

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

Mike Evans called the meeting to order.

**Members Present:** Joanne Bowen, Jeremy Ruble, Ben Hall, Mike Evans, Joe Lux, John Kuntz, Gary Nolley (virtual), Perry Richards

**Members Absent:** Winnie Soviar, Scarlet Tinsley-Price, Doug Cassidy, Wade Lewis

**Staff Present:**Adam Rude

**Approval of Minutes:** Joanne Bowen motioned to approve the minutes from the previous meeting of the June, 2023 meeting and Joe Lux seconded the motion. Voice vote passed 8 - 0. Adam Rude said that he'd mentioned during the pre-meeting that everything has to be a roll call vote: Joanne Bowen - yes, Jeremy Ruble - yes, Perry Richards - yes, Ben Hall - yes, Mike Evans - yes, Joe Lux - yes, John Kuntz - yes, Gary Nolley - yes. Motion passed 8 - 0.

**Old Business:** None

**New Business:** *PC 2023-15 Julia and Nicholas Runnebohm Early Learning Center 2400 Intelliplex Drive Site Development Plan*

Adam Rude read the petition and Andy(?) discussed the petition.

- Joanne Bowen said traffic flow had been discussed before and she asked if it was a concern for the future Phase II of the project. Andy said safety precautions had been taken. Discussion followed. Joanne asked about handicap parking as well and Andy said the handicap parking is to the right of the main entry. Joanne verified there will be 3 handicap parking spots. Discussion followed.
- Jeremy Ruble said he'd asked about the curb in the pre-meeting where traffic comes in off the main road.
- Perry Richards asked if there would be a single entrance and Andy said yes, that's correct. Mr. Richards also asked if the doors on the building would be opened from inside out and Andy said yes. Mr. Richards asked if safety glass would be in the windows and Andy wasn't sure about the specifications of the windows.
- Ben Hall had no questions.
- Joe Lux had no questions.
- John Kuntz had no questions.
- Mike Evans asked about the second phase saying that it was supposed to be delayed but now that they're going to do it now as well, would there be construction traffic in the

back while the front is occupied with students. Andy) said that was a good question and he'd work with Runnebohm on that.

- Gary Nolley had no questions.

Mike Evans closed comments from the board and opened it up for public comment.

- Mark McNeely, president of the Shelbyville Redevelopment Commission, said the board is backing this project financially. Mr. McNeely said as a new resident of Trotter's Chase, he recommends it also.
- Dennis Harrold, a resident of Trotter's Chase said the overall plan appears to be something we really need and would benefit the hospital and their employees. Mr. Harrold said the school has a great facility but it can't accommodate everyone so he sees this as an asset to the community and is in favor of it.
- Joanne Thompson asked if property taxes would be affected since it's a "learning center". Mr. Evans said he didn't know but would find out. Someone said it would be a private school. Mark McNeely said it's not being funded by tax dollars. Ms. Thompson also asked about Basset Road and Mr. Evans said it doesn't touch Basset Road.

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

- Ben Hall asked what was the push to make the expansion happen sooner than originally planned and Andy said they felt like the need was there. Originally, only Phase I was funded but Phase II is now as well. Discussion followed regarding staff.
- Joe Lux asked about the placement of the trash dumpster. Andy said they'd looked at several options. Discussion followed. Gary Nolley had Adam pull up the location of the trash dumpster location in the southeast corner of the parking lot. Discussion followed.

With no further questions or comments from the board, Mr. Evans called for a motion. Ben Hall made a motion to approve the site development plan as presented and Joe Lux seconded the motion. Roll Call vote: Joanne Bowen - yes, Jeremy Ruble - yes, Ben Hall - yes, Perry Richards - yes, Mike Evans - yes, Joe Lux - yes, John Kuntz - yes, Gary Nolley - yes. Motion carried 8 - 0.

**Miscellaneous:** None

**Discussion:** None

**Adjournment:** Ben Hall(?) motioned to adjourn the meeting with no audible second.

Meeting adjourned