

**SHELBYVILLE PLAN COMMISSION
SUMMARIZED MEETING MINUTES
October 23, 2023**

Mike Evans called the meeting to order.

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

Members Absent: Scarlett Tinsley-Price, Ben Hall

Staff Present: Adam Rude, Allan Henderson

Approval of Minutes: Gary Nolley motioned to approve the minutes from the September meeting and Winnie Soviar(?) seconded the motion. Voice vote carried 9 - 0.

Old Business: None

New Business: *PC 2023-17 St. Rd. 44 Multi-tenant building site development plan.*

Adam Rude read the petition and Tim(?) and Steven Colbert, Holbrook Design discussed the project.

- Joanne Bowen suggested adding a sidewalk or a crosswalk on the north side of the new building where it connects to the outlet mall. Mr. Colbert said they're willing to do that.
- Jeremy Ruble had no questions.
- Doug Cassidy said he was glad they've already got tenants instead of just building a building.
- Winnie Soviar said she had asked in the pre-meeting if the outside of the building would look similar to what's existing and said they determined that it would not. She asked how it would look compared to the neighbors. Mr. Colbert said they submitted elevations to the existing Rivergate owners and they came to a design that's similar in colors to what's there now.
- Wade Lewis had no questions.
- Gary Nolley had no questions.
- Joe Lux asked if the plan commission dictated the proposed drive-thru traffic pattern. He said it looks a little awkward on the exit. Mr. Colbert said they like it because it gives options to the customers. Joe asked if most of the business for Smoothie King was morning or all day. Mr. Colbert said it's more typically afternoon, lunch time. Wingstop is 75% delivery/take-out. There's not a lot of dine-in anymore.
- John Kuntz talked about drainage and asked where they're at with it. Mr. Colbert said John should've received something today.

- Mike Evans said he thinks the drive-thru exit makes sense. He asked about the landscape plans and Mr. Colbert said they're being finalized. Mike stated that without the drainage and landscape plans, they can't approve the plan as presented tonight. Mr. Colbert said they should have everything submitted soon but would love to keep moving.

Mr. Evans closed board comment and opened it up to public comment but no one commented so Mike closed public comment and returned to board comment.

- Gary Nolley asked the board if they'd be okay with staff approval of the landscape and drainage plan. Wade Lewis said it made sense to him as well. Adam Rude said that's all that's outstanding and staff is okay with it if the board is. Discussion followed with John Kuntz expressing concern due to the number of times changes have been made with acceptable result to date. More discussion followed. Winnie Soviar asked if there was precedent in the past where the board gave approval to a plan with staff making the final decision and things went awry. Adam Rude said no and more discussion followed. Adam said if there were any major changes, it would be brought back to the board next month. Joanne Bowen said she'd like that because there are four items: the purchase of the land is not finalized, the sidewalks are not part of the submitted design, landscaping and drainage. Wade Lewis agreed with Joanne about the sidewalks being a condition and more discussion occurred. Jeremy Ruble added the driveway to the east, the cross access easement. Winnie expressed confusion about the sidewalk in relation to recommendations being considered by staff. More discussion followed with Adam saying it shouldn't be a condition.

With no further questions from the board, Mike Evans called for a motion on the petition. Gary Nolley motioned to approve the site development plan as presented with the conditions that a drainage plan that's been approved by the city engineer, landscaping plan that's been approved by the staff. Wade Lewis seconded the motion. Mr. Evans called for a roll call voice vote.

Rude: PC 2023-17, motion for approval with two conditions: Joanne Bowen - yes, Jeremy Ruble - yes, Doug Cassidy - yes, Mike Evans - yes, Winnie Soviar - yes, Wade Lewis - yes, Gary Nolley - yes, Joe Lux - yes, John Kuntz - yes. Motion carried 9 - 0.

Miscellaneous: None

Discussion: None

Adjournment: Gary Nolley(?) motioned to adjourn; no audible second.

Meeting adjourned