

**SHELBYVILLE PLAN COMMISSION  
SUMMARIZED MEETING MINUTES  
June 12, 2023**

Doug Cassidy called the meeting to order.

**Members Present:** Joanne Bowen, Doug Cassidy, Wade Lewis, Gary Nolley, John Kuntz, Perry Richards

**Members Absent:** Mike Evans, Joe Lux, Ben Hall, Scarlet Tinsley-Price, Winnie Soviar, Jeremy Ruble

**Staff Present:** Allan Henderson

**Approval of Minutes:** Wade Lewis motioned to approve the May, 2023 minutes and Gary Nolley seconded the motion. Voice vote 6 - 0. Motion carried.

**Old Business:** *None*

**New Business:** *PC.2023.14 - 837 & 875 Webster Street Rezone*

Allan Henderson read the petition and Marissa Conatser, development director for TWG Development and Devin Hillsdon-Smith from Hyphen-Strategis, LLC discussed their proposed project, 837 Lofts and why they wanted to rezone. The proposal is to construct a one-building, 138-unit apartment across both sites. With access from Webster Street and Hale Road. They are still working on an easement from Hale Road.

Mr. Cassidy opened questions from the board. There were none. Mr. Cassidy opened questions to the public. Two members of the public stepped forward to ask questions. The first question ask for clarification on the details of the project; number of units, access points, rent costs, etc. The second question asked about additional development on the southside of the City. Mr. Henderson said hopefully this project will spark more investment in the part of the City.

Seeing no other people approach the podium, Mr. Cassidy closed public comments and returned to questions from the board. There were none. Mr. Cassidy asked for a a motion.

Wade Lewis motioned for a favorable recommendation on the rezone to City Council. Joanne Bowen seconded the motion. Voice vote: Joanne Bowen - yes, Doug Cassidy - yes, Wade Lewis - yes, Gary Nolley - yes, John Kuntz - yes, Perry Richards - yes. Motion carries 6 - 0..

**Discussion:** *Extra-Territorial Jurisdiction update*

Allan Henderson provided an update on how staff is going to approach future Extra-territorial Jurisdiction requests including:

- 1) Providing a longer public notice period
- 2) Including a description of what an “ETJ” is and how it affects the property owner in the public notice
- 3) Introducing an “ETJ” the first month and waiting until the second month to pass to ensure all questions and concerns are addressed.

**Adjournment:** Gary Nolley motioned to adjourn the meeting and Joanne Bowen seconded the motion.

Meeting adjourned