

Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in regular session on Thursday, May 26th, at Shelbyville Recreation Center, 220 Tulip Tree Road. Vice Chairman Bo Gill called the meeting to Order at 6:00 PM and City Recorder Lisa Smith called the roll. The following were present: Councilmember Stephanie Isaacs, Commissioner David McGee, Commissioner Bo Gill, Mayor Wallace Cartwright, Commissioner Joe Paul Moore, Commissioner Henry Wilhoite and Commissioner Steve Taylor. Chairman Warren Landers and Commissioner Dawn Gonzalez was absent. Also, present were City Attorney Ginger Shofner, Planning Director Waleed Albakry and City Recorder Lisa Smith.

Vice Chairman Gill requested a motion to approve the Agenda. City Recorder Smith requested to amend the Agenda by removing Item I, Consideration of Concept Plan for Ridgelawn Subdivision as it is being deferred at the applicant's requests and adding Item K, Consideration of a Zoning Amendment to the Heavy Industrial Zoning District (I-3) to clarify outdoor storage regulations. **Commissioner Wilhoite made a motion to amend the Agenda and approve the Agenda as amended, Commissioner McGee seconded, and the motion carried unanimously upon oral vote.**

The next item up was approval of the minutes from the April 28, 2022, Regular Meeting, hearing no corrections or additions, **Mayor Cartwright made a motion to approve the minutes as submitted, Commissioner Moore seconded, and the motion carried upon unanimous oral vote.**

NEW BUSINESS:

Consideration of a Preliminary Plat for McDale Pointe Subdivision: Planner Waleed Albakry advised this Subdivision will be close to the Bypass and contain 23 single family lots on 5.75 Acres in an area zoned Medium Density. He further noted there were no outstanding comments and Staff recommends approval as resubmitted on May 13, 2022. **Commissioner Wilhoite made a motion to approve, Mayor Cartwright seconded, and the motion carried unanimously upon roll call vote.**

Consideration of a Preliminary Plat for Stonegate Estates Subdivision – Phase 2: Albakry gave an overview noting there will be 23 lots on 10.6 Acres in Phase 2. Staff recommends approval as resubmitted on May 13, 2022, with two (2) Procedural Notifications: 1) The submission of proof of the acquired sewer easement and 2) The submission of the necessary legal documents indicating a Homeowners Association will be established. Resident Harold Johnson requested to address the Commission. Vice Chairman Gill recognized him and Mr. Johnson stated he was a resident of this area and he had concerns about adding this many homes without the infrastructure to support them. He note the road would not support the heavy machinery nor the increase in traffic. There was some further discussion with the neighbor and Planner Albakry after which **Commissioner Taylor made a motion to approve, Councilmember Isaacs seconded and the roll call vote was Commissioner Moore – No, Councilmember Isaacs – Yes, Commissioner Taylor – Yes, Commissioner Wilhoite – Yes, Mayor Cartwright – Abstain, Vice Chairman Gill – No, Commissioner McGee – No.** City Recorder Smith advised there was a tie vote, therefore the motion failed. **** SEE NOTE BELOW**

Consideration of a Preliminary Plat for Global Manor Subdivision – Phase 10: Planner Albakry advised this is Phase 10 of the Global Manor Subdivision located off the Fairfield Pike. This plat provides for 12 residential lots and Staff recommends approval as resubmitted on May 13, 2022 with two (2) Procedural

Notifications: 1) The extension of the main sewer line shall be completed before the approval of the final plat for Global Manor Subdivision – Phase 10 and 2) The locations of the driveways are required to be shown on the final plat. Commissioner Moore made a motion to approve, Vice-Chairman Gill seconded, and the motion carried unanimously upon roll call vote.

Consideration of a subdivision and lot combination along Frank Martin Road: Planner Albakry advised Commission member this item is actually two applications, request of approval of subdivision of 0.75 acres and then combining it with the parcel to the west. This is the Walmart Distribution lot located at Tax Map 50, Parcels 25.08 and 25.10. It was noted that the proposed parcel will be non-buildable due to the unavailability of Sanitary Sewer. Staff recommend approval of the requested lot subdivision and lot combination along Frank Martin Road as resubmitted on May 13, 2022. Commissioner Taylor made a motion to approve, Commissioner Wilhoite seconded and the motion carried unanimously by roll call vote.

Consideration of a subdivision and lot combination at 1400 W. Lane Street: Albakry stated this item is very similar to the previous item. There will be a subdivision of 0.20 Acre and it will then be combined with what is referred to as the Bowling Property. Staff recommends approval as resubmitted on May 13, 2022, with no Notifications. Commissioner Wilhoite made a motion to approve, seconded by Commissioner Taylor and carried unanimously by roll call vote.

Consideration of a Final Plat for Cedar Creekside Subdivision – Phase 2: Planner Albakry noted this is a plat to create 25 lots. He advised there are several utility easements on the property so there will be several Procedural Notifications. Staff recommends approval based on the four (4) Procedural notifications: 1)The Plat is required to be signed by the surveyor. 2) Lots 3, 4, 24, and 25 include utility easements. A note on the plat is required to state the following “no hard surfacing paving or structured are permitted within these utility easements. Alternatively, clearance letters can be submitted showing that the easement holders are not opposed to paving or erecting structures within the easement for each lot. Commissioner Moore made a motion to approve, Councilmember Isaacs seconded, and the motion passed unanimously by roll call vote.

Consideration of a Final Plat for Reese Street Subdivision: Albakry advised this is a minor subdivision with 5 lots with no improvements needed. Staff recommends approval with no conditions as resubmitted on May 13, 2022. Mayor Cartwright made a motion to approve, Commissioner Taylor seconded, and the motion passed by unanimous roll call vote.

Consideration of a Site Plan for a flea market at Sunlite Road: This item is a request for the approval of a Site Plan at Tax Map 078N, Group E, Parcel 008.04 and zoned C-2. It was noted this is behind McDonalds. There will be mostly parking and a couple of Pole barn type buildings. Staff recommends approval. Mayor Cartwright made a motion to approve, Commissioner Taylor seconded and the motion passed by unanimous roll call vote.

Consideration of Concept Plan for Ridgelawn Subdivision: Removed at applicant’s request.

Consideration of an amendment to the Cedar Glade PUD: Planner Albakry stated this item has been before the Commissioner before and the applicant is a request to amend the PUD by replacing a commercial designated portion of the PUD (9.38 acres) with residential uses to allow for the development of an additional 96 townhouses. Additionally, they are requesting an addition of a 75-foot-

wide connection to the landlocked parcel to the north. Albakry advised that there will still be some commercial areas in the development. He noted Staff is recommending providing a favorable recommendation for the amendments to the PUD as reflected in the Pattern Book submitted and dated May 13, 2022 subject to four (4) Procedural Notifications: 1) Pattern Book is revised to ensure that the future 75 foot right-of-way requested will be through Parcel 55.08 and not through Parcel 55.06 as mentioned in the Pattern Book. 2) The downstream sanitary sewer capacity is checked to meet the standards of Shelbyville Power, Water and Sewer. 3) The Water and Sewer services shall be located in the front and 4) The design will need to provide a location and room for the water meters and sewer cleanouts. David Alcorn, the property owner spoke to the requests advising this request is in line with the current zoning. Mayor Cartwright made a motion to approve, Councilmember Isaacs seconded, and the roll call vote was Commissioner Moore – Yes, Councilmember Isaacs -Yes, Commissioner Taylor – Yes, Commissioner Wilhoite – Yes, Mayor Cartwright – Yes, Vice Chairman Gill – Yes, Commissioner McGee – Abstained.

Consideration of a zoning amendment to the Heavy Industrial Zoning District (I-3) to clarify outdoor storage regulations: Albakry stated this is a request to amend the Zoning Ordinance to clarify outdoor storage more specifically in the I-3 Zone. The clarification will be that outdoor storage is allowed but not in the 50-foot setbacks. After a short discussion the Commission members requested that the words 50-feet be added to the Ordinance to be clear of the size of the setbacks. Albakry stated he would make the change prior to submittal to the City Council. Mayor Cartwright made a motion to approve a favorable recommendation to the City Council with the suggested change, Vice Chairman Gill seconded, and the motion carried by unanimous roll call vote.

NOTE: City Attorney Shofner requested to revisit Item B the Preliminary Plat for Stonegate Estates which motion to approve failed due to a tie vote. Shofner advised she had researched and under 2-13 of the Subdivision Regulations state that if you disapproval a Plat you must state a reason and the Planner then must return the Plat to the Applicant with the reason. Therefore, she requests a new vote to allow for the reason for failure to be stated. After some discussion with Waleed advising he could have the City Engineer at the next meeting to answer any concerns about the infrastructure. Commissioner McGee made a motion to reconsider the item, Vice Chairman Gill seconded and the motion carried by unanimous roll call vote. Commissioner McGee made a motion to defer the item, Vice Chairman Gill seconded, and the motion carried by unanimous roll call vote.

Reports from Staff: Planner Albakry gave a update of the status of the Comprehensive Plan and Future Land Use Map advised the a meeting had been held on Wednesday, May 4th along with an ope house. He had hope to present the plan for approval however, the Consultant has requested an amendment to the original Contract and that will have to be presented to the City Council.

Adjourn: There being no further business, Vice-Chairman Gill declared the meeting would stand adjourned at 6:49 PM.

APPROVED:



Bo Gill, Vice-Chairman

ATTEST:

A handwritten signature in cursive script that reads "Lisa Smith". The signature is written in black ink and is positioned above a horizontal line.

Lisa Smith, City Recorder