

Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in regular session on Thursday, May 27, 2021, at Shelbyville Recreation Center, 220 Tulip Tree Road. Chairman Warren Landers called the meeting to order at 6:02 PM. Roll was called by City Recorder Lisa Smith and the following were present: Chairman Warren Landers, Commissioner David McGee, Commissioner Bo Gill, Commissioner Dawn Gonzalez, and Commissioner Steve Taylor. Also, present were Acting Planning Director Kevin Chastine and City Attorney Ginger Shofner. Absent were Commissioner Joe Paul Moore, Councilmember Stephanie Isaacs, Commissioner Jean Pruitt, and Mayor Wallace Cartwright.

Chairman Landers then called for approval of the Agenda. Acting Planner Chastine requested to amend the Agenda by deferring Item D under New Business as requested by the property owner.

Commissioner Gill made a motion to approve the amendment and approve the Agenda as amended, Commissioner McGee seconded, and the motion carried unanimously by oral vote.

The next item on the Agenda was approval of the minutes of April 22, 2021. Hearing no corrections

Commissioner Gill made a motion to approve the minutes as submitted, Commissioner Gonzales seconded, and the motion carried unanimously by oral vote.

NEW BUSINESS

Consideration of Preliminary Plat for Dover Way: Planner Chastine advised the purpose of this Plat is to create 25 lots containing 24 duplexes and one office building and dedication of public right-of-way. The property is zoned R-3 which does allow this type of development. After review by Staff recommends approval with one Procedural Notification – (1) The current roadway standards will apply to this development at the time construction plans are submitted; and three Conditions of Approval – (1) The water and sewer layout should be shown (made clearly visible); – (2) The Matchline Inset is very dark and difficult to see the property boundaries; – (3) Extend the front setback line onto Lots 17 and 18. **Commissioner Gonzales made a motion to approve with the 3 Conditions of Approval and the 1 Procedural Notification, Commissioner Taylor seconded, and the motion carried unanimously upon roll call vote.**

Consideration of Preliminary Plat for New Haven Subdivision, Phase 1: Chastine advised this Preliminary Plat is to create 32 single family residential lots and dedicated rights-of-way. The property is currently zoned R-2 which allows this type of development. Staff recommends approval of the preliminary plat as resubmitted on May 18, 2021, with three Procedural Notifications – (1) Provide power to the pump station and a gravel drive to Station; (2) Provide a copy of the recorded plat that is referenced in the voids, vacates, and supersedes note; and (3) For information purposes, the current roadway standards will apply to this development at the time construction plans are submitted. Additionally, there are two Conditions of Approval – (1) Update Address and layout of Electric Poles and Lines according to layout provided by SPWSS; and (2) Label the existing water line along McDale Lane (including pipe size). **Commissioner Gill made a motion to approve with the 3 Procedural Notifications and the 2 Conditions of Approval, Commissioner Gonzales seconded, and the motion carried unanimously by roll call vote.**

Consideration of Final Plat for Park Place Buildings 2 & 3: Planner Chastine stated this is a Final Plat for to establish a Horizontal Property Regime for 13 townhouses units located with Building 2 & 3. The Zoning is PUD. There are nine (9) additional buildings that are planned in the future. Each time one is completed a new Final Plat will be submitted so as the project moves forward you will see more of these come through. Chastine advised that all Conditions of Approval have been address and therefore Staff recommend approval as resubmitted on May 26th with no Conditions of Approval. Commissioner Taylor made a motion to approve, seconded by Commissioner Gonzales, and the motion carried by a unanimous roll call vote.

Consideration and Recommendation of Tax Map 89G, Group D, Parcel 27.00 Rezoning: This item was deferred.

Consideration and Recommendation of Tax Map 89F, Group F, Parcel 21.00 Rezoning: Chastine advised this request is to rezone property located on Bethany Lane of approximately .44 Acres. The property is currently zoned R-3, and the request is to rezone to R-4. The property is not located in a floodway. The property to the north and south are zoned R-3, to the East zoned R-4 and the property to the West is zoned C-2. In regard to the current Future Land Use Map this property is classified as Low Density Residential as well as all the surrounding properties including the property across the street. The new Future Land Use Map, if adopted as is proposed will change the classification of this property to the Depot Street Corridor Character Area, which will allow R-3, R-4, and PUD zoned districts. The property owner desires to construct a multi-tenant building and match the properties across the street which are zoned R-4. Due to R-4 not being in compliance with the current Land Use Map, Staff must provide an unfavorable recommendation. If the Commission provides a favorable recommendation to the City Council there are two Procedural Notifications: (1) Road cuts will be required for sewer and water, contact John Freeman at SPWSS; and (2) the City Council meeting dates for the rezone. After a short discussion Commissioner Gill made a motion to provide a favorable recommendation to the City Council based on the discussion and that the request conforms to the current land use in the area and it backs up to a Commercial property, Commissioner Gonzales seconded. City Attorney Shofner advised this type of request has appeared before and it does happen when the development did not proceed as it was thought it would when the Land Use Map was created. The motion then carried unanimously by roll call vote.

Consideration and Recommendation of Tax Map 69, Parcel 25.09 Annexation: Planner Chastine advised in accordance with best practice for Annexations, this item will go to the City Council for consideration and if approved will come back to the Planning Commission in June. Chastine then gave the Commission an overview of the request.

Consideration and Adoption of Spark Shelbyville Comprehensive Plan and Future Land Use Map: Chastine advised at the last meeting the Commission had an opportunity to review the new Comprehensive Plan and Future Land Use Map and make suggestions to the Volkert representative. Those recommendations have been incorporated and now there are some minor grammatical changes area coloring being completed. Chastine advised he hopes to have a final copy for approval before the Commission at the next meeting.

Reports from Staff:

- A. **Administrative Review Projects:** Planner Chastine advised the Commission of the projects that were review and approved by Administrative Review.

There being no further business, Chairman Landers declared the meeting would stand adjourned at 6:36 PM.

APPROVED:



Warren Landers, Chairman

ATTEST:



Lisa Smith, City Recorder