

## Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in regular session on Thursday, February 25, 2021 at Shelbyville Recreation Center, 220 Tulip Tree Road. Chairman Warren Landers called the meeting to order at 6:00 PM. Roll was called by City Recorder Lisa Smith and the following were present: Chairman Warren Landers, Mayor Wallace Cartwright, Councilmember Stephanie Isaacs, Commissioner Jean Pruitt, Commissioner Bo Gill, Commissioner Dawn Gonzalez, Commissioner Joe Paul Moore (out at 7:05 PM), and Commissioner Steve Taylor. Also present were Acting Planning Director Kevin Chastine and City Attorney Ginger Shofner. Absent was Commissioner James Darden.

Chairman Landers then called for approval of the Agenda. **Commissioner Gill made a motion to approve the Agenda as submitted, Commissioner Taylor seconded, and the motion carried unanimously by oral vote.**

The next item on the Agenda was approval of the minutes of January 28, 2021. Hearing no corrections **Commissioner Moore made a motion to approve the minutes, Commissioner Gonzales seconded, and the motion carried unanimously by oral vote.**

### NEW BUSINESS

**Consideration of Final Plat for Wheatfield Subdivision – Phase 1:** Planner Chastine advised this is a request for approval of a Final Plat to create 31 single family residential lots with dedicated public rights-of-way and stormwater infrastructure. The construction plans have been approved and Staff is recommending approval as resubmitted on February 16, 2021. The is one Condition of Approval to rename the “undeveloped right-of-way section with a leader arrow and label as “Existing 50’ ROW developed as part of this plat” and include a reference to plat book and page of the previously recorded plat that initially created the 50’ ROW. Also, one procedural notification, the Plat will not be signed and recorded until all on-site construction is approved by the City Engineer, Public Works and SPWS. **Mayor Cartwright made a motion to approve, Councilmember Isaacs seconded, and the motion carried unanimously upon roll call vote.**

**Consideration of Preliminary Plat for Stones Throw Subdivision – Section 3:** Chastine noted this is a Preliminary Plat for Section 3 and shows 28 single family residential lots and dedicated public right of way. There is one Condition of Approval, on the Construction plans and Final Plat for Stones Throw Subdivision, Section 3, label the dark black dashed lines across the southern portion of the proposed development. Additionally, there is one procedural notification and that is the Owner/Developer should contact DREMC to determine if they own the old TVA Poles and conductors. **Commissioner Gill made a motion to provide an approval with the one (1) Condition of Approval and the one (1) Procedural Notifications, Commissioner Pruitt seconded, and the motion carried unanimously by roll call vote.**

**Consideration of Preliminary Plat for Idle Reserve:** Planner Chastine advised this Preliminary Plat is to create 47 single family residential lots and extends Idle Drive to connect with Brown Lane. Construction plans are still under review. Chastine advised that the Commission will have to discuss the option to require sidewalks in the development or not. He noted there are no sidewalks on adjacent ROW that this development will be tied into. Additionally, the Subdivision Regulations do not require Sidewalk that is left to the decision of the Planning Commission. Staff recommends approval as resubmitted on

February 16, 2021 and with two (2) Conditions of Approval – 1) Redesign drainage easements on Lots 20 & 21 on Ashley Court to provide a building and envelope large enough to construct a residence and these changes must be shown on the Construction Plans as well and 2) Update the Preliminary Plat, if needed, given the roadway slope cannot be greater than 12 percent. There was a short discussion of the requirement of sidewalks and the commissioner agreed in this instance where there are no sidewalks to connect to on either end, they should not be required. **Commissioner Gonzales made a motion to approve with the stated Conditions of Approval and not to require sidewalks in the development, Commissioner Gill seconded, and the motion carried by a unanimous roll call vote.**

**Consideration of Site Plan for O’Reilly Auto Parts:** Chastine stated this is a site plan for a 7,225 square foot commercial building on the corner of Peacock Lane and Highway 231 with associated parking and stormwater infrastructure. This area was in the flood plain, but it has been filled and taken out of the flood plain. Staff recommends approval as resubmitted on February 16, 2021 with two (2) Conditions of Approval - 1) Update the setback line along the eastern boundary so that it parallels the property boundary. Setback appears to follow the property boundary of adjacent property. 2) Place a note on the plan stating the Dumpster is a private service. Additionally, there is one (1) procedural notification and that is once the site plan is signed by the City Engineer, a pre-construction meeting can be set through the Public Works Department. The grading permit can be issued at the pre-construction meeting. **Commissioner Taylor made a motion to approve with the conditions of approval and procedural notification as stated, Mayor Cartwright seconded, and the motion carried unanimously by roll call vote.**

**Consideration and Recommendation of Tax Map 90, Parcel 113.00 Rezoning:** Planner Chastine stated applicant is James Rollins requesting to rezone this property located on Madison Street south of Richland. The property was recently annexed into the City. Currently the property is zoned C-2 and request is to rezone a portion of the property R-4 leaving a 200-foot depth along Madison Street to remain C-2. Chastine noted the current land use map classifies the future land use of this property as both Commercial and High-Density Residential. The requested zoning is in compliance with the future land use map and Staff recommends the Planning Commission provide a favorable recommendation to the City Council. There is one procedural notification of the future City Council meeting dates. **Mayor Cartwright made a motion to provide a favorable recommendation to the City Council on this rezoning request, Commissioner Gill seconded, and the motion carried unanimously by roll call vote.**

**Consideration and Recommendation of Tax Map 69, Parcel 61.02 Rezoning:** Chastine advised this property has also just gone through for annexation and was bisected by the 437 Bypass. The property is very narrow and consist of 10.31 acres and the request is to rezone from R-1 to C-2. The Future Lane Use Map classifies the future land use of this property to be Low Density Residential along with all surrounding properties. Owner is requesting C-2 due to the property being located along Highway 437 and the shallow and wide nature of the property does not lend well to residential development. Additionally, over the last few years there have been two other rezoning of this type along Highway 437 Bypass that were rezoned to C-2. These two-rezoning considered that the current Future Land Use Map was created and adopted prior to the construction of Highway 437 Bypass and the comprehensive plan did not address the potential desire for commercial development along the Bypass once it was. Due to the requested zone district not being permitted under the Low-Density Residential classification of the currently adopted Comprehensive Plan, Staff must recommend an unfavorable recommendation to the City Council. If a favorable recommendation is provided there is one procedural notification of the

future City Council dates. Commissioner Gill ask what the zoning showed on the proposed Future Land Use Map. Chastine advised it shows By-pass Character Area allowing C-2 and C-3 along with Planned Commercial Development. Commissioner Gonzales made a motion to provide a favorable recommendation to the City Council for this rezoning request, Councilmember Taylor seconded, and the motion carried by unanimous roll call vote.

**Consideration and Recommendation of Tax Map 69, Parcels 74.00, 74.01 and 77.00 Rezoning:**

Chastine advised this will be seem familiar as this same property was before you last month with a rezoning request to R-3, which received an unfavorable recommendation to the City Council because it did not meet the maximum density of 4 units per acre or less. Now the applicant is requesting to rezone the same properties to PUD (Planned Unit Development). Current Land Use Map does state that a PUD can be in a Low Density Residential if the overall density is still 4 units per acre. They have not been a Pattern Book or Concept Plan submitted at this time. Staff can make a favorable recommendation for the PUD rezoning, but they will have to address the 4 units per acre in the Pattern Book. There was then some discussion on the TVA lines and the limitation of size of the development based on them. Mayor Cartwright noted the PUD classification would create more traffic concerns on Brown Lane and Commissioner Gonzales stated this area including Fairfield Pike was going to get overrun with traffic and infrastructure concerns. Planner Chastine advised that Public Works and City Engineer are looking at these concerns with several road planning to be widening and the developers bearing some of the costs. Commissioner Gill made a motion to provide an unfavorable recommendation to the City Council as the request does not match the current Future Land Use Map, Commissioner Gonzales seconded, and the motion carried unanimously by roll call vote.

**Reports from Staff:**

- A. **Administrative Review Projects:** Planner Chastine advised the Commission of the projects that were review and approved by Administrative Review including two Administrative plats and construction plans for a small subdivision of eight (8) lots on Eagle Boulevard. Additionally, construction plans for the small entrance area on Global Manor, Idle Reserve, McKeesport Phase 3, and Wheatfield Subdivision Phase 2 have been received.
- B. **Discussion of Proposed Comprehensive Plan Update – Spark Shelbyville:** Chastine noted the representative to discuss the Spark Shelbyville plan was unable to be here tonight so this matter will be discussed at next month’s meeting. Chastine did explain some of the zoning designations and answered a few questions.

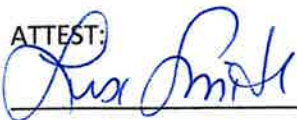
There being no further business, Chairman Landers declared the meeting would stand adjourned at 7:29 PM.

APPROVED:



Warren Landers, Chairman

ATTEST:



Lisa Smith, City Recorder