

**SHELBYVILLE PLAN COMMISSION
SUMMARIZED MEETING MINUTES
May 22, 2023**

Mike Evans called the meeting to order.

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

Members Absent: Scarlet Tinsley-Price

Staff Present: Adam Rude, Hannah Jones

Approval of Minutes: Wade Lewis motioned to approve the March, 2023 minutes and Joanne Bowen seconded the motion. Voice vote 10 - 0. Motion carried.

Winnie Soviar motioned to approve the April, 2023 minutes and Joe Lux seconded the motion. Voice vote 10 - 0. Motion carried.

Old Business: *PC 2023-5 Shelbyville Storage 1706 McCall Drive Site Development Plan*

Adam Rude read the petition and Tony Nicholson, Space and Sites discussed the petition.

- Joanne Bowen asked for clarification on the number of storage units. Tony Nicholson said it's 150 units.
- Jeremy Ruble had no questions.
- Ben Hall had no questions.
- Winnie Soviar had no questions.
- Doug Cassidy asked if any of the storage units would be climate controlled. Mr. Nicholson said possibly the last unit or two would be depending on how the first three go.
- Wade Lewis asked if the petitioner was familiar and okay with the three conditions and Mr. Nicholson said he hasn't seen them. Mr. Lewis listed them as a final drainage plan, a landscape plan and then no recreational vehicles or trailers. Mr. Nicholson said they had made it grass instead of stone for that reason.
- Gary Nolley had no questions.
- Joe Lux had no questions.
- John Kuntz said that Mr. Nicholson had sent him an updated grading(?) plan this afternoon and there was a minor thing on it that needs to be fixed and other than that, it looked good.
- Mike Evans clarified the timeline of construction. Mr. Nicholson said they'll complete 2 units at first starting on the north side.

Mr. Evans closed questions from the board and opened it up to the public, explaining that there's a 3 minute time limit for public comment. With no one from the public making a comment, Mr. Evans closed public comment and reopened it to the board.

Doug Cassidy motioned to approve the site development plan presented with the three conditions and Wade Lewis seconded the motion. Ballot vote: Winnie Soviar - yes, Ben Hall - yes, Jeremy Ruble - yes, Joanne Bowen - yes, Doug Cassidy - yes, Wade Lewis - yes, Gary Nolley - yes, John Kuntz - yes, Joe Lux - yes, Mike Evans - yes. Motion passes 10 - 0.

PC 2023-11 Extra Territorial Jurisdiction, Area 4 Shelbyville Plan Commission Zoning Map Amendment

Mr. Evans began explaining the purpose of the Extra Territorial Jurisdiction and then Adam Rude discussed the petition.

- Joe Lux asked what the "green PK" is and Adam said he thought it's privately owned land in the floodplain, explaining that a lot of the floodplain areas in the city are zoned as parks or conservation areas. Discussion followed.
- Ben Hall asked about creating "that small island of R1" and Adam said that strip is actually in Culver's property so it was a remnant of a late '90s rezone. Discussion followed about changing it to business general and Adam agreed. More discussion followed.
- Mike Evans clarified the IS zoning along the interstate.
- Mike Evans asked for clarification on the proposed zoning for Poor Jacks. Adam said it's IL, light industrial.
- Jeremy Ruble asked for an explanation for the field next to the exit that's business highway. Adam said that no matter how the properties are zoned today, the existing uses that are there today are legal nonconforming and they can remain. From an agricultural standpoint, those parcels would be allowed to exist as agricultural anyway.

Mr. Evans closed questions from the board and opened it up for public comment.

- Katrina Hall 2094 N. Morristown Road, asked which statutory code cite is being used to enact and make these changes. She said that she was aware that extra territorial jurisdiction gives the city more control over her property but she can't vote and has no representation, even with 2 county people now on the plan commission so she has a problem with it. Ms. Hall said that there's been a lot of discussion among city people about this ETJ but the county landowners were unaware of it and a ten day notice is a concern, citing a specific parcel at 9 and Morristown Road. Ms. Hall asked that more information be given to the affected property owners regarding how it would affect them and to delay the vote.
- Jennifer Dennis 2972 E. Blue Ridge Road said that her concern is that the land around her was proposed to be residential several years ago and the owners were told that they needed to have a land study done because of Lewis Creek that runs along the back of

the agricultural land there currently. Ms. Dennis said they have a lot of drainage issues along Blue Ridge Road and that area so it's a big concern. She also voiced concerns about the existing wells in the area. She asked why the city is zoning it at all if there aren't plans there. What's going to happen to the land if it's zoned residential but it's currently farmed? She also expressed concerns about the proposed light industrial zoning for Huesman's property because they're currently supposed to have all their equipment in buildings and they don't. She asked that their wells, traffic and Lewis Creek be looked into. Mr. Evans explained the purpose of zoning by the city at this point is not annexation.

- Amy McQueen said she wanted to reiterate Katrina Hall's statements.
- Sean Garringer 25 E. Rafferty Road expressed concerns about having a truck stop or strip mall in the area. He also expressed concern about the time the city's been working on this, 2 years versus the time he's known about it, 1 week and asked for more time to consider this. He asked where formal objections would be addressed and Mike Evans told him the City Council meeting, June 5. Adam Rude said the council will accept written comment.
- Kate Garringer 25 E. Rafferty Road reiterated Mr. Garringer's concern about the brevity of the county property owner's awareness of the process. Mrs. Garringer asked that consideration for the area homeowners concerns be taken into consideration going forward.
- (?), Meadowview asked why Mr. Evans wanted this done by September and Mike explained his reasoning for orderly growth with planning. (?) said she would not be in favor of putting in another subdivision in her area. Discussion followed.
- Elaine Haehl, Rafferty Road expressed frustration in trying to find out what's going on before it comes to a vote. Mr. Evans said that's something the plan commission is working on.
- Duane Schuler 1574 Rolling Ridge Road addressed his comments to the crowd encouraging them to follow the process through with any development.
- Amy McQueen asked about the area around the radio station in particular the cell tower as far as who she would talk to if the ETJ is approved. Mr. Evans explained that the city could only enforce the conditions that the county plan commission had approved.
- Nathan Eberhart 2744 E. Michigan Road clarified forcible annexation has never been done and there are no plans to do it in the future. Mr. Everhart asked if he wanted to make improvements or do something with his property if he would need to come to the city for the permits. Mr. Evans said the city.

With no further public comment, Mr. Evans closed it and reopened it to the board.

- Joanne Bowen asked for an example of someone wanting to put a barn on their property in the ETJ what the difference would be. Mr. Rude said that the standards are pretty similar for residential.
- Winnie Soviar asked what the next steps would be for the public and Mr. Evans said that the plan commission's recommendation will go to the City Council for their adoption on June 5th at 7:00 p.m.

- Joe Lux asked if there was another option besides yes or no, if it could be continued to allow time for more input and feedback. Discussion followed.

With no further questions from the board, Mr. Evans called for a motion. Gary Nolley approved the petition with a favorable recommendation with three amendments to it: that parcel number 73-07-29-100-024-000.001, 1974 N. Morristown Road remain R1, that 3 parcels remain agricultural - 73-11-03-300-021-000.001, 73-11-03-300-028-000.001 & 73-11-03-400-001-000.001 3897 E. Blue Ridge Road, 2959 E. Blue Ridge Road and 298 E. Michigan Road. Jeremy Ruble seconded the motion. Discussion followed. Ballot vote: Winnie Soviar - yes, Joanne Bowen - yes, Jeremy Ruble - yes, Ben Hall - no, Wade Lewis - yes, Gary Nolley - yes, Joe Lux - no, John Kuntz - yes, Mr. Evans - yes, Doug Cassidy - yes, Motion carries.

Mr. Evans then called for a motion to reverse the action on the current vote. Doug Cassidy motioned to reverse the action just taken and Gary Nolley seconded the motion. Voice vote: Joanne Bowen - yes, Jeremy Ruble - yes, Ben Hall - yes, Winnie Soviar - yes, Mike Evans - yes, Doug Cassidy - yes, Wade Lewis - yes, Gary Nolley - yes, Joe Lux - yes, John Kuntz - yes. Motion carried.

Mr. Evans then called for a new motion. Gary Nolley motioned for a favorable recommendation to the City Council as presented with the following exceptions: Parcel #73-07-29-100-024-000.001 1974 N. Morristown Road remain R1; Parcel #73-07-29-100-023-000.001 1941 N. Morristown Road remain R1; Parcel #73-11-03-300-021-000.001, Parcel #73-11-03-300-028-000.001 & Parcel #73-11-03-400-001-000.001 3098 E. Michigan Road, 2959 E. Blue Ridge Road & 3097 E. Blue Ridge Road remain agricultural. Jeremy Ruble seconded the motion. Voice vote: Joanne Bowen - yes, Jeremy Ruble - yes, Ben Hall - no, Winnie Soviar - yes, Mike Evans - yes, Doug Cassidy - yes, Wade Lewis - yes, Gary Nolley - yes, Joe Lux - no, John Kuntz - yes. Motion carries 8 - 2.

New Business: None

Miscellaneous: None

Discussion: *TWG Development Webster Street Rezone*

Marissa Kanatzer, development director for TWG Development discussed their proposed project, 837 Lofts.

- John Kuntz asked about connectivity and Ms. Kanatzer answered a current alley and a possible future easement to Hale Road. Discussion followed.
- Joe Lux had no questions.
- Gary Nolley asked about "workforce housing". Discussion followed.
- Wade Lewis had no questions.

- Doug Cassidy asked about the price range as well. Discussion followed. Mr. Cassidy endorsed local tradesmen to do the work.
- Winnie Soviar asked about parking and security. Ms. Kanatzer discussed those issues.
- Ben Hall said he was glad for additional opportunities for people in this price range.
- Jeremy Ruble said he agreed there's a need for this type of housing. He asked if the rent was set or would it be income-based. Ms. Kanatzer said it's a little bit of both. He also asked about renewal income verification and could someone lose their apartment because they got a raise. Ms. Kanatzer said there is an annual income and background check to comply with state and federal regulations so yes, that's a possibility. They wouldn't kick someone out immediately but work with a tenant on relocation. Mr. Ruble asked Adam a question about the zoning. Adam said that multi-family is allowed in business general districts. Discussion followed.
- Joanne Bowen asked about square footage. Ms. Kanatzer said there are state requirements. One bedrooms are 675 square feet. Two bedrooms are 875 sq. ft. Three bedrooms are 1050 square feet. Their standards are 750 for one bedroom, 950 for a two and 1200 for a 3 bedroom. Joanne clarified that the property maintenance person is on staff 5 days a week and asked if that person would live on site. Ms. Kanatzer said there's an option for that but the housing is not provided. They'd have to go through the application process like anyone else. Discussion followed.
- Mike Evans discussed meeting dates for this project. Discussion followed.

Mr. Evans reminded the general public that this is a discussion so there's no public comment.

Mr. Evans said that he'd like to postpone ETJ, Area VI until the next meeting.

Adjournment: Gary Nolley motioned to adjourn the meeting and (?) seconded the motion.

Meeting adjourned