

**SHELBYVILLE PLAN COMMISSION
SUMMARIZED MEETING MINUTES
December 15, 2021**

Mike Evans called the meeting to order at 7:00 PM.

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

Members Absent: Josh Martin, Winnie Soviar

Staff Present: Allan Henderson, Adam Rude

Approval of Minutes: Joanne Bowen motioned to approve the minutes and Gary Nolley seconded the motion. Motion carried by oral vote 8 - 0.

Old Business: None

New Business: *PC 2021-24 MI Homes of Indiana PUD Detail PPlan*

Adam Rude read the petition and Brian Tuehy(?) discussed the petition.

- Joanne Bowen asked about a playground and Tim Westerfield, of MI Homes discussed the areas where playgrounds/pickleball court will be.
- Ben Hall had no questions.
- Doug Cassidy had no questions.
- Gary Nolley said that in the pre-meeting Summerfield's plantings were discussed in relation to this development and Mr. Westerfield said they can match it. Gary asked if they would have a monument sign and Mr. Westerfield said yes. Mr. Tuehy said they'd have brick on both sides of the entrance with lighting and landscaping.
- Joe Lux had no questions.
- Wade Lewis had no questions.
- John Kuntz had no questions.
- Mike Evans asked for clarification on the landscape plantings in the swale. Mr. Westerfield said it wouldn't be a problem. Adam Rude said it would be about another 20' out from where it's shown now. Mr. Westerfield asked if that would count with their planting and Mr. Rude said yes.

Mr. Evans closed questions from the board and opened it up to public comment. No one came forward so Mike closed the meeting to attendees and asked Mr. Rude to acknowledge into the record a previously received email regarding this petition.

- Adam Rude read the email from Madeline (?), owner of J & B Fischer Family Farms in opposition to this project into the record.

- Mike Evans told Adam to forward a copy of the email to Jack Horner at the hospital. He added that Progress Parkway was designed with development in mind.

Mr. Evans closed public comment and reopened comment to the board.

- Joe Lux asked if he remembered correctly that some of the amenities mentioned in the emailed comment are more likely to be available with more residential development. Adam Rude said that is correct.
- Gary Nolley added that every new development goes through Tech Review to make sure that infrastructure and safety are taken into consideration. Discussion followed on infrastructure.
- Joe Lux asked when they planned to get started. Mr. Westerfield said next spring they would get started with infrastructure and dirt work, then proceed with homes in July/August, 2023. More discussion followed.

Mike Evans called for a motion on PC 2021-24. Doug Cassidy motioned to give a favorable recommendation on the detail plan and Joe Lux seconded the motion. Ballot vote: Ben Hall - yes, Joanne Bowen - yes, Doug Cassidy - yes, Wade Lewis - yes, John Kuntz - yes, Joe Lux - yes, Mike Evans - yes, Gary Nolley - yes. Motion carries 8 - 0.

PC 2021-22 MI Homes Preliminary Plat

Brian Tuehy discussed the plat of the proposed PUD.

- John Kuntz had no questions.
- Wade Lewis had no questions.
- Joe Lux had no questions.
- Gary Nolley had no questions.
- Doug Cassidy asked if the homes would be built on crawl spaces or slabs and Mr. Tuehy said they'd be built on slabs. Doug asked about basements and Mr. Tuehy said they'd entertain that as long as the lot allowed it.
- Ben Hall had no questions.
- Joanne Bowen asked if the cost of the home included the lot. Mr. Tuehy said yes.
- Mike Evans asked that the developer inform the proposed residents that stub roads are just that and may eventually build out.

Mike Evans closed questions to the board and opened it to public comment. With no public in attendance, Mr. Evans closed public comment and reopened the meeting to board members for further comments/questions.

Gary Nolley motioned to approve the preliminary plat in accordance with the staff report and Findings of Facts. Inaudible second. Ballot vote: Wade Lewis - yes, John Kuntz - yes, Joe Lux - yes, Joanne Bowen - yes, Ben Hall - yes, Doug Cassidy - yes, Gary Nolley - yes, Mike Evans - yes. Motion carries 8 - 0.

PC 2021-27 Trinity Alloys Preliminary Plat

Adam Rude read the petition and Mike Thompson, Hamilton Designs discussed the petition.

- Joanne Bowen had no questions.
- Doug Cassidy had no questions.
- Gary Nolley asked why the need for 2 parcels and Mr. Thompson explained that they wanted plenty of room to expand, even with the extra lot they might sell.
- Joe Lux asked what the reason to locate in Shelbyville is. Mr. Thompson said the developer has local ties, there was plenty of ground available and Shelbyville has been easy to work with. Mr. Lux asked if the current facilities in Indianapolis are limited. Mr. Thompson said he did not know the answer to that. Mike Evans said that when the owner was down a few years ago, he commented that he was landlocked in one of his properties. Adam Rude said that was correct. All three buildings currently owned are landlocked and they're in industrial areas that are starting to transition away from industrial.
- Wade Lewis had no questions.
- Ben Hall had no questions.
- Mr. Thompson said that Doug Cassidy had asked at the BZA meeting about passenger vehicles and he had verified that there would be no more than 15 at a time.
- Mike Evans had no questions.

Mr. Evans then closed board comment and opened it to the public for comments/questions. With no one approaching the podium, Mr. Evans closed public comment and reopened it to questions from the board or a motion.

Joanne Bowen motioned to approve the preliminary plat pursuant to the staff report and Findings of Fact. Ben Hall(?) seconded the motion. Ballot vote: Joanne Bowen - yes, Ben Hall - yes, Doug Cassidy - yes, Wade Lewis - yes, Mike Evans - yes, Joe Lux - yes, Gary Nolley - yes and John Kuntz - yes. Motion carries 8 - 0.

PC 2021-28 Trinity Alloys Site Development Plan

Wade Lewis motioned to approve the Site Development Plan as presented and pursuant to the planning staff's report and Findings of Fact. Doug Cassidy seconded the motion. Ballot vote: Wade Lewis - yes, John Kuntz - yes, Joe Lux - yes, Joanne Bowen - yes, Ben Hall - yes, Doug Cassidy - yes, Mike Evans - yes, Gary Nolley - yes. Motion carries 8 - 0.

PC 2021-30 Gilman Hardware Site Development Plan

No one was present to discuss the petition, so Mike Evans called for a motion to continue the petition. Doug Cassidy motioned to continue and Ben Hall(?) seconded the motion. Voice vote carried 8 - 0.

PC 2021-20 Lee Boulevard Rezone

Adam Rude read the petition and Michael (?), the petitioner's representative, discussed the petition to rezone from BH, business highway to RM, multi-family residential.

- John Kuntz asked what kind of project is proposed. Michael (?) said a multi-family apartment complex is proposed. Mr. Kuntz asked an inaudible question and Michael replied that (?) sits down in a flood plain and is not part of the proposal.
- Wade Lewis had no questions.
- Joe Lux's comment was inaudible.
- Gary Nolley asked how many apartments would be in a building and Adam Rude said there would be 8 in a building. Michael said Tony Nicholson was working with them on the number of units they can fit here. Right now, they're designing buildings that have 12 units. They'll be 3 story buildings with 4 units per floor. Currently, it's designed as 2 bedroom, 1 bath units on one side of each floor and 1 bedroom/1 bath units. Each building of 12 units will be (6) 2 bedroom and (6) 1 bedroom. The ratio might change depending on the results of the market study they've ordered. Gary asked if there would be 120 apartments and Michael said up to that amount but it may change based on the market study. Gary asked if the apartments would be market rate and Michael said they hope so. There will be no Section 8 but may be a low income housing tax credit program. Mr. Nolley commented that he's concerned about the volume of traffic.
- Doug Cassidy had no questions.
- Joanne Bowen said that 3 out of the 5 questions the applicant was to fill out were left blank. Discussion ensued regarding the paperwork with Mr. Rude explaining the process.
- Mike Evans had no questions.

Mr. Evans closed questions to the board and opened it up to the public for comments/questions. With no one stepping forward, Mr. Evans closed public comment and reopened it to the board.

With no further questions from the board, Mr. Evans called for a motion. Discussion followed with board members asking questions of the staff. Ben Hall motioned to send a favorable recommendation for the rezone to the Common Council pursuant to the planning staff's report and Findings of Fact. Wade Lewis(?) seconded the motion. Ballot vote: Joanne Bowen - yes, Ben Hall - yes, Doug Cassidy - yes, John Kuntz - yes, Wade Lewis - yes, Joe Lux - no, Gary Nolley - yes, Mike Evans - yes. Motion carried 7 - 1.

Miscellaneous:

Discussion: *ETJ Area Number 3*

Mr. Rude said there was nothing to talk about right now.

Annual Meeting

Mr. Rude said the annual joint meeting of the Board of Zoning Appeals and the Plan Commission will be at 5:00 p.m. the day of the regular plan commission meeting, January 24th. Adam said the petitioner slated for that meeting may ask the board to move the date of the meeting and he'll let the board know of any change.

Adjournment: No audible motion or second.

Meeting adjourned