

**SHELBYVILLE PLAN COMMISSION
SUMMARIZED MEETING MINUTES
February 27, 2023**

Mike Evans called the meeting to order.

Members Present: Joanne Bowen, Jeremy Ruble, Scarlet Tinsley-Price, Ben Hall, Doug Cassidy, Mike Evans, Gary Nolley, Wade Lewis, John Kuntz

Members Absent: Joe Lux, Winnie Soviar

Staff Present: Adam Rude, Allan Henderson

Student Guests Present: Caleb Evans(?), Sam Button, Tyler Moore(?), Owen Meltzer, Alea(?) Lewis, Daniel (?), Aiden Grenados(?)

Election of Officers: Gary Nolley motioned to accept the current officers, Mike Evans as chair and Doug Cassidy as vice chair and the planning staff. Joanne Bowen seconded the motion. Mr. Evans called for other nominations and Gary Nolley motioned to close nominations. Mr. Evans closed nominations and called for a voice vote. Motion passed 9 - 0.

Approval of Minutes: Joanne Bowen motioned to approve the minutes with the correction to add Ben Hall to members absent. Doug Cassidy seconded the motion. Motion passed with a voice vote 9 - 0.

Old Business: None

New Business: *PC 2023-1 Genesis Property Group 1501 S. Harrison Street rezone to BG business general*

Adam Rude read the petition and Tom Davis and Bill Poland with Genesis Property Group discussed their plans to rezone the property from R1 single family residential to BG business general for office space with a separate building for storage.

- Joanne Bowen had no questions.
- Jeremy Ruble had no questions.
- Scarlet Tinsley-Price had no questions.
- Ben Hall asked if the offices were for Genesis and Tom Davis said yes.
- Doug Cassidy asked about parking and Mr. Davis said that on a daily basis, there would be 3 - 4 cars there.
- Gary Nolley asked whether the parking had to be other than gravel and Adam Rude said it's legal non-conforming but they can't expand the existing gravel. Any changes would require concrete. Mr. Davis said they plan to pave it eventually.

- Wade Lewis had no questions.
- John Kuntz had no questions.
- Mike Evans asked about the additional storage building and he verified that there won't be any outside storage. Mr. Poland said that's correct. They rent a storage unit. Nothing will be stored outside. Mr. Evans asked a question about future businesses that could come in and Mr. Rude said that business general would allow auto-oriented small and medium scale businesses which would allow fuel sales. Mr. Rude said that if it's a concern, a stipulation could be added to the motion. Further discussion followed.

Mr. Evans closed questions from the board and opened it to the public.

- Sharon Reese(?) said that she has a rental property on McKinley Street and she didn't hear what they plan to do with the property. Mr. Evans said they plan to renovate the building that's there and make it into office space with a maximum of 3-4 cars parked in the gravel lot and no more than 5 people at a time in the building. Ms. Reese asked what type of office and Mr. Evans said that he'd have the petitioner explain.

With no further public comment, Mr. Evans closed public comment and asked the petitioners to return and address Ms. Reese's question.

- Bill Poland said that Genesis Property Development is a construction management company doing large projects around the midwest so they have very little activity here. It is planned to be a corporate headquarters to do their daily business. It's not high traffic at all. Further discussion followed.

With no further questions from the board, Mr. Evans called for a motion. Doug Cassidy motioned for a positive recommendation to the City Council to rezone from single family residential to business general. Gary Nolley seconded the motion. Ballot vote: Ben Hall - yes, Jeremy Ruble - yes, Joanne Bowen - yes, Scarlet Tinsley-Price - yes, Doug Cassidy - yes, John Kuntz - yes, Wade Lewis - yes, Gary Nolley - yes, Mike Evans - yes. Motion carries 9 - 0.

Ben Hall asked how a parcel is taxed commercially for years but zoned residential. Adam Rude explained that taxation is based on use and not zoning unless it's appealed. Discussion followed.

Miscellaneous: None

Discussion: *Extra Territorial Jurisdiction (ETJ), Area III*

Adam Rude went over a slide presentation the staff had prepared. ETJ, Area III is Michigan Road from Walser Road to N. Riley Highway and Boggstown Road to 200W. Adam explained that tonight is discussion and next month will be voting on the rezone of Area III and then discussing ETJ, Area IV. He'll follow this process until all areas have been discussed and rezoned. Discussion between planning staff and board members ensued.

Plat Committee

Adam Rude explained that the Plat Committee would be a 3 member body that handles minor subdivisions, 3 lot subdivisions at most, no new infrastructure. They would be handled administratively. The appointments would be made yearly. Joanne Bowen motioned to accept configuration 1 with Adam as chair, John Kuntz as engineer, Derrick Byers as MS4 director as the new plat committee members. Gary Nolley seconded the motion. Voice vote passed 9 - 0.

Adjournment: Doug Cassidy motioned to adjourn the meeting. No audible second. Voice vote 9 - 0.

Meeting adjourned