Josh Martin - yes, Joanne Bowen - yes, Doug Cassidy - yes, Gary Nolley - no. Motion carries 7 - 1.

Mr. Evans called for a motion on PC 2021-22 Davis Homes Building Group, LLC Preliminary Plat. Wade Lewis motioned to approve the plat with the conditions to increase the width of the street from 26' to 28' and that the easement issue with the school be resolved. Doug Cassidy seconded the motion. Ballot vote: Wade Lewis - yes, John Kuntz - yes, Joe Lux - yes, Mike Evans - yes, Josh Martin - yes, Joanne Bowen - yes, Doug Cassidy - yes, Gary Nolley - no. Motion carries 7 - 1.

Miscellaneous: None

Discussion: Territorial Jurisdiction Area 3 will be moved to the December meeting. Due to the holiday schedule, the regularly scheduled December meeting will take place on Wednesday, December 15, 2021 at the regular time rather than Monday, December 27th.

Adam Rude reminded the board that there will be a joint PC/BZA meeting in January with lots of upcoming things to discuss as well as go over the past year's petitions.

Adjournment: Wade Lewis motioned to adjourn the meeting and Doug Cassidy seconded the motion.

Meeting adjourned