

Plan Commission - Comments from members of the public

11/27/2023

Jim Montgomery

- He is the Shelby Township Trustee; upset that he had to read about it in the paper
- Heartwell Addition - resident wants to raise goats/chickens - are they required to get permits from the City of Shelbyville?
 - *Answer: According to the County UDO, you can only have farm animals in the RE, A1, A2, A3, or A4 districts. The City UDO allows farm animals in the AG district only. Chickens are permitted in R1, R2, AR, and AG district, but other farm animals are only permitted in the AG district. We will be recommending assigning the properties along 225 S as AR - Agriculture/Rural Residential and planning a future amendment to the "Keeping of Animals" standards to better address these livestock questions and concerns.*
 - [Comparison of City and County "Keeping of Animals" standards](#)
- How do you come about drawing the limits on the map? The Phelps residence is not included on the map? Pherigo property and house is included.
 - *Answer: We chose to include land that would be prime for future development, the Phelps residence did not appear to have further development opportunity because it's developed as an estate limiting the opportunity to further subdivide the lot, while the Pherigo property had quite a bit of farm ground that has access to public roads which position better for future development.*
- We need jobs.
- Why didn't the County keep Poet?
- Hears stories about building a hotel at the Casino. Requires the City to maintain roads to the Casino.
- Property north of CR 225 stands in water. "Sam Thurston" property and to the east.
 - *Answer: When development occurs, they will be required to satisfy the City's drainage requirements and improve the overall drainage in the area. These drainage concerns will be addressed if and when these parcels are developed in the future.*
- In complete agreement with the properties that are surrounded by the City.
- Managed to lower taxes in the township, but the taxes seem to increase in the County. Concerned that assessed value will increase if more, expensive homes are built in that part of the County.

Beth Petrow

- To clarify, if farm ground is sold to another farmer they can still farm?
 - *Answer: Any undeveloped land, no matter the zoning district, can be farmed for as long as the property owner wants. They may also choose to not farm for a time period and they can resume farming at any point in the future.*
- If a future buyer wants to not keep it agriculture, why not make them approach the City to rezone. Zone property what it already is. Is it about the money for the City?

- *Answer: We are planning for the Community's Long-term Vision for the area, which is further residential development. If we zone for that, the farming may continue for as long as the land owner wants that to continue, with no impact to their operations or use of the land.*

Marilyn Moore

- Who pays for sewer and water? Do they plan to take it down CR 125?
 - *Answer: When land is developed, the developer will be required to finance the installation of all utilities and then dedicate them back to the utility providers. If water or sewer are run down CR 125, this will allow those existing property owners to connect to these utilities but they will not be required to do so if they chose to continue using the well and septic systems they have in place.*

Robert Monroe

- Doctor suggested getting goats to keep his wife moving. Does that mean she has to get rid of the goats?. 5 goats.
 - *Answer: We will assume this was legally established in accordance with the Shelby County UDO, and this will be brought in maintaining a legal non-conforming status under the City's UDO. We will also be suggesting that we zone these residential properties as AR instead of R1.*

Jim Pherigo

- Moved from the City and bought acreage for his daughter. Does not want homes built around him.
 - *Answer: This doesn't require development on your land, it only allows for a certain type of development. You and your daughter still have the option to not develop the remainder of your property.*

Joe Hossom

- Lives in Eagle Brook subdivision and would like to know if the farm field behind him gets developed how it will affect the drainage in Eagle Brook?
 - *Answer: Many of the drainage related issues in Eagle Brook stem from the fact that it was constructed before the City had drainage standards, so it doesn't retain any of its runoff. When the field to the south develops, they will be required to meet today's drainage standards and install detention ponds and stormwater systems to address these issues.*

Kenneth Roell

- If he would like to build something on his property, would he have to come to the City for permits?
 - *Answer: These permits would need to be applied for with the City.*
- Clarify - the County allowed the City to do this? If he was to do something, would he have to come to the City? "This is bunk."

- Opening yourself up to suspicion. If the City can't afford microphones, then there is suspicion.

Scott Robinson (property will still be in the County)

- Please define the term existing agriculture practices?
 - *Answer: This was a term accidentally used by the Planning Director during the meeting, this is not a term used in the Ordinance and was corrected later on in the meeting.*
- Why is the public notice limit 600 feet?
 - *Answer: This is established in the Plan Commission's Rules and Procedures.*
- Is there a number of goats that you are allowed on your property?
 - *Answer: Yes. It is determined by your minimum lot area and the zoning district you are located in.*
- Who benefits from doing this right now?

Madelyn Kehrer

- Where is the line between Shelby Township and Addison Township?
 - *Answer: The boundary between these Townships is where Progress Parkway runs exactly east-west.*
- Why did nobody on my road receive letters?
 - *Answer: They fell outside of the notification area for this petition.*

Walter Austin

- If the rezone passes, will he be able to bring in 100 pigs?
 - *Answer: As currently zoned in Shelby County, he would not be allowed to have 100 pigs.*
- Why did the Commissioners not send letters to residents?
 - *Answer: This petition was on the City of Shelbyville Plan Commission docket, not Shelby County's.*

Nathan Smith

- Can individual property owners ask to be annexed into the City?
 - *Answer: Yes.*
- What is the purpose of a difference between City and County boundaries, if the City can reach into the County to zone?
 - *Answer: We are planning for the Community's Long-term Vision for the area surrounding the current corporate limits. We would like to ensure compatible land uses are occurring next to each other.*

Mylan Albright

- Why doesn't the County have equal representation on the Board?
 - *Answer: This arrangement is established in state law and these same requirements are in place for any Plan Commission who exercises an Extra-territorial Planning Jurisdiction.*