

**SHELBYVILLE PLAN COMMISSION
SUMMARIZED MEETING MINUTES
April 24, 2023**

Mike Evans called the meeting to order.

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

Members Absent: Joe Lux

Staff Present: Adam Rude

Approval of Minutes: Mr. Evans said the minutes did not make publication on the website nor were they in the members' packets so they'll be postponed until the next scheduled meeting.

Old Business: *PC 2023-5 Shelbyville Storage site development plan -*

The petitioner asked to be continued to the May meeting as they are not ready for tonight's meeting.

New Business: *PC 2023-7 331 & 335 S. Miller Street rezone*

Adam Rude read the petition and Frankie Sundvall, the petitioner explained that he'd like to have the property rezoned to R2 from R1.

- Joanne Bowen had no comments.
- Scarlett Tinsely-Price had no questions.
- Jeremy Ruble had no questions.
- Ben Hall had no questions.
- Doug Cassidy had no questions.
- Wade Lewis had no questions.
- Gary Nolley had no questions.
- John Kuntz had no questions.
- Mike Evans had no questions but commented that it's always been a duplex.
- Winnie Soviar had no questions.

Mr. Evans closed questions from the board and opened it up to the public. No one spoke so Mr. Evans closed public comment and opened it back up to the board for a motion. Ben Hall motioned to forward a favorable recommendation to the City Council for a rezone from R1 single family residential to R2 two family residential pursuant to the planning staff's report and the Findings of Fact. Doug Cassidy seconded the motion. Voice vote: Joanne Bowen - aye, Scarlett Tinsley-Price - aye, Jeremy Ruble - aye, Ben Hall - aye, Doug Cassidy - aye, Mike

Evans - aye, Wade Lewis - aye, Gary Nolley - aye, John Kuntz - aye, Winnie Soviar - aye.
Motion carries 10 - 0.

PC 2023-08 Marketplace Development preliminary plat

Adam Rude read the petition and Eric (?) spoke on behalf of the petitioner regarding the project.

- John Kuntz said the whole area is supposed to drain towards the retention pond. The drainage report references it but the pond in that report was much larger. That's the drainage issue we're working towards. The drainage report needs to show that what is there is big enough to handle what's being developed. Mr. Kuntz also mentioned the pond parcel and how to get a sidewalk to connect in relation to the pond. Discussion followed about that.
- Gary Nolley had no questions.
- Wade Lewis had no questions.
- Doug Cassidy had no questions.
- Ben Hall had no questions.
- Jeremy Ruble had no questions.
- Scarlett Tinsley-Price had no questions.
- Joanne Bowen asked where the entrance was for Block B(?). Eric (?) said no site plan has been done for that lot yet. Discussion followed clarifying that D(?) is interior to the interior loop. Mrs. Bowen asked if Block B would be off of Progress Parkway. Eric said that Block B has the two existing entrances on Progress and at this time, the client does not want access between Block B and E. Discussion followed.
- Mike Evans discussed the walking situation from the hotel to the food areas and the plan for a pedestrian access along those lots in the plan currently. Eric said that would be discussed when somebody files plans for Block E in the future. Eric said that his client wishes when Block D comes in for development plan that they build the sidewalk at that time. Discussion followed.
- Winnie Soviar had no questions.

Mr. Evans closed board questions and opened it up to the public for comments/questions. With no response, Mike closed public comment and reopened to the board for a motion. Doug Cassidy motioned to approve the preliminary plat as present pursuant to the planning staff and Ben Hall seconded the motion. Voice vote: Joanne Bowen - aye, Scarlett Tinsley-Price - aye, Jeremy Ruble - aye, Ben Hall - aye, Doug Cassidy - aye, John Kuntz - aye, Wade Lewis - aye, Gary Nolley - aye, Winnie Soviar - aye, Mike Evans - aye. Motion carries 10 - 0.

PC 2023-09 Marketplace Development, Marriott Hotel Site Development Plan

Adam Rude read the petition and Eric Carter(?) discussed the petition

- Winnie Soviar had no questions.

- Joanne Bowen asked what amenities the hotel had and Mr. Carter said the typical town suite Marriott Fairfield. Mrs. Bowen asked if there was gym and Mr. Carter said he thought it had a gym and an inside pool.
- Scarlett Tinsley-Price had no questions.
- Jeremy Ruble had no questions.
- Ben Hall asked about the BZA approvals and Adam Rude explained their BZA petition. Mr. Hall verified that they will have EV charging stations. Mr. Carter said there will be 6 of them.
- Doug Cassidy verified that the pool was inside.
- Wade Lewis asked if Mr. Carter was okay with the recommendation to revise the drainage plan and he said yes.
- Gary Nolley made a point about connecting to the retail for pedestrians.
- John Kuntz said the comments regarding drainage needed to be added to a motion.
- Mike Evans had no questions.

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

No one from the public spoke, so Mr. Evans closed public comment and reopened it to the board for questions.

- Ben Hall asked a question about the wording of a motion and the conditions. Discussion ensued.

Wade Lewis motioned to approve the site development plan as presented subject to the proposed conditions: 1. The petitioner must provide revised drainage plans in accordance with the comments from the city's engineer's office. 2. The city engineer's office must approve a final drainage plan and report that complies with all city standards prior to the issuance of any permits pursuant to the planning staff's report and Findings of Fact. John Kuntz seconded the motion. Voice vote: Joanne Bowen - aye, Scarlett Tinsley-Price - aye, Jeremy Ruble - aye, Ben Hall - aye, Doug Cassidy - aye, Mike Evans - aye, Wade Lewis - aye, Gary Nolley - aye, John Kuntz - aye, Winnie Soviar - aye. Motion passes 10 - 0.

PC 2023-10 Marketplace Development, Retail Site Development Plan

Adam Rude read the petition and Eric Clark discussed the petition.

- John Kuntz said to add the conditions regarding the drainage to any motion.
- Gary Nolley asked a question about the handicap parking. Discussion ensued.
- Wade Lewis had no questions.
- Doug Cassidy asked about lighting, wanting to make sure that the lighting points downward due to the apartments in the area.
- Ben Hall asked if there were any potential tenants at this point and Mr. Carter said he had no knowledge of it.

- Jeremy Ruble commented that there needs to be a sidewalk for the pedestrians from the hotel. Joanne Bowen agreed.
- Scarlett Tinsley-Price asked what types of end users this developer typically puts in their spaces. Mr. Carter said he doesn't know what will be proposed there.
- Joanne Bowen asked if there was enough room in the back for semis to bring deliveries and then exit where the parking is. Mr. Carter said they're proposing box trucks not semis for deliveries.
- Mike Evans discussed the size of the tenant spaces.

Mr. Evans closed questions from the board and opened it up to the public. Dave Hunt said that he'd like to thank the Plan Commission for their support of this project. He mentioned a new cable junction box in the current sidewalk and said he was concerned that the city is not taking more responsibility in looking at those utility locations since this is happening in the city's right of way. He said he's been working with Mr. Carter and Mr. Kuntz to deal with the retention issues.

- Gary Nolley asked if the hospital still owned the lot they have a sign on and Dave Hunt said the hospital still owns it as well as Kroger still owns their lot.

Mr. Evans closed public comment and reopened comments from the board. With no further board comment, Mr. Evans closed comment and called for a motion. Ben Hall motioned to approved the site development plan as presented subject to the proposed conditions pursuant to the planning staff's report and Finding of Fact. Scarlet Tinsley-Price seconded the motion. Joanne Bowen pointed out that the drainage stipulations weren't in the motion. Ben Hall then added those conditions and Ms. Tinsley-Price seconded the motion again. Voice Vote: Joanne Bowen - aye, Scarlet Tinsley-Price - aye, Jeremy Ruble - aye, Ben Hall - aye, Doug Cassidy - aye, Wade Lewis - aye, Mike Evans - aye, Gary Nolley - aye, John Kuntz - aye, Winnie Soviar - aye. Motion carries 10 - 0.

PC 2023-11 Extra Territorial Jurisdiction, Area IV for the Shelbyville Zoning map will be continued to the May Plan Commission meeting since the public notices did not all go out.

Miscellaneous:

Discussion: *Extra Territorial Jurisdiction, Area V*

Adam Rude gave the planning staff's presentation for Area V saying the dividing line is Michigan Road and extends south along Progress Parkway. The board then discussed it.

Mike Evans asked for a short report on the planning training held at Intelliplex and Adam discussed the topics of training. Ms. Tinsley-Price said she thought it was informative and she enjoyed it. Mr. Ruble thought it was informative. Joanne Bowen thought it was interesting that accessory structures in Indiana need more discussion. Discussion followed.

Adjournment: Inaudible motion and second.

Meeting adjourned.