

SHELBYVILLE PLAN COMMISSION
MEETING MINUTES
June 28, 2021

Mike Evans: Welcome to the Monday, June 28th meeting of the Shelbyville Plan Commission on what has turned out summer is back in Indiana or at least in Shelbyville. Seems to be about 80+ degrees and very humid so thank you for braving this and coming out to we changed venue to accommodate the additional members of the public. So we wanna thank Shelbyville Central Schools and Shelbyville High School for affording us this opportunity to meet in Breck Auditorium. With that being said, I will comment and say that if you are watching us virtually on Zoom or Facebook Live, we are not taking comments via Zoom or Facebook Live. So enjoy. You can watch but we will not be taking comments during public comment portion via virtual media. Also I wanna point out since this is a little new to all members of the board to please make sure that you what we call in the business, eat the mike so that everybody can hear what you have to say. With that being said, Mr. Secretary, will you please call the roll?

Adam Rude: Yes. Mr. Kuntz - here, Mr. Lux - here, Mr. Nolley - here, Mr. Lewis - here, Mr. Evans - here, Mr. Cassidy - here, Mr. Hall - here, Mr. Martin - here, Ms Bowen - here.

Evans: Alright, thank you. And we do wanna take this opportunity and welcome John Kuntz to our board as our new city engineer so welcome, John, congratulations. So first item on tonight's agenda is the approval of the minutes from our May 20, 20 or excuse me, May 21 meeting. So I'll entertain a motion on that.

Gary Nolley: I'll make a motion with one minor correction.

Rude: Yes.

Nolley: There is no Gary Evans. I think that should just say Nolley. I think I probably made that since you can't make the (?).

Rude: Make that correction.

Nolley: Otherwise, good.

Wade Lewis: Second.

Evans: Alright, I have a motion with amendment to change Gary's last name and then a second so all in favor, signify by saying, "aye".

In Unison: Aye.

Evans: All those opposed, same?

No reply.

Evans: Alright, the minutes are approved. Under Old Business, we have none. Under New Business, we have PC 2021-10 for the site development plan for and I'm gonna butcher your last name, Al Berthouex.

Rude: Berthouex.

Nolley: Berthouex.

Evans: Berthouextrex(?) and I apologize. Mr. Secretary, please read the petition and then we can have the representative please step forward to the podium.

Rude: First item under New Business tonight is PC 2021-10, Al Berthouex site development plan. Petitioner's name and owner's name tonight is Mr. Albert Berthouex. Petitioner's representative tonight is Tony Nicholson from Space and Sites. The address of the property is 1689 N. Michigan Road. The subject property zoning classification is IG, general industrial and the request tonight is approval of a site development plan to construct an industrial warehouse.

Evans: Alright, thank you. Oh I see him coming up now.

Tony Nicholson: I'm Tony Nicholson. Most of you know me. I've been before you before. Here with my owner and developer, Al Berthouex.

Evans: Thank you for that and I apologize.

Nicholson: Also wanna pass out some(inaudible)....So I'll tell you a little bit about this project. Some of you may remember. This project is we did it 3 ½ years ago, building just south of this. It's a big warehouse building. This is just directly north of it. At one time, it was an ATM machine out there. It's on 421. You might remember that. So it's a 1.3 acre tract and what Al's wanting to do is build a new facility there. 6000 square foot building. It will have two drive in doors, two docks, parking in the front for employees, parking in the back for reverse that. I guess the customers in the front, employees in the back. He's gonna put the ATM back in. That's his plan. So the drainage is located on the north. You can see it up there at the top of the page. It really worked out great for the project. There's a 20' drainage easement there so basically took the dirt out, used the piping and like I said, it worked out great. The only issue I have left to resolve or for all the different agencies is John and I got together today and resolved a call it water quality for the drainage. So I do owe him that print, which I'll get him. We're expecting to start construction as soon as we get approvals.

Evans: Alright, thank you. Now we'll go to questions from the board. Let's start down on the end with well it's supposed to be Mr. Lux, with John. Go ahead, John.

John Kuntz: I don't have any questions. Like I said, we do need to get that water quality thing shown on the plans 'cause.....That's the only comment I have.

Evans: Alright, thank you. Mr. Lux?

Joe Lux: Is there a signage for this building? I don't see anything specified.

Nicholson: Well it's kinda probably be signage once we lease it. It's a for lease building, either 3000 square feet or 6000. So at that time.....

Lux: Not even like the address?

Nicholson: Well we'll put the address on there.

Lux: I didn't know. We used to talk about signage a lot. We don't really talk about it too much anymore but when I looked at this, that's what I was thinking is how are people gonna know where they're supposed to go.

Nicholson: Yeah I think the ATM will have its sign on it once we get that installed.

Rude: And the ordinance allows by right a handful of directional signs and some ground signs. The Coffee Creek Center has some of those directional signs out there.

Lux: So that's, yeah I mean

Rude: Yeah.

Lux:it says Coffee Creek Center so I would expect something to say even the number on the side of the building.

Albert Berthouex: The name of the building will be 1689 N. Michigan. We'll have that 1689 on the brick facade. So it'll be visible and very from Michigan.

Lux: That's good. That'll work. Alright, thank you. No other questions.

Evans: Alright, thank you. Mr. Lewis?

Lewis: No questions.

Evans: Mr. Nolley?

Nolley: No.

Evans: Mr. Cassidy?

Doug Cassidy: No questions.

Evans: Mr. Hall?

Ben Hall: No questions.

Evans: Alright, Mr. Martin?

Josh Martin: No questions.

Evans: Miss Bowen?

Joanna Bowen: No questions.

Evans: Alright, the one question I have is is the front actually glass windows and a glass door? Did I hear you say you're gonna have office space for actual people?

Nicholson: We hope so. It's gonna depend on who leases it. You know it's possible they can lease it for storage and just have a telephone in there. Or maybe as shown on the floor plan there, I think this one shows some

Evans: Yeah what you just handed us actually shows an entrance door and glass windows.

Nicholson: Right and that's the way we're gonna build it unless we lease it before we get it completely built and then it's possible we could put like on this floor plan....

Evans: That it changes with the herringbone brick in place of windows?

Nicholson: No, no. No, the front stays the same. Just the only thing that would change would be the inside if we need offices.

Evans: Okay.

Nicholson: It just depends on the tenant.

Evans: Do you expect enough activity that putting an ATM in the middle of the property is going to be conflicting with truck traffic?

Nicholson: No. No if you notice on the drawing, it's a very wide lane coming in similar like the one we got a variance for to put on before. But the trucks will come up the street in the back. Does it have a name?

Rude: No. It's an unnamed public road.

Nicholson: Okay. That no name street that comes off of the street to the north and actually that's an easement. For years, it was just an easement and all those properties that touch that, had an easement attached to their deeds. And somewhere over the years, the city ended up taking it over but no named it so we don't have really have, we could call it Berthouex Avenue or something. Al's got two buildings on it now so but yeah all the truck traffic will come up there, pull up and be able to back right off their lot.

Evans: Okay. Alright, thank you. Alright that's all the questions I have. We will now open this up for public comment. Just reminding that if you're watching virtually that we are not taking comments via Zoom or Facebook Live. So if you're a member of the public and you have a question or wish to make a comment about this project, please step forward. We will have you sign in because we transcribe these minutes out and sometimes it's not as easy to tell when someone states their name. So if anybody, a member of the public, has a question or would like to make a comment, please step forward to the podium and do so now.

No response.

Evans: Okay seeing no one even act like they're gonna get out of their seat, we'll go ahead and close public comments and go back to questions from the board. I have been asked if you do have another question, to please state your name before you ask a question so that when we transcribe these, we know who made the comment. Any questions?

No reply.

Evans: If not, I'll entertain a motion on PC 2021-10.

Cassidy: I'll make a motion to approve the developmental site presented to this body on the one condition approval and the John's office.

Kuntz: Water quality.

Cassidy: For water quality (?).

Evans: Alright I have a motion for approval with the stipulation. Do I have a second?

Bowen: Second.

Evans: Was that a second?

Bowen: Yes, that was a second.

Evans: Oh okay. Alright, thank you. Would everyone please cast their vote for PC 2021-10?

Inaudible talk among board members. No one is clearly audible.

Rude: Motion to approve with one stipulation on PC 2021-10: Mr. Nolley - yes, Mr. Lewis - yes, Mr. Kuntz - yes, Mr. Lux - yes, Mr. Evans - yes, Mr. Cassidy - yes, Mr. Hall - yes, Mr. Martin - yes, Ms. Bowen - yes. Motion carries.

Evans: Alright, congratulations. Look forward to seeing that construction.

Nicholson: Thank you very much.

Evans: Alright being the surge of public comment for the last petition, I'm gonna keep the agenda the same.

(?): Okay.

Evans: So we next on the agenda is PC 2021-11, the Shelbyville Plan Commission zoning map amendments.

Rude: Adam Rude, planning director. I'll walk us through this briefly but PC 2021-11 is a zoning map amendment for our extraterritorial jurisdiction. So for some background for the audience in the room tonight, for a number of months, maybe a year or more, the city has been working with the county to acquire some extraterritorial planning jurisdiction so that the city can control the zoning and the planning in the fringe areas just around the city limits as well as some of the island kind of pockets within the city that are completely surrounded by city. This is a step. It's been annotated in our comprehensive plan for about two decades now but it's a step to kind of clean up zoning maps in some of these areas where we're seeing growth and development and it's making these areas more prime for development. It's you know putting all that ownership of zoning under one office and one department so that if development comes through coordinating with one city office instead of city and county offices back and forth. So that was the intent of all of this. As we discussed last month, this first section between roughly 400N, exit 109 400N area south to Walser Road, what we see the northern half up on the screen. This is what we're calling area 1. We're taking this as a staff and as a plan commission kind of piece by piece over the next few months to assign zoning to these areas. So this was our first area that we kind of took a bite at. It was one of the more straightforward ones when looking at the comprehensive plan. For the most part, the comprehensive plan called for all of this area to be industrial so the vast majority between 400N and all the way down to Walser Road is we're proposing it as general industrial so that it complies or conforms with the comprehensive plan. There's an ample amount of utility capacity planned infrastructure out there, previous investments to support industries like POET. So this is the ideal zoning for that entire corridor. One comment that was brought up last month when we were talking through this was to show the to assign the area, the frontage area along 400N as business highway as this is an interstate interchange. It's probably more likely that develop out as some kind of commercial outlot rather than industrial. So that was a change since last month. And then the only other zoning district we show in the south are the existing single family neighborhoods. We're showing those as R1,

single family. Right now in this first, in this area 1, we're just talking about 400N down to Walser Road. We're gonna, every month keep taking more sections, discussing them and then bringing them back to the plan commission. But this was that first piece and I will reiterate. We discussed it in the pre-meeting. This is not an annexation of this area. This is simply cleaning up the zoning map so that it's all under one zoning ordinance. It's all under the city's zoning ordinance. It's all zoned appropriately in conformance with our comprehensive plan.

Evans: And point out as well that even though it's zoned in the city's planning jurisdiction as industrial, it's still can be farmed.

Rude: Yes, absolutely.

Evans: Thank you. Alright rather than individual questions from the board, I will entertain general questions from the board but please state your name for the transcription of the minutes if you have any questions. I know we discussed this at length but if there are any questions before I open up for public comment.

Hall: So, this is Ben Hall, Just one clarification; so on the R1 area that you mentioned, that is just basically we've aligned with what's existing there today, right?

Rude: Yeah. Those were existing single family homes and single family neighborhoods. They're currently zoned either, the county calls it either R1 or RE, residential estates. The closest zoning district for us is R1.

Hall: Okay, great. Thank you.

Evans: Any other questions?

Bowen: Yes, Joanne Bowen.

Evans: Okay.

Bowen: So if let's say a developer came in and wanted to put a 200 family unit there around the single family R1 currently, could we change some of that to a different zoning?

Rude: Yeah so are you talking just directly north of that?

Bowen: Yeah.

Rude: Yeah so we're....

Bowen:(inaudible)....overall question too. Could we change any of these?

Rude: Yes. All of this, so right now what we're doing we're following the same process as any other rezoning. All the neighbors were notified. It's going through city council as an ordinance. You all are making a recommendation on it. If a developer came forward and wanted to put anything else there, wanted to zone it business highway or multi-family or whatever it might be, they would need to go through that same process that we're going through right now. So, yes. That was a long answer for yes.

Cassidy: Adam, Doug Cassidy, you mentioned utilities and everything there. There was a big issue with getting water, enough water for POET. If this builds out as(inaudible).....is there enough water up in that area or is that just for Indiana Water to figure out down the road?

Rude: There's ample water in that area mostly because of POET. Indiana American Water put it was north of \$10 million worth of investment in that whole area to feed POET and this entire industrial park. There's a massive water main that runs along Tom Hession Drive, probably one of the biggest in the city. So there's ample water capacity. From the other utilities, there is a brand new Rush/Shelby substation. There are multiple natural gas high pressure lines and a natural gas substation out there. There's sanitary sewer out there and there's also fiber optic internet out there so ample utility capacity from every avenue.

Cassidy: Thank you.

Rude: Yep.

Evans: Any other questions from the board?

No reply.

Evans: Okay I will now close questions from the board and open up public comment. So if you have a question about this petition, please step forward. Please sign the list. State your name for the record and ask your question or make your comment.

Jeremy Ruble: Hi. My name's Jeremy Ruble. I know in the Unified Development Plan there are also plans for the area north of the interstate. Is that going to be in the process of this rezoning to look at any of this property?

Rude: Yes, there will be at some point some of the area north of (?).

Ruble: Okay.

Evans: Can I have you.....

Ruble: Sign?

Evans: Yes. No sign your name. That way we can get the proper spelling for the minutes.

Nolley: Do you live in that area, I take it?

Ruble: I do.

Nolley: So he may have gotten a letter for this but he may get another letter, right? Just....

Rude: Inaudible reply.

Nolley: Okay.

Evans: Alright, thank you.

Rick Gregory: My name's Rick Gregory. I live on Brandywine Road. My question is what is this gonna do to my taxes? Every year I've lived out there my taxes has went up and they say well it's because of the new housing construction permits. Well if you guys put a subdivision down here, 2 or 300, 400 permits getting put out there, what's it gonna do to my taxes? I'm sick and tired of paying taxes for your guys' decisions.

Evans: This, the taxes won't change. The county will still be your taxing entity and we're not even talking about over on Brandywine.

Gregory: Okay. Well.....

Evans: All we have is planning jurisdiction.

Gregory: Okay.

Evans: So if your assessment increased, that's not affected by (?).

Gregory: I mean the only thing I've done is mowed the yard out there since I bought the place. I ain't done nothin' else to it but it goes up every single year.

Evans: While I understand, we're not even looking out that far.

Gregory: Well if you're not doing anything on Brandywine, why'd I get a letter for it if it ain't gonna affect that?

Evans: We notify now partially due to some of our past projects, we increased our notification area. So if you are within a certain distance of the affected area, then we have to notify you so that you know what's going on in that area.

Gregory: Okay.

Evans: Alright, thank you. I will say I'm not a representative of the county of Shelby so I don't affect the taxes for the county of Shelby but this is strictly planning jurisdiction, not annexation. So are there any other members of the public that wish to make a comment or ask a question about this petition?

No response.

Evans: Seeing no one rise, I'll close public comment. I will open this back up for questions from the board. Any questions from the board? If not, I'll entertain a motion for a recommendation to city council on the rezone.

Bowen: I would like to make a motion to forward a favorable recommendation for the rezone petition presented before this body assigning zoning classifications of IG, general industrial, BH, business highway and R1, single family residential to the petition area pursuant to the planning staff's report and Findings of Fact.

Evans: Alright, thank you. Do I have a second on that motion?

Hall: So this is Ben Hall and I would second that motion.

Evans: Alright, thank you. Will everyone please cast their vote for PC 2021-11 please?

Rude: Favorable recommendation on PC 2021-11: Mr. Hall - yes, Mr. Nolley - yes, Mr. Lewis - yes, Mr. Kuntz - yes, Mr. Lux - yes, Mr. Evans - yes, Mr. Cassidy - yes, Ms. Bowen - yes, Mr. Martin - yes. Motion carries.

Evans: Alright, thank you. Alright, moving on on the agenda, we are now to PC 2021-12 which is Paul Korya Residential Development, LLC on a rezone. So if I could have the petitioner step forward to the podium while the planning secretary reads the petition please.

Rude: This is PC 2021-12 Saraina Road rezone. The petitioner's name tonight is Paul Korya, Residential Development, LLC. The owner's name is Reainco Development Corporation. The petitioner's representative tonight is Matt Omen from RQAW Engineering. The request tonight is a formal recommendation on the rezone of approximately 4 acres on Saraina Road from business highway to R2, 2 family residential.

Evans: Alright, thank you. Welcome. If you'd please state your name for the record and then tell us about your project, your request.

Matt Omen: Uh yes. My name's Matt Omen. I'm with RQAW out of Fishers. We on behalf of the developer put together the conceptual site plan for this project. We're looking to have it rezoned from business highway to R2 with the intent to develop a duplex style home and our

first step is just to get it rezoned and then we would come back after (?) approval with the subdivision. The subdivision process would have much more detail than what actually (?) detail.

Evans: Alright, thank you. And while this petition is strictly for a rezone request, I'm sure you're gonna get a lot of questions about the project, so be prepared to give us a little bit. So alright, we started, let's start with questions from the board with Miss Bowen on this end please.

Bowen: Well I see that it is for small families, empty nesters and singles so is it considered a condo of sorts? Is that how you would say it? I just don't know what a duplex meaning means.

Omen: It's one structure with two units in it. I don't know that there's....(inaudible)...gotten to the point where it's gonna be....

Bowen: Do they own the land?

Omen: I don't know if he's gotten that far.

Bowen: Oh okay.

Omen: So there could be an option where they own the land or he owns it and rents it out with an option to sell later.

Bowen: That's all I have at this time.

Evans: Alright Mr. Martin?

Martin: No, I don't have any questions.

Evans: Alright. Mr. Hall?

Hall: No wait for the next go round for my questions.

Evans: Okay. Mr. Cassidy?

Cassidy: No questions right now.

Evans: Mr. Nolley?

Nolley: None at this time?

Evans: Alright. Mr. Lewis?

Lewis: None at this time.

Evans: Alright since you switched on me, Mr. Lux?

Lux: None right now; thanks.

Evans: New city engineer, Mr. Kuntz?

Kuntz: No questions.

Evans: Alright and I don't have any since you can't shed a light. We're talking about the rezone request so I will close board comment and go to public comment. If any member of the public has a question or would like to make a comment on this parcel of land, please step forward, state your name for the record, sign the sheet and then ask your questions or make your comment.

No response.

Evans: Alright, seeing no one approach, I will close public comment and go back to questions from the board on PC 2021-12 rezone. Any questions?

Hall: So on that point, this is Ben Hall. My only question is so this area directly south of this area is currently multi-family housing, correct? I mean there are apartments directly south?

Evans: Yes.

Hall: Am I reading that correctly?

Evans: Shelby's Crest.

Hall: Okay. Thank you. That's it. That was my question.

Evans: Any other questions from the board? If not, I'll entertain a motion.

Lux: Actually I think I did think of a question.

Evans: Alright.

Lux: It's really for Adam. Is because this is business highway and it's adjacent to existing commercial property, I think it's right next door to Goodwill?

Rude: Uh huh.

Lux: Is there any demand that we think that that could be developed as business highway property as opposed to residential knowing that there is residential all around it?

Rude: From our standpoint, no. We think, because it's set back far enough from the road, it's surrounded on most sides by residential, the most likely development is residential. There's ample BH, business highway or BG, business general zoned properties closer to the state road further east so this seems and it's in alignment with our comprehensive plan that it develop out as some type of residential.

Lux: Okay thanks.

Evans: Alright if there are no more questions, I'll entertain a motion on PC 2021-12.

Lewis: Wade Lewis; I would like to make a motion to forward a favorable recommendation for the rezone petition presented for this body rezoning from BH, business highway to R2, 2 family residential pursuant to the planning staff's report and Findings of Fact.

Lux: I'll second that.

Evans: Alright, I have a motion for favorable recommendation and a second. Everyone please cast their vote for PC 2021-12.

Rude: A motion for a favorable recommendation on PC 2021-12: Mr. Martin - yes, Miss Bowen - yes, Mr. Hall - yes, Mr. Evans - yes, Mr. Nolley - yes, Mr. Lewis - yes, Mr. Kuntz - yes, Mr. Lux - yes and Mr. Cassidy - yes. Motion carries.

Evans: Alright, thank you.

Omen: Thank you.

Evans: Good luck with city council. Alright the next item on the agenda is PC 2021-08 Arbor Homes for Isabella Farms PUD detail plan so could I please have the representative step forward and if Adam will please read the petition.

Rude: PC 2021-08, Arbor Homes and Isabelle Farms Planned Unit Development detail plan. The petitioner's name this evening is Arbor Homes. The owner's name is Gordon Farms, LLC. The petitioner's or the petitioner's representative is Katelynn Dofer(?). The address of the property, it's straddled on east and west by North Michigan Road and North Riley Highway. The request tonight is a formal recommendation to city council on the Planned Unit Development detail plan for the Isabelle Farms planned unit development on approximately 83 acres.

Evans: Alright, thank you. If you'd please state your name for the record and then tell us a little bit about your plan.

Caitlyn Dopher: Sure. My name is Katelynn Dofer, entitlement manager for Arbor Homes. We're happy to present to you tonight Isabelle Farms PUD. Next slide please. Oh that's what I was looking.

Evans: Alright I will point out for the board that your presentation is behind so please adjust your seats. We're not ignoring you or you, the public. We just wanna see this as well. So please continue.

Dopher: Just to go over who Arbor Homes is. We are a local builder, central Indiana builder. Been around about 27 years. We typically serve the first time and move up homebuyer. We do have an A+ rating with Better Business Bureau and in 2018 we were acquired by Berkshire Hathaway. Next slide please. The property in question is right in front of you between Michigan Road and Riley Highway and it is about 83 acres. Next slide please. It's currently in the annexation process but it's currently zoned agriculture through the county. Next slide please. The future land use map identifies it as single family residential which is in keeping to the neighborhood to the north. Next slide please. And to go over the site plan which is pretty much identical to what was proposed in the concept plan stage last year, as I stated, it's about 83 acres and we are proposing a PUD designation and that allows us to preserve as much of the existing woodlands on the property as possible. The total number of proposed homes is about 263 and that preserves about 30% open space. The largest portion of the open space is the 9 acres of woodlands to the north. Entrances will be off of Michigan and Riley on the east side and this is keeping in mind with the density of the neighborhood to the north and then the industrial uses to the west. So it's more of a transitional density keeping in mind the surrounding uses. Next slide please. This is a close up of the northern part of the site plan. We do have a 30' landscaping buffer going around the entire project and(inaudible)....connecting to Crest Drive and Rolling Ridge Road to the north. Next slide please. And the south portion of the project....(inaudible)...buffer and we do propose a trail system across St. Rd. 9. Next slide please. So an overall overview of the PUD. We do have a minimum 25% open space. We've added minimum square footage of 1200 square feet for single story and then 1600 square feet for 2 story. There is a minimum masonry requirement of 40% on the front facade and then to allow for the different architectural styles that we offer such as (?) tudor and farmhouse styles that typically don't have a lot of masonry. Those styles can have a minimum of 20% masonry. We do have a minimum number of windows on the facades and a (?) requirement that requires different floor plans and elevations from the subject lot looking out. Next slide please.

Nolley: Can you move your mike closer? I think they....

Dopher: Sorry.

Nolley:had to turn it up pretty hot. That's where we get that little (?) noise.

Dopher: Is that better?

(?): Yeah.

Dopher: Okay. This looks into our product a little more. Like I said, this is the Arbor Homes product, the traditional single family product. We have 11 different floor plans. Each floor plan

has 4-6 different elevations. The floor plans are single and two story. The single story have lot options and every single home also has basement option. Living areas range from 1200 to 3200 square feet and again, that doesn't(?) include any options, bump outs or basement options. And this is the product that we've successfully built in the area for over 25 years. Next slide please. Every single home buyer goes through our 3900 square foot design center and they walk through all the options with our professional design staff. Unlike some builders today, we don't offer packages. You get to choose every single individual detail in your house from your front door color, siding shutters and we have found that that provides the most anti-monotony in our neighborhoods that way rather than choosing an elevation and then package C, for example. Next slide please. And to wrap it up, we think given the area, this is a great infill development with our over 61 different elevations and color styles we think this would be a great addition to the city and we welcome feedback and comments at this time.

Evans: Alright, thank you. As the board slowly rotates back facing the public, I will start with questions from the board with Mr. Kuntz.

Kuntz: Yeah I saw the side setback is at 6'. Like all the homes will be 12' apart or those could be like once in awhile thing or like how close are these homes gonna be to each other?

Dopher: That is a minimum so it just depends on the floor plan and then the options that the buyer chooses. So a buyer can choose a 4' bump-out on their garage if they want extra storage space in the garage but otherwise the homes could be further separated beyond just the 6' side setback and then the 12' in between.

Kuntz: Nothing else.

Evans: Alright, Mr. Lux?

Lux: Will the design center that you specified be onsite at the facility?

Dopher: That's at our office which is located at 56th and Post. So yeah every single buyer goes through that.

Lux: Pardon?

Nolley: We took a little, some of us visited that place, right Adam?

Rude: Yeah last....

Nolley: It was the same company I think, right?

Rude: Yeah Arbor Homes offered a walk-thru of their design center and visiting a few of their neighborhoods last January maybe. Pre-Covid a handful of the Plan Commission members went up.

Nolley: Inaudible comment.

Lux: And Adam, we there is not currently an Arbor Homes development in Shelbyville?

Rude: Not fully developed by Arbor Homes. They've acquired some defunct, well I'll say defunct neighborhoods and filled out some lots and some pre-recession neighborhoods but nothing that is entirely designed and developed by Arbor.

Lux: Okay and lastly, I think when we were talking about this a long time ago there were some drainage issues. Did those get satisfied with a drainage study?

Rude: Yes. There's a solution that's been worked through. As I had mentioned in the pre-meeting, this'll still, if it moves forward tonight and through council, it'll have to go through the subdivision process and it'll have to meet those standards but there are a number of solutions that we've the engineering office and Arbor and ourselves have discussed.

Lux: Alright, thank you. No further questions.

Evans: Alright, Mr. Lewis?

Lewis: My only comment the we talked about swapping or instead of farmstead(?) for land uses, changing farmstead to just(inaudible)....for the sections that are not being developed so that they can continue to do that. Is that something we can do as well?

Dopher: Oh absolutely. That's not a problem. Yeah.

Lewis: I know we've gotten a couple of letters regarding farm animals.

Dopher: Yeah and we apologize for the confusion on that. We took the permitted use list in the zoning ordinance from R1 and put that into the PUD so absolutely we can get rid of that.

Lewis: Thank you. That's all.

Evans: Alright, Mr. Nolley?

Nolley: With your other developments, how this 6' setback, I'm kind of hung up on that a little bit. Your other developments, is this common?

Dopher: It is. It's pretty typical. We found in our market research that buyers today don't want the large side yards because it's just not usable space. They don't want to maintain that. They would rather have a bigger backyard. And so that's why you'll see lot widths that are a little more narrow and then lot depths that are a little deeper than your typical lot that you say maybe

10 years ago. And it also allows for more rear additions and more outdoor living space in the backyard too.

Nolley: Okay. I don't have anything else.

Evans: Alright, Mr. Cassidy?

Cassidy: Even though I'm not in favor of the connectivity, you're just connecting to Crest Drive and

Bowen: Rolling Ridge.....(inaudible)....

Cassidy: I'm sorry?

Bowen: Rolling Ridge.

Cassidy: Rolling Ridge, you're just connecting to those two streets, not to the middle one, correct?

Dopher: Correct.

Cassidy: Okay. Are you opposed to putting in the road all the way from 9 all the way to Michigan Road? At the beginning, alleviate some of the construction traffic that's gonna be coming off of 9? Coming on Michigan Road and

Dopher: So are you talking about the main east/west road?

Cassidy: Yes.

Dopher: I know existing utilities are going to play a factor into how this is developed so unfortunately I don't believe that we can make that commitment but we will make this as clean of a construction site as possible.

Evans: Any other questions?

Cassidy: Not at this point.

Evans: Alright, Mr. Hall?

Hall: Yeah I'm gonna wait for public comment.

Evans: Alright, Mr. Martin?

Martin: No I don't have any questions.

Evans: Alright, Miss Bowen?

Bowen: I know there's gonna be a lot of my neighbors are gonna speak about the connectivity on Crest Drive and Rolling Ridge so I'm gonna wait for their remarks before I give mine.

Evans: Alright. I have no questions at this time so I'm getting ready to open for public comment. I will say once again if you are watching via Zoom or Facebook Live, we will not entertain any questions from virtual media. I know it's gonna be a mad rush to come up. I will ask that again, you sign the petition, state your name for the record and because of the volume, I will put a maximum of five minutes per commenter for public comment. So unless you are well I won't say any names, but five minutes is plenty to ask your question or make your comment. So now I'm going to close board comment and open

Nolley: Can I just ask a real quick question here?

Evans: Well I guess you are. Go ahead.

Nolley: Sorry. Talking about the connectivity because I know that's gonna come up; was that not settled before and it's in the ordinance so we can't, we don't have the power to change the ordinance?

Rude: Yes, that's correct. So the concept plan was approved previously. It was a separate petition and that was approved by this body and that connectivity was part of that. So the general lot layout is settled.

Nolley: Sookay.

Rude: Yes it's the specific development standards that are being considered tonight.

Nolley: So my, I'm just trying to leave a lot of people asking questions about something that we've settled and we can't change.

Rude: Yes.

(?): Yeah, Adam, just to be clear, it's not, not only was it approved by this board but I mean it's following our own ordinance that requires connectivity of subdivisions?

Rude: Yes. Yeah there's multiple legal reasons why it has to

(?): Right, absolutely.

Rude:happen but yes, that piece has already been settled.

Nolley: So and I'm not trying to be rude to anybody. I just there's no point of asking questions about something about that's settled and we can't change it. You can vent but it's not gonna change.

Evans: Well and we just had this. For those that you follow along virtually, we just had this with Southern Trace and a stub road that was meant for future expansion and that particular addition has not built out in the last 15 years from that final phase. And again, with that development, we're requiring that stub road connectivity. So with that being said, unless you have another question,

Nolley: Thank you. No, thank you. I wanted to get that out.

Evans:I will now open it up for public comment. So again, if you have a question or would like to make a comment about this petition, please step forward to the podium, state your name, sign the lot and then ask your question or make your comment.

Duane Schuler: I guess I'll take the bait first. My name is Duane Schuler, resident of 1574 Rolling Ridge Road. I have lived there for 45 years. Have owned the property for 25 years. I know as we just discussed you know supposedly the connectivity issue is already settled but as Joanne mentioned, a lot of the neighbors still have a lot of concern and I wanna say that I appreciate that this commission took that under advisement the first time we met on this and I believe there's still some concern there. You followed what you feel are the rules that you have to follow and I totally appreciate that but that is still a concern I know for myself and I know for a lot of my neighbors. A lot of people live in Rolling Ridge specifically because of those dead end streets. A lot of my neighbors have children and they bought those properties specifically because of those dead end streets and limited traffic. I know I and originally the letter I submitted I did some calculations on how much I estimated traffic would increase just on my street. I estimated originally around 500% and that was a conservative figure. I would like to see at some point I know you and I had discussion in early meetings about calculations that were done by the city. At some point I would like to understand what calculations were done as far as traffic flow in that regard. But one of the things that I do wanna point out in this new neighborhood development there is one section that is a cul-de-sac. There is one section that is also a loop that would kind of be a limited traffic just because of its layout you know and the concern to me is being a resident that has owned my property for 25 years and many of my neighbors have owned for longer, lived out there as long as I have, that we don't seem to have as much consideration for maintaining limited traffic on our streets as some of the new neighbors would have. I also have some concerns with the density of the project. I recognize, you know I understand market research and I understand some people don't like the large yards but building this neighborhood next to an established neighborhood that has much larger lots definitely impacts the aesthetics and quality of life I believe of our neighborhood. And you know I really think this is way too dense you know especially considering the times that we just came out of when we talk about social distancing and all that and now we're building homes that make it hard to even maintain what the government wanted us to do during that time. So you know I just ask, I recognize you know this project's gonna move forward you know. I just ask that our

considerations be taken as this moves forward. I recognize there's a lot of money gonna be made in future tax revenue from this development that's gonna well overshadow what you're getting from the residents of Rolling Ridge but I feel you know in all the years that we have been contributing members of the community, that should count for something and our concerns should count for something in that regard. I do have a copy of a letter I'd like to submit for the record and with that, I will end my comments and open it up to anybody else. I thank you for listening to my concerns and taking them under consideration.

Evans: Thank you, Mr. Schuler.

Schuler: Thank you.

Rude: And this was the same letter that was posted on our website and you all have a copy of it.

Taylor Sumerord: Good evening. My name is Taylor Sumerford. My wife and I own the lake to the south there. We're awfully concerned about how you're gonna handle the drainage that leaves this property. No one's told me and you were having problems before. I'd like 'em to get that cleared up.

Evans: Okay can I yield that question to Mr. Kuntz?

Rude: I can take that as well.

Evans: Or you?

Rude: Yeah. Right now the intent with the petitioner is to drain east to the roadside ditch which is a city ditch now and that will eventually lead down to the river. So that's the intent to be outlet for....

Sumerford: Can I see a map of that? I'm not following you.

Rude: We can get you a map. I don't have a copy of one right now.

Sumerford: You'll get me one?

Rude: Yes. We can do that.

Sumerford: Do I have to come pick it up or you'll get it to me or what?

Rude: I can get with you, Taylor and get you a copy of that, yes.

Sumerford: Okay. And you know where I'm at?

Inaudible reply.

Sumerford: Okay. Thank you.

Evans: Thank you.

Lisa Lay: Hi, my name is Lisa Lay. We live at 1315 North Riley which is on the south end of Arbor Homes and I know that there is a buffer zone but we'd like to know what the buffer zone is going to be and our lot is right in front of a detention pond and what buffer zone's going to be there? And also if you're saying that it's going to drain to the east so is that going to come by our property or through our property or if we could find out that? Yep, that's it.

Evans: Before you leave the podium, what is your street address or....

Lay: 1315 N. Riley Highway.

Evans: Okay so you're on that side.

Lay: Right on the highway on the south end of Arbor.

Evans: Okay, alright. Thank you.

Inaudible mumbling.

Evans: Oh okay. Alright. Gotcha. Any other member of the public have a question or would like to make a comment about this petition?

Lisa Adkins: My name is Lisa Adkins. I live at 1580 Crest Drive and I've lived there for over 22 years and I understand that you have all made your decision on the annexation or the stub roads and this and that. The first impression that I had was because it was for emergency vehicles which kind of raised a question why would they come north to back south to get in there. I work in Indianapolis and I see sometimes when emergency vehicles are gonna have to cross very busy streets they have the ability to turn the lights on all sides red so that they can come on through you know different things. So I was thinking why couldn't there be at the north end of the development a road right before the trees and all that that you're gonna plan on not messing you know messing with except for the stub roads, why couldn't there be an east/west road paved wide enough for emergency vehicles with some type of remote entrance so that when if they're coming that way to you know an emergency, a fire, whatever have some type of remote that could open these gates and let the emergency vehicles have access to this new development rather than coming in to Crest Drive and coming down our streets and opening up our streets for the factories over on Rampart to be accessing cutting off that light at Rampart. They're gonna cut through our neighborhoods. They're gonna cut through the new neighborhood to get out to St. Rd. 9 just to try to avoid a light there and it's gonna, I believe it's gonna cause a lot of unnecessary traffic on our roads. I was standing looking out my back lot a

few weeks ago. We have ½ acre lots. I was looking and it's beautiful you know and I don't understand. If any of you people, except for Joanne who lives there, take a drive out and just look at our neighborhood and see if there couldn't be a different type of resolution to this other than opening up our streets. It's just like Mr. Schuler said, it's just so dense. We have all these nice, lovely lots, lovely homes and then you're gonna put a put ten times that in the in that small amount of space. So I just I didn't know if somebody couldn't think of a different type of resolution to the ending of the stub roads. Thank you.

Evans: Thank you.

Les Leary: Good evening. Les Leary speaking for Shelby Bottled Gas. We've been on North Michigan Road, 1340 - 1344 since 1960. We have become pretty much the retention pond or detention pond for all of development that has gone north of us and I heard mention the solution. I wonder if that solution is exclusive or inclusive on the drainage. I was concerned about that. The second concern is walking trails. We have propane and hazardous materials, the location of the walking trails. Thank you.

Evans: Thank you.

Leary: Uh huh.

Evans: And I think you came and actually addressed at our last hearing on this and I believe the walking trails are in the neighborhood proper. There will be a buffer off of your property and if I remember correctly, the development retention big pond on the south is what we're talking about outletting because I know you have spent a lot of money on your development to try to from all that what's existing, crop shed that comes from Rolling Ridge. It rolls all the way down to your property at the bottom of the hill. So I know that's in the works and being addressed.

Rude: Yes, that's correct.

Evans: So thank you.

Leary: Thank you.

Richard Walke: Richard Walke, 14 Gateway Drive out in Rolling Ridge. I agree with everything that Mr. Schuler said, okay? And the fact that I don't believe our roads need to be opened. One thing I would remind you is that as we talked about this earlier in I believe it was late, I don't even remember when it was, 2020, January whenever it was, we did discuss that there would be upgrades to storm drainage within Rolling Ridge and upgraded lighting. And I wanna remind the city now that we've had a change in city engineers that those things were discussed with us and we're we were we felt like we were fairly well agreed to that we would get those amenities.

Evans: Can you pull the minutes from that last meeting and just make sure that anything we promised it is still in the works?

Rude: Yeah and I can state just as we went through the capital improvements plan last year, the drainage improvements I think are even under design right now so those intentions still hold but we'll pull those and make sure that all that's still true.

Evans: And I know we had also asked Arbor Homes with Isabella Farms for those stub road connections they were going to put fire hydrant mains at the end of the connectivity so that in the future if and when water would continue into Rolling Ridge that that is available and then same way with drainage to plan for additional overflow.

Rude: Yes.

Evans: Just wanna make sure.

Bowens: Can I, could I add something also to that was lighting too at the stub roads to make sure there's proper lighting. There wasn't really there's not a lot of street lighting in our addition right now 'cause Crest Drive really needs more lighting actually the whole drive does.

Evans: Okay any other member of the public have a question or would like to make a comment in regards to this petition? Please step forward, state your name for the record. Please sign the sign-in sheet, ask your question or make your comment.

No response.

Evans: Alright, it looks like no one else is approaching so I will close public comment and go back to questions from the board. I'm going to ask since there was so much interest let's start with Mr. Kuntz on this end. We're gonna go one by one down the line. Any questions?

Kuntz: No I don't have any questions. I will comment that the drainage stuff, we did survey Rolling Ridge neighborhood for the drainage. We are working on that so I wanted to make sure they did know that we are working on it.

Evans: This area while most of it is county, has had an issue with drainage for a long time. Everything flows naturally to the river and so I know especially with Shelby Bottled Gas, that was one of their concerns and they've invested a lot of money on their property to try to alleviate the other watershed from the surrounding properties. So I appreciate that.

Kuntz: No more questions or comments.

Evans: Alright, thank you. Mr. Lux?

Lux: No questions.

Evans: Mr. Lewis?

Lewis: A question for Adam. You said there were was it Section 6, Article 5 on some of the things that you had negotiated with them that were sort of above and beyond what were required to do?

Rude: Yeah so in the PUD document, it's page 6 in your packet or in the ordinance, Section 6 - all of those standards for the most part go above and beyond. They're at least, at a minimum, they're mimicking our standards but most of them go above and beyond from an architectural and aesthetic standpoint so that our intent was to get a higher quality product in there.

Lewis: Okay. Thank you. That's all I had.

Evans: Alright, Mr. Nolley?

Nolley: I do have a well let me ask this first. I know I think I don't know who all, I'm sorry. I know the Lays have some questions I think actually she would be answered.

Evans: Who does?

Cassidy: Mrs. (?).

Nolley: The Lays. When they asked some of their questions, I think I don't know that we got their answers.

Evans: Well we yeah we can call her up. I saw a side conversation going on so if you wanna step up and

Nolley: Yeah I thought(inaudible)....so before I got to my question, I just wanted.....

Evans: No you can ask. You ask her questions that were brought up.

Nolley: Okay. Can you answer her questions?

Dopher: Sure. Yeah the side conversation was just confirming where exactly their property was so I could get a good eye on it. Adam, if you could go back or sorry Allan, if you could go back a couple of slides to the southern part of the development. Perfect. That also has a good visual of the existing trees too. So there are existing trees around a good portion of the perimeter but where the Lays are, there are no trees along the perimeter. And so what we would propose there is similar to the next development that's coming up on the agenda which is a combination of trees and shrubs for a total of 10 within every 100 linear feet. For their perimeter, that touches all (?). Does that make sense? We would propose for every 100 linear feet to have a combination of 10 trees and shrubs.

Nolley: So it's like every 10'?

Dopher: Yep. And that will allow for full matured growth too so that as the trees mature, they don't choke each other out.

Nolley: Okay. Can you repeat what she asked so we all can hear?

Dopher: She asked if it would be on the detention pond site too. Let me....yes, so our project touches two sides of your property so we would propose it on those two sides.

Bowen: Will you have any kind of a berm at all or just.....

Dopher: Due to the drainage issues on the property, we wouldn't want to add a berm because that just further complicates the drainage issues.

Bowen: Okay.

Dopher: So we feel like the landscaping would provide enough of a buffer.

Bowen: Could I ask one more question real quick?

Evans: It's not your turn but

Nolley: Let me, I'm gonna go ahead and ask mine. You wait your turn.

Evans: We'll get down there.

Bowen: Okay.

Nolley: So on the connectivity Adam, just a question. Is there something that can be done to discourage the traffic? An extra marked speed bump? Something I mean I've seen speed bumps in residential areas before. I don't know that we have any around here but something that would be safer, emergency traffic could get over. Anybody could do it but it's something like I really don't wanna go over that you know or something of that nature.

Rude: We can look into it. A speed bump wouldn't be ideal. It tears up snow plow blades. But we could I don't have a great idea right now but we can have that conversation.

Nolley: Just something. I mean there's probably something out there that somebody saw that....

Rude: Yeah internally and see if there's any kind of design aspect that slows traffic or discourages it or forces you to slow down, like a speed bump.

Nolley: Yeah.

Rude: I don't have....

Nolley: Or maybe even take a different path.

Rude: Yeah, yes.

Nolley: So okay. I mean at least we can at least look at it.

Rude: Yes.

Nolley: That's all I have. Thank you.

Evans: Alright, Mr. Cassidy?

Cassidy: I'm assuming you're starting off of St. Rd. 9, correct? Instead of Michigan Road?

Dopher: Actually let me confirm where the utilities are real quick.

Evans: I think that's what they said last time that they're

Dopher: Yeah it'll start on the east side.

Cassidy: Okay. That's it besides I was gonna ask what Gary asked so I'm good.

Evans: Alright, Mr. Hall?

Hall: Doug just took my question, so I'm good. That was my question.

Evans: Alright, Mr. Martin?

Martin: No.

Evans: No questions?

Martin: No questions.

Evans: Alright. I know you've been saving down there.

Bowen: I can talk?

Evans: Mrs. Bowen?

Bowen: Thank you. It is a four year project, right?

Dopher: Correct.

Bowen: Okay. So the other question was did you get a hold of the Ross family? At our last city council meeting.....

Dopher: I have not been able to get a hold of them but looking at that property and where that existing building is, I know we had originally discussed a berm and with the drainage issues and that building being pretty much right on that property line.....

Bowen: Uh huh?

Dopher:and having a berm right there, it'll create drainage issues in between the berm and the building and we don't want that.

Bowen: So will you do the same?

Dopher: Absolutely.

Bowen: Okay.

Dopher: Yes.

Bowen: Every a tree every 10'?

Dopher: Uh huh.

Bowen: Okay. Thank you. I'll let her know.

Dopher: Thank you.

Bowen: She was expecting a phone call from you.

Dopher: I apologize for not being able to connect with her but yes, we will absolutely do something to buffer that area.

Evans: Alright oddly enough, I do not have any questions. I hope that this project proceeds once underway quickly so you can get that west exit out to Old Michigan Road. I think that will alleviate some of the connectivity issues that everyone's fearful for. I apologize to you that this development that originally started in the 60s did not continue to build to the south but anyway, so I will go back to last minute questions from the board. If not I will entertain a, excuse me a motion for PC 2021-08 Arbor Homes Isabella Farms.

No response.

Evans: Make sure when you are doing this that somehow there is a mention of the removal of farmstead and at least change to crop production so the unbuilt phases can still be farmed.

Nolley: I'd like to make a motion make that favorable recommendation on the Isabelle Farms PUD detailed plan as presented to this body pursuant to the planning staff's report Fact of Finding with the correction of farmstead replaced by

Rude(?): Crop production.

Nolley:crop production while the development is being completed.

Evans: Alright I have a favorable recommendation. Do I have a motion....

(?): Second.

Evans: or I mean a second? Alright will everyone please cast their vote for PC 2021-08?

Rude: Who was that second?

Evans: I believe it was Mr. Lewis.

Rude: Okay. This is a motion on PC 2021-08 a favorable recommendation with one stipulation to change farmstead to crop production during development. Mr. Hall - yes, Mr. Cassidy - yes, Mr. Lewis - yes, Mr. Kuntz - yes, Mr. Lux - no, Mr. Nolley - yes, Mr. Evans - yes, Mr. Martin - yes, Ms. Bowen - no. Motion carries.

Evans: Alright, thank you.

Dopher: Thank you.

Evans: I will ask you to take note of public comment and kind of

Dopher: Absolutely.

Evans:factor some of that in. There is some concern. This has been farm ground for probably well longer than I've been here so and change is always a little difficult. So....

Dopher: It's completely understandable.

Evans: Alright now I'll ignore you and then I'll bring you back up to PC 2021-07 Arbor Homes for Riverview PUD Concept Plan.

Rude: Okay last item on tonight's agenda is PC 2021-07 Riverview Planned Unit Development Concept Plan. The petitioner's name tonight again is Arbor Homes. The owner's name is First Christian Church. The petitioner's representative again is Caitlyn Dopher from Arbor Homes. The address of the property is located along Morris Avenue. And the request tonight is for approval of a planned development concept plan for development of a residential neighborhood of approximately 40 acres.

Evans: Alright they, oh I didn't really mean you had to sit down. I apologize. I'm getting a little loopy in the heat.

Dopher: It's okay. Now before I begin, I do have printouts that are 11 x 17 if anyone wants them. I have printouts of the site plan that are 11 x 17 if anyone wants them. Everyone has them? Awesome!

Evans: Alright, welcome. If you will, please tell us a little bit about Riverview and how you came up with that since you're about 2 miles off the river.

Dopher: Yes.

Nolley: It should be interesting.

Evans: Each house comes with a set of binoculars.

Dopher: We did take inspiration from the park across the street so you're dead on. It's the same spiel as before about Arbor Homes so I'll just skip through that. Here's the location. We're on the north side of Morris Avenue and north of Blue River Memorial Park west of 74. The property is about 40.59 acres. Next slide please. Looking at the zoning map, we do have two different zoning designations for this property. It's R1 single family residential and then institutional. Next slide please. Due to the unique triangular shape of the property, it makes it a little trickier to develop so that is why we are proposing a PUD designation. In total, we would have a maximum of 115 homes. Overall preservation of open space would be about 26%. Because the size of the property isn't that large, we do have trouble fitting all the necessary drainage on that property which is when we turn to the park across the street and knowing that a pond would be required across the street anyways, working with the city in that regard to build a pond for them with trail system, boardwalk, a fishing area and a shelter to double as an amenity for the entire community and also drainage for this project as well. Next slide please. And here's just a close up view of that pond detail. The pond would also have two fountains. We talked a little bit about this at the park board meeting last week. I know depth was brought up of the pond. Our engineers believe that it'll be about 8' deep. Now it's not going to be a sharp drop off from the edge. It'll have a safety ledge all the way around it before it reaches its deepest point. But they also acknowledge too that if the standard depth for a pond is 10', they'll do that as well, whatever the standard requirement is for the city. And I know it was also brought up that the ground in the park drains very well and so we should put that into consideration when designing the pond and our engineers assured me that it will be designed

so that that water is held in the pond. Next slide please. And that wraps it up. It's the same product as Isabelle Farms that we talked about before and I'm happy to answer any questions, comments, concerns.

Evans: Alright, thank you. Let's go to questions from the board. Let's start on this end this time with Miss Bowen.

Bowen: Do you have a natural habitat to detour geese because I think that was a big question about these ponds. There are they had talked about before. I don't know are you familiar with something you can put in or something you grow in the pond to detour them or.....natural grasses?

Dopher: I know there's a certain depth that geese won't go through if they can't see so that's something that we can factor in with our grasses.

Bowen: Okay, thank you.

Evans: Okay. Mr. Martin?

Martin: No questions.

Evans: Alright, Mr. Hall?

Hall: I'm gonna wait for public comment.

Evans: Alright. Mr. Cassidy?

Cassidy: I'll wait for right now.

Evans: Alright. Mr. Nolley?

Nolley: I do have some. Comparing your Isabelle Farms, so minimum lot size proposed here is (?) where Isabelle is 6000.

Dopher: The, sorry are you talking about the overall minimum size or the width?

Nolley: Lot area. I just.....I'm just....I went right down the.....

Dopher: Yes, I found it. Thank you.

Nolley: Okay. So it's 7100 vs. 6000 so it's a larger lot size but you're showing 6 units per acre and it was 3.9....

Audible mumbling.

Dopher: There was a correction in the staff report. That was a typo.

Rude: Yeah Gary, that was just a mistake on us transcribing on there. It's actually 2.875.

Nolley: OKay then that well that wasn't(Inaudible)....

Rude: Yeah that math didn't work for us either.

Nolley: Well I'll just make a comment from the park board's standpoint....(inaudible)....at first when I saw what you're doing I thought well it's not our job to make you profitable as a park which is obviously one reason you want that on there because you can get more lots and it makes you more profitable. However, I will say for the public anybody else that might be thinking along those lines, we are getting a very nice amenity in (?). This is something that you can take your kids fishing the way it's gonna be built with nice trails and a pier and it's gonna be nice. And it falls under our MS4 for maintaining it afterwards so there is a plan on how that works. And I think you said there's a three year maintenance bond for the first....

Dopher: We need a....

Nolley: Somebody brought that up in our last....

Dopher: We need to work that out with the city attorney but that was suggested and we would be comfortable with that.

Nolley: Right. So and also for the public, there's different proposed projects at the park. We don't know if any of them are what they are (?) come to fruition but it would require a pond anyway that we would have to build so this is built big enough to accommodate both what you need and us and we get something. We get an amenity, free amenity out of it so that sways me back in favor. I see that, so I just thought I'd get that out there for the public.

Evans: Alright, Mr. Lewis?

Lewis: No questions.

Evans: Mr. Lux?

Lux: Who maintains the pond and that.....

Nolley: MS4, they're the ones that take care of like all the ponds we have in town, which aren't that many but and also anything that drains out I think to the

Lux: A subcontractor for the city?

Nolley: No, no it's a they're Derrick Byers runs that department.

Kuntz: It's a city department.

Rude: Yeah the MS4 department.

Nolley: It's they're in city hall. There's a crew of what, 3 guys and Derrick runs them.

Rude: Yeah.

Lux: So it's a it's a city-owned asset they're building but we'll maintain it?

Rude: Yes, that's correct.

Nolley: And they actually have a private contractor, pond company that they hire to do whatever that.....just like there's currently a pond on Lee Boulevard further down in between the interstate and Lee Boulevard that's ours and we maintain that.

Evans: No more questions?

Lux: I'm thinking. No, no more questions.

Evans: Alright. Mr. Kuntz?

Kuntz: No questions.

Evans: Alright. You probably heard in pre-meeting I just wanna make sure when you come back with the actual design that the main entrance that crosses Lee Boulevard is directly lined up with Lee Boulevard. I see the majority of these residents and their guests leaving and taking Lee down to 44 to get on the interstate and go back to Cincinnati or wherever they're visiting from. And I just wanna make sure that when they leave, that they don't drive the wrong way down Lee Boulevard since it is a Boulevard.

Dopher: Uh huh, absolutely.

Evans: Secondly, I wanna be on public record asking our planning secretary to formally request to the Board of works to make Old Rushville Road/Morris on that side and Lee into a three way stop when the addition, if it proceeds, into a 4 way stop. I think there's too much traffic that comes flying up over that bridge and there are people that are waiting to turn left to go back in towards Walkerville area and it should've been done a long time ago, so please forward a or send a formal request to them to do so.

Rude: Board of Works meeting in the morning, so we'll bring that up and start that process.

Evans: Yes thank you very much. Alright, with that, I will ask the petitioner to have a seat. We will open up public comment. I assume the other 55 people that are in the auditorium are here for this petition, so I will remind you that excuse me, when you approach the podium, please sign the sign-in sheet, state your name for the record and ask your question or make your comment and once again, because of the large group, I will ask that you make it brief but a five minute maximum. So with that saying, I will now open public comment. If you have a comment or would like to ask a question about this petition, please step forward, state your name for the record, sign the sign-in sheet and ask your question or make your comment. I was gonna say Duane, you're first. You might as well step up.

(?): Inaudible comment.

(?): This doesn't impact me directly since I don't live in the neighborhood but I, like I'm sure a lot of people take that route probably several times a week. That's gonna add an awful lot of traffic to what's really still a 2 lane country road. So my question would be what are the plans to upgrade that road to handle that increase in traffic? That's it; thank you.

Evans: I'm gonna ask that as you sit back down because we've had this discussion. We currently do not have right of way, ample right of way on both sides of that section from Knightstown Road about to the park, correct?

Rude: That's correct. It's old assumed county right of way 'cause it's an old county road, yes.

Nolley: Is there a traffic study that'll take place then?

Rude: Yeah so this project and I'm sorry, this project and Isabelle Farms. Most projects that go through the Plan Commission require a traffic impact study and then as part of that, whatever improvements are needed to account for the impact on traffic to the infrastructure, those improvements have to be made. So a study has already begun and Arbor has shared with us a draft of that but during the later phases of the project, that study'll be finalized, recommendations will be made by a third party engineer and those improvements, whatever they might be to Old Rushville Road, Lee Boulevard, either of those, they'll be required by the developer.

Evans: Alright, thank you. I saw someone approaching. I apologize. You should've come on up to the podium while Gary was having his comments.

Krista Bowlby: That's fine. My name's Krista Bowlby. I live at 986 E. Morris Avenue. We've lived there for about 38 years. It's an old farm that my husband's great grandparents built and it's been in the family. All of us from Knightstown Road all the way to this have very large lots. That's why we're there. And this housing addition with the new Walmart, everybody from Walmart comes this way 'cause they're missing all the traffic lights down the main drag so they come by our house and it is ridiculous on the traffic. We did a figuring that it was gonna increase our cars on the road by 1150 if we have that many homes back in that addition. I don't

know how it's gonna handle it and I know you just addressed that. But something else too I would like you to consider is the noise we have increased. The fair, when it's going, is a zoo. It's crazy down there. We've got the park going all the time. We my husband and I have tried to have conversations in our backyard and we cannot because the noise from the park, whenever they do their music and their movie night and all of that, we put up with a lot and to add this, we're just overwhelmed. We wanted to retire here and stay in our home but it's overwhelming. 115 homes that are 6', 12' apart, that's not the lifestyle that we want and so you know very upsetting because it has been in the family and we were a farm. You know the wild strawberries still come up and now this has been added to it and we've accepted all that and the city did a great job on the park. It's beautiful. But enough's enough. We've gotta stop the population and all the traffic comin' through there somewhere. Also a little side note that I've kind of had a beef with and I'd like you to consider. We have been asking, my husband and I do woodworking on the side as a hobby because when we retire that's what we wanna do. And we've asked for another small building to hold our hardwoods. We live on 2 ½ acres. Right now we have our house, a two car detached garage, 2 little sheds and a pole barn and we're not allowed to have our next, something to store our lumber, which you can't even see it from the road. We have 200 trees around our property. And now you're telling me that we're gonna build a house on what, point something of an acre. I don't understand. So I hope the zoning can change for us. If you decide to do this, I hope that we could have a few more outbuildings and do what we wanna do on our property. So thank you.

Evans: Before you leave the podium, are you currently is that address in the city or is it in the county?

K. Bowlby: City.

Evans: Is it?

Rude: Yeah and it's zoned R1. All of our R1 properties are capped at I believe 5 accessory structures without seeking a variance from that. So that's the provision that she's speaking towards.

Evans: Okay. I would suggest that if you're serious about the pole barn that you actually go to the Board of Zoning Appeals and

K. Bowlby: We have a pole barn that was, yeah we just need one more structure. Right now we only have, we have a little milk house and that counts. That's on a ½ acre. We have our house. That's on a ½ acre. We just needed one more structure but they're not allowing us to build another building or anything on just store our wood.

Evans: Would that be her avenue then would be to BZA?

Rude: Yeah a variance through the Board of Zoning Appeals.

Evans: Yeah I would go to BZA for a variance.

K. Bowlby: But the last time we did a variance 'cause our pole barn was 6" too tall, it cost us over a thousand dollars so we don't feel like we can do that right now.

Evans: Okay that, I apologize. That's the avenue.

K. Bowlby: Yeah. Okay.

Evans: I thought you were one of those fringe properties that was actually in the county and then that's where that was coming from, but....

K. Bowlby: No, we're city. We are city, so....

Evans: Okay. Alright, thank you for your comment.

Mike Stephenson: Good evening, gentlemen. You guys really interesting because not one of you's got up and taken a break. Mike Stephenson, live on Old Rushville Road just past this development, the proposed development. The city investment that has been made in our park there, I'm surprised or disappointed that we would consider lowering the standard of the footprint that goes around it from a 10,000 square foot because if you look at the most recent development in the area of Foxridge, those lot sizes were the standard size I think of a minimum of 10,000 if not greater. You also, if you look at Brentwood addition right across the way, those are much nicer homes. Why do we want to condense or allow such high density of population and as you said Mr. Evans, this road, that intersection right now is bad enough and really it's the most dangerous when you don't turn onto Lee Boulevard when you're coming out and going on past the highway, then people pull out in front of you. But this many more houses, this high of density, this is a great piece of property for a development. That's what it needs to be but does it need to be a development with 115 lots on it when our city standard says it should be 10,000 square feet and now they're trying to get it down to at least 7,000 square feet per lot especially when you consider this same entity, Arbor Homes, is building and to quote her I believe she said, "the substantially the same or the identical homes on the north 9 project. And the question is it's gonna be a 4 year project to build it out so why do we need two of them? Why don't we have one nice one is we're gonna do it on north 9 which you've already approved and build it out twice as fast? Do we really need twice as many opportunities at 6500 to 7000 square foot lots? Or do we allow those people who want that home to build out the one subdivision quicker? What is in the best interest, that's your job, for this community? For our entire city and candidly our county because I'm your next door neighbor? You know it we need housing but we have Brentwoods. Or I'm sorry, we have what, the Isabelle Farms, Forestar, Amos Road and Twin Lakes, Twelve Oaks, all of those subdivisions. And what's the price point? What is this proposed development providing for a price point for new housing that isn't being offered how many times over right now in this city? Why are we lowering our standard? It's a great idea for the pond. That's a great assessment. And I'm not an engineer but all the water is just gonna flood off this property. It was there this last weekend when we had the rain. It's comin' right off

this. It's not gonna benefit the park. It's gonna retain the water off this field. Where you need a pond, I betcha and I'm not an engineer, help me, is down closer to the river. Water's going that way. You're building a pond on the highest level or close to one of the highest levels of your park. If you're gonna build a pond, build it down close to the river or somewhere at a low level where it'll (?) where it will benefit the park. Not just benefit and yes, it will be a nice amenity but it doesn't benefit the park, I don't believe. I ask our engineer to really look at that because I think if we look at a water runoff study, you will find the water runoff will fill this pond and then some from this 40 acres. Go there any time it heavy rains. The house right next across the street next to this, front yard floods all the time because of that ditch that runs through there. And we've gotta have if we don't have the easements now, I apologize if I'm over my time, shut up, but there are a lot of things for you to consider. I hope you considered 'em all and first and foremost, what is in the best interest of the city of Shelbyville and do we need another 115 lots when we already have 283 that you've already promised with the same house. Thank you.

Evans: Thank you. As you're exiting the podium, I will point out that there is a dry basin under the old steel bridge in the park that does not hold water so it only fills up on extreme rains. So I'm sure it would flow down that direction. So any other members of the public have a comment or would like to ask a question? Please step forward to the podium, state your name for the record, please sign the sign in sheet and ask your question or make your comment.

Elizabeth Duffy: My name's Elizabeth Duffy. We're at 1266 E. Morris Avenue so we would be connected to this development on two sides. It was already noted there is a major issue with water in that area and traffic. Widening the road, increasing children crossing the road which is already a major issue. We've had one tragic injury already in our community. This should be a parkway. It should not be a two lane highway already and if we're looking at this many people, presumably with children, crossing the road getting access to the park, there has to be some safety precautions. Another thing I would like to point out I would just like to challenge the idea that a drainage pond is an amenity. It's a solution for this business to increase their profit and maybe it helps us in some way or another for the parks but I think I wanna vote for green space. You guys have made a huge investment in this beautiful land and it's a place the whole community can come and enjoy a pastoral environment and you're affecting the horizon. You're affecting the whole experience of being that space not only by building it up outside the boundaries of the park but within it. We don't have to develop every portion of the park to make it a usable and a really inviting space for surrounding counties. That is my comment.

Evans: Alright, thank you. While she's signing that, any other member of the public have a question or would like to make a comment? Please step forward, state your name for the record. Please sign the sign and ask your question or make your comment.

Katie John: Hi. My name's Katie John. I live on 971 E. Morris Avenue. I've been there for about 12 years now. I have to echo what Mr. Shepardson(?) and Mrs. Bowlby said about the additional development. Right now the Morris Avenue/Old Rushville Road area is a very established area. It's where the residents of Shelbyville, those who grew up look to find the additional space, the larger lot sizes, to be able to continue their family and keep their families

here in Shelbyville to keep our community running and keep running great a future Shelbyville citizens. To echo what Mr. Shepardson said, by putting another addition in there, no matter how many the homes, but specifically 115 while we have the second division, it does leave Shelbyville without an established area with larger lot sizes. It could be argued that we have other more high end subdivisions such as Trotter's Chase or the Overlook out on south 9 but you effectively lost anywhere where someone could look to retire, look to raise their family, excuse me, while still enjoying Shelbyville. So (?) really consider it only being one or I would really hope that someone would consider only one development going on at a time and then possibly reassessing after seeing the impact of that larger development. I do wanna echo what the last lady as well. That pond is not an amenity. It's a requirement for a subdivision. It's a requirement for a lot of other items. An amenity is something that all of our community can take part in and while we simply look at a retention pond, we as citizens see that it is just that, a requirement, a retention pond. An amenity would be something like a stocked pond if Arbor was willing to do something like that. Just having another retention pond is just checking a box.

Evans: Hang on just a moment. I'm gonna pause you, pause the time. I'm gonna have our parks board representative answer that because.....

Nolley: Yeah it would, this would not just be like what's on Lee Boulevard. There's a pond down there.

John: Uh huh.

Nolley: There are fish in that by the way. But this would be with trails around it. There would be fish in there. It would be encouraged. You know take your kids out fishing. So from that standpoint, and I get your argument.

John: Sure.

Nolley: Yes, it's a requirement. We're probably gonna have to put a pond in somewhere anyway at some point. This was designed to be my understanding a little bit larger to accommodate. It's a two, yes, it makes it more profitable but the trade off is also something positive for us so I would say in this case, the way it's gonna be designed and now I don't know if you've seen the drawings. We have 'em. You can look at their conceptual drawing. It would be considered an amenity I think once you saw it if it were to happen which is uncertain at this point.

John: Gotcha.

Evans: Alright. Thank you, Gary. Sorry, I wanted you to take a breath. You sound a little shaky.

John: Yes.

Evans: Don't be afraid. Other than Doug.....Please continue.

John: I also have a concern about utilities. So with a subdivision, you would need public utilities and currently Morris Avenue doesn't have public utilities. So my concern would be the development of that would public utilities, would that be a project that we would see flow through Morris Avenue so that the existing non-subdivision residents would have? Would that come first to be able to make sure the subdivision has what it needs?

(?): Inaudible comment.

John: Correct, sewage. Sorry.

Evans: We're not gonna answer that one right now. We'll answer that in a blanket once we go away from public comment. So if you have another question, please state. Not that I wanna....

John: Sure.

Evans:but you are getting at the end of your 5 minutes.

John: Yes. The last question that I have is what solution would be proposed for the traffic flow not just for Morris. As has been previously echoed by the other residents, but also for Progress Parkway or Lee Boulevard. It, right now with it being a two lane and you adding an additional 115 homes, that is a lot of traffic that I don't know will be appropriately handled for Progress Parkway or Lee Boulevard. It just seems to be way too congested and that area is so nice right now and has a low speed limit. I think we would see more traffic jams or people just blowing through that speed limit as it is. A follow up question to that would be what is proposed for the curve for those who taking the back roads around Old Rushville Road or German Road to get into the subdivision? Very sharp curve around there or very lined(?) curve around there where people could also blow through that and cause a safety concern.

Evans: Alright, thank you.

John: Thank you.

Thomas Lapinski: Hello. My name's Tom Lapinski and I also live at 971 Morris Avenue. Been there for over a decade now. Most of my concerns have already been echoed before so I guess my main primary question is we were talking about the traffic and how that is a boulevard and still a country road right now. Traffic is outrageous on it and they do blow through there pretty quick so it's very dangerous as it is. I know you said you didn't have current right of way. Will that be something that's considered as a future pursuit is expanding that right of way?

Evans: I'm gonna address this right now. Being that it sounds like every property owner that lives along that section where we do not have right of way has either made a comment or at

least been on record, please contact them and see if they will gift us that extra 10' so that we can improve that road. So go ahead. I apologize.

Lapinski: Okay. I've done one of these before and it seemed like things were already kind of decided when I got there. I was not notified of this until yesterday and that was through Mrs. Bowlby. I don't know where she was notified at. I did not receive a letter or anything of that nature. And it seems like there was a pretty expansive area for the other development that received a notification. So I'm not sure what happened there but for future reference in meetings, I'd like to know about 'em. It doesn't sound like a lot of people that live there want this and I know you guys have to balance what the locals want with what the city wants in general but before you go looking at dollar signs at what you're gonna get on tax revenue, I would consider what you've already invested in that area. You have a beautiful park area there. It's quiet. People love to go there for that exact reason and before you go messing it up with 115 homes on sub par lots, take that into consideration. Thank you.

Evans: Thank you. While he's signing his name, any other members of the public wish to make a comment or ask a question? Please step forward.

Mike Bowlby: My name's Mike Bowlby. I've lived there for 38 years. My family's owned that property since 1900(?). I don't wanna see this happen. Talk about the improvements to the park, that's fine. What do we do about the motor oil and antifreeze and garbage and trash and all those things that'll be flowing into that pond? When they built the park, they told us there won't be any trash problems. I can't mow my grass without going out and picking up trash. My wife can't pull weeds in the front. We have a hill in front of our house. Most of our properties, the front of it's a hill. To pull weeds out there, you have to go out near dark or at dawn to keep from getting run over 'cause people don't slow down.

Evans: You on the south side, sir?

Bowlby: We're on the north side, north side of Morris Avenue, 986. We have a lot of frontage. My lot starts at James Street and runs, probably got 500' of frontage.

Evans: Okay, thank you.

Bowlby: The utilities stop at the west end of our property. There's no sidewalks. This road's narrow. When we first lived there, my dad was born in our house. When I first lived there, the extension of Lee Boulevard was not through there yet and it was quiet. It was nice. They added that and traffic's increased twice if not three times. And they don't drive like people from the country. You know there's a difference. You all know that. They won't slow down. I don't like to see changes like this happen. And as Thomas said, as Mike stated, as everybody else has stated, we don't mind seeing something that's gonna improve our neighborhood. 115 homes, there's no way on a small size like that that that would(inaudible).....In 10 years, I hate to see what they're gonna be like and we've all seen this happen. And Joanne, I feel bad

for you because of the addition coming in by you.....(inaudible)....Please take all this in consideration before you decide.

Evans: Alright, thank you. Well being that we heard plenty of public comment, hang on I got one lady raising her hand in the back. If you'd like to step forward, please state your name for the record.

Duffy: Elizabeth Duffy. I just have a question. Are there any incentives going out from the city to Arbor Homes in order to build here?

Evans: That would be a question that Adam can answer. I think it's any development. Go ahead.

Rude: I'm not sure if the if city council intends to offer any incentives. At this point, I haven't heard of anything but I'm not aware of anything I guess is the answer right now.

Duffy: 'Cause I would propose that any such incentives could be invested in the park rather than developing this area.

Evans: Thank you. Okay seeing no one else to approach the podium, I'm gonna close public comment and open it back up to questions from the board. I will start on this end with Mr. Kuntz. Any questions?

Kuntz: Yeah I wanted to ask about the crosswalk that's supposed to go in there from the pond. Is there gonna be like any kind of what kind of safety things will be installed with that to make sure it's safe to cross there?

Dopher: Whatever the city determines and that is what we will install. And I'm sure part of the traffic study might dictate what's recommended as well but we'll install whatever we are directed to.

Kuntz: No other questions.

Evans: Alright, Mr. Lux?

Lux: Yeah I was thinking about the existing the new trail that goes up to 74 and I thought that the trail we talked about looping it back along 74 and hooking it in to Blue River.

Nolley: There's no bridge.

Lux: Okay. And I wasn't sure what the plan was on that. I know that it's kind of the road to nowhere right now. It's a trail to nowhere.

Nolley: But it's gonna go maybe towards the (?).

Lux: Okay.

Nolley: Inaudible comment.

Lux: Okay. And a comment, not such a question. I think that there was lots of good public input on this and as I've learned in my years on the Plan Commission, we have things that come to us. We don't create the things that we vote on. And there has been a concept or not a concept but any development is good development and I think there was some really good discussion tonight to say hey, I think we've saturated a certain market with opportunities that we've approved over the last year or so and that I think that's well worth consideration on this product, this petition. So I think that one of the things I heard was this market is saturated with plenty of opportunities around the city and maybe because of that it's not an ideal for here now. That's it for me.

Evans: Alright, thank you. Mr. Lewis?

Lewis: You know the saturation of these type of homes and that kind of thing, I mean I think it's some of that you can take into consideration but as far as giving concessions on lot sizes and things like that. But you know if you wanna develop, if you want a certain type of home and I'm not sure that you know there's not people coming to the city to develop those type of homes or a nicer homes or a Brentwoods homes or things like that. And not that these homes aren't nice homes but you know I mean the, if the market will bear it and you know we as a city have this zoned a certain way, you know I think we have to do our due diligence with that. And I mean there are a lot, conceptually I'm not totally you know, I'm okay with it. There's a lot of unanswered you know the traffic issue is a huge issue so a study would be a big concern to me as to moving forward with any detail plan and of course drainage report and that kind of thing. But I think that's all I have right now.

Evans: Alright, thank you. Mr. Nolley?

Nolley: I will, I'd like to thank well all of you that spoke. Mr. Stephenson, your comments really kind of rang with me a little bit. I mean it's gonna take 4 years to fill out 285. Why do we need another 215? So that makes a lot of sense and that doesn't even include the other. That's just the same company building the same house. The traffic study, just to repeat that, I've thought since I, I spend a lot of time at that park for those of you that know me and so I can tell you Rushville Road is it's been needed to be widened and improved and there's no way for pedestrians to get along their safely, not even on a bike. It's just not so, the way it is now let alone more on it. So those are all huge concerns for me and that's kind of the direction I'm headed with my thoughts on it. So I guess I don't really have a question, just those comments.

Evans: Alright. Mr. Cassidy?

Cassidy: Me as well, Gary. If that project was four years, how long of a project is this one? Are you gonna you already got two going, well you would have two going in town and you are adding a third one. Is this one gonna be the last one? You're gonna build out there and then start on this? By then, none of us may be around. The way home building, your company may not be around but that's.....

Dopher: So to address that comment, we have never walked away from a project, even in the downturn. So we would not walk away from these two projects. We would still be around for the entire duration. And then these two projects would be going simultaneously and actually Allan, if you could forward a couple of slides I think just to give some context. One more please. Oops, sorry, one more. One more. There we go. Just to give some context as to why we feel comfortable bringing forward two projects at the same time, this is the monthly housing supply in Shelbyville and as you can see, it has trended down since 2015. Right now there is no monthly housing supply. If someone wanted to come in, they would have a very hard time buying a house here and so we do see a very high demand in Shelbyville. Just looking over the comp plan and over and over it expressing the need for housing, that's why we're bringing two subdivisions forward. Next slide please. This also looks at the median new home closing price. It's also starting to trend down and our homes would average about \$250,000 so that would bring that overall median price up from what you're seeing today. Next slide please. And this is new home closings. The orange part is for 2021 year to date and just eyeballing it, it looks like about 10 closings so far this year. So there is need and a market that needs to be filled here and while the two subdivisions have similar product, it's two completely different locations. Riverview is across the street from an amazing park. That's going to be a phenomenal amenity for these residents and so yes, the density is higher but that's keeping in mind that it's right next to an interstate and typically larger lots bring more expensive homes and those buyers aren't going to be willing to live right next to an interstate where there's noise, where there's noise coming from the park. And speaking of the noise, having those extra homes in Riverview is going to buffer the noise that the existing homeowners are hearing in the neighborhood to the northwest. So that should solve some of that issue. And then I know traffic's a concern and we believe that this development, it will bring some of the improvements that are needed. We are going to be dedicating the right of way that's needed. We're going to be installing the crosswalk and making any improvements that the traffic study requires. So I know right now it seems like we're proposing a lot of homes all at once but there is a need for these homes and we feel very strongly about that.

Evans: Mr. Hall? Sorry, Mr. Nolley's trying to jump everybody.

Hall: No, that's fine. I understand. So Adam, can you explain to me a little bit about so what when the traffic study is conducted you know what can that traffic study dictate to the builder?

Rude: So that traffic study's going to it'll be conducted by a third party engineer and reviewed by our engineer. It will project the future impact of traffic to the existing road system. It will also propose remedies to maintain the level of service. And there are gonna be increases to the

traffic and there are gonna need to be some mediation efforts. So that report's going to make those recommendations.

Hall: I mean so just to try to give some context for me 'cause I don't know exactly how that plays out but if that traffic study, does that traffic study ever dictate the density of a subdivision? So would that traffic study ever say hey, yes that a development could go there but the density should not exceed a certain amount?

Rude: No, it....

Hall: Or it would just be improvements to the roadway?

Rude: Yeah it kind of works in the opposite direction. Instead of driving density, the density is an input into the equation to figure out the improvements. So much higher density comes with higher volumes of traffic and therefore more improvements.

Hall: Okay.

Rude: So, yes.

Hall: Okay, thanks. That was my question.

Evans: Alright, thank you. Mr. Martin?

Martin: You actually answered my question. It had to do with the median home prices.

Evans: Okay. Mrs. Bowen?

Bowen: I'm gonna follow up with Mr. Hall's question. So with that traffic study should we (?) the traffic study before a turn lane or I know we already asked for the four way stop, but the turn lane will be in before or after the traffic study?

Rude: So the traffic study is going to tell us exactly what is needed.

Bowen: Okay.

Rude: Turn lanes, passing blisters, all those. I would guess that turn lanes in and out of the complex, passing blisters so you can have a protected left turn. All of those items are typical. I would imagine the traffic study's gonna recommend all of those pieces as well as just widening of the road in that area. They're gonna be required to install sidewalks along their property and along the park property there.

Bowen: I and I would follow up with Mr. Stephenson's remark about the higher standards. And if there was a case for Arbor Homes to look at this, and I know you say that that's our price point is \$215 with....

Dopher: \$250.

Bowen:\$250, sorry. It would be nice to see larger homes at a price point of \$299 and above because I feel that there is a need for that. We hear that all the time and a little bit larger lots. That would be my recommendation. Change that, that's my recommendation.

Evans: Alright, thank you. I have a question. On your conceptual plan here, you show greenery, if you will, along the interstate on the edge of the property line. Do you intend any type of fencing? I mean as far as privacy fence? I'm just, a lot of these developments that are right abutted to the interstate seem to put up some type of wall barrier. Do you anticipate doing any of that? I know that the interstate ducks under Old Rushville Road on the bridge so it's a little taller so is it just gonna be greenery proposed?

Dopher: Most likely at this time. There is some existing trees along that buffer and we would fill in the empty spaces. But we have found that our buyers aren't necessarily deterred by having the interstate right there and of course there is a larger buffer than normal in between the rear lot line of the homes and then where the interstate starts. So there would be plenty of room for buyers to install a fence if they choose or to create their own buffer. But that's a conversation that we're open to as well. We haven't finalized the text of the ordinance yet and those specific requirements would go in the text.

Evans: Okay, thank you.

Dopher: Yep.

Evans: I know Gary, you had a question.

Nolley: Yeah just two things. One and respectfully, you're not the only game in town bringing houses here so I know....

Dopher: Uh huh.

Nolley:there's what, 400 houses between the two but there's another 184 on the south side. I think they're in a similar price range, different builder and maybe one or two others that are going on so there are a lot. For your plan, I still kind of go back to(inaudible)....earlier. Another question for you, this is more like just where this (?). Tonight we could make a recommendation or we could.....

Rude: So yep, tonight we're hearing the concept plan for the planned unit development. Plan

Commission has full jurisdiction or authority on the concept plan piece. So your options tonight are approve, approve with conditions, deny or continue.

Nolley: Well that was where I wanted to come. So if we deny, just trying to look down the road, what does that mean if they wanted to bring this back or.....(inaudible).....Just how does that work?

Rude: Yep so a denial would require a one year waiting period before a resubmission.

Evans: What would be the next step if approved?

Rude: So if approved, Arbor Homes would then take their detail plan, which is what you heard in the last petition for Isabelle Farms. They'd develop that detail plan, take it to the Technical Review committee who would make recommendations. They'd make the appropriate changes and then that document would come to council and plan commission again. So their next step is where Isabelle Farms is now.

Cassidy: They do a traffic study, do they start at Knightstown Road? Or where does that traffic study start at? Going to the west or do you just start at their property and go to the interstate? Or how far to the west is it gonna go?

Rude: I'm not sure.

Cassidy: Like if you're just doing in front of their property, it doesn't really do any good. I mean because shoot that property's a quarter of a mile. The rest of 'em's where the traffic's gonna be.

Rude: Uh huh. I'm not sure. Do you know the boundaries?

Dopher: I'm not sure off the top of my head either. I know the city provided the scope and we just followed that scope.

Nolley: I don't think just because of everything else....(Inaudible).....if they don't go beyond that(inaudible)....

Cassidy: Right.

Nolley: Adam, as follow up to that, is if either I mean I guess.....(inaudible)....for a motion. Or if it died for lack of a motion or a second, does that constitute a.....

Rude: If no motion passes, it's an automatic continuous.

(?): Yeah that's what I thought.

Nolley: So if nobody seconds let's say orokay.

Rude: Or if well we have enough that some motion of some variety will pass but

Evans: Who is o ur, are you our school board rep? No?

(?): Me?

Evans: Okay.

Hall(?): If I am, I'm not aware.

Rude: There's no school board rep.

Evans: Okay I apologize. Different board evidently. I just wanna make sure that somebody has contacted Shelby Central Schools about 115 additional households filing into the school.

Rude: Yes.

(?): Inaudible comment.

Rude: Yes and we've on an annual or a few times a year, we'll have that conversation with Mary Harper, superintendent and the school board if necessary just to update them on where projects stand so they know short term and long term what's in the pipeline 'cause it has an impact on their facilities as well.

Evans: Okay, thank you. Any other questions from the board? If not, I'll entertain a motion on PC 2021-07 Arbor Homes Riverview concept plan.

Long period of silence.

Evans: Alright, I'll call for a motion again on PC 2021-07 Arbor Homes Riverview PUD concept plan.

Nolley: I'll make a motion to do you want a recommendation or approval? Which?

Rude: This is approval, denial or continuance.

Nolley: I'll make a motion for denial.

Evans: Alright I have a motion for denial. Do I have a second on that?

Lux: I'll second that.

Evans: Alright the motion is for denial of PC 2021-07 Arbor Homes for Riverview PUD concept plan. Will everyone please cast.....

Nolley: Just for clarification, a yes vote is yes to deny.

(?): Yes to deny.

Rude: Yes. That is correct.

Nolley: We're not voting yes in favor....(inaudible)....denial.

Rude: Okay this is for motion for denial for PC 2021-07 so a yes vote on here is a vote for denial. Five votes is a majority. Mr. Martin - no, Miss Bowen - no, Mr. Lewis - yes, Mr. Kuntz - no, Mr. Lux - yes, Mr. Nolley - yes, Mr. Evans - no, Mr. Cassidy - yes, Mr. Hall - yes. That's five votes. Motion carries.

Evans: Motion carries for denial. Alright....

Dopher: Thank you.

Evans:well I guess work on Isabella Farms and then approach us again after the time has expired and maybe by then we'll get some of our other infrastructure built up out that way.

Dopher: Thank you.

Evans: So thank you. Alright next item on our agenda is that's the end of our New Business. I think we'll have just no Discussion but I do wanna thank all of the members of the public. This is one of the most heavily attended meetings that we've had here of late. It's good to see everybody brave with COVID yeah COVID 19 restrictions lifted and everybody have a safe trip home in the humidity. And now I'll move for adjournment.

Cassidy: Motion to adjourn.

Lux: Second.

Evans: Alright, we stand adjourned.

Meeting adjourned.