

Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in regular session on Thursday, July 22, 2021, at Shelbyville Recreation Center, 220 Tulip Tree Road. City Recorder Lisa Smith called the meeting to Order at 6:02 PM and called the roll. The following were present: Commissioner David McGee, Commissioner Bo Gill, Commissioner Dawn Gonzalez, Commissioner Joe Paul Moore, Councilmember Stephanie Isaacs, and Commissioner Jean Pruitt. Commissioner Steve Taylor, Chairman Warren Landers and Mayor Cartwright were absent. Also, present were Acting Planning Director Kevin Chastine and City Attorney Ginger Shofner.

City Recorder Smith requested to amend the Agenda by adding an item to appoint a temporary Vice-Chairman for this meeting. Commissioner Gonzalez made a motion to Amend the Agenda as requested, Commissioner McGee seconded, and the motion passed unanimously upon oral vote. Commissioner Pruitt then made a motion to approve the Agenda as Amended, Commissioner Moore seconded, and the motion carried unanimously upon oral vote.

Commissioner Gonzalez then made a motion to appoint Commissioner Bo Gill as the temporary Vice-Chairman for this meeting, Commissioner McGee seconded, and the motion carried upon unanimous oral vote.

Vice Chairman Gill then called for approval of the minutes from the June 24th meeting, Commissioner Gonzalez made a motion to approve the minutes as submitted, Commissioner McGee seconded, and the motion carried upon unanimous oral vote.

NEW BUSINESS

Consideration of Preliminary Plat for Global Manor Subdivision, Phase 5: Planner Chastine advised this plat was submitted to subdivide Tax Map 69, Portion of Parcel 25.02 into 12 single family residential lots and public rights-of-way on 1.85 acres. This is an extension of Global Manor Subdivision and does match all specification of the approved Pattern Book. After review, Staff recommends approval as resubmitted on July 14, 2021, with no conditions. Commissioner Gonzalez made a motion to approve as submitted, Councilmember Isaacs seconded, and the motion carried unanimously upon roll call vote.

Consideration of Site Plan for Global Storage Solutions: Chastine stated this is a site plan for Bypass Self Storage which will be located on the northside of Highway 437 By-Pass, east of Fairfield Pike. He reminded the Commissioner this parcel was bisected by the By-Pass and has been annexed into the City last year and rezoned to C-2. It then went before the Board of Zoning Appeals to request a Special Exception to place Storage Units there, which was approved, and the owner has met all 14 conditions of the Special Exception on the Site Plan. After complete review, Staff recommends approval as resubmitted on July 14, 2021, with no conditions. There were a few questions from the Commissioners the distance from the 4-way stop at Fairfield Pike and By-Pass 437 Intersection and confirming the buffer of trees between these storage units and the residential development behind. Commissioner Pruitt made a motion to approve, Councilmember Isaacs seconded, and the motion carried unanimously upon roll call vote.

Consideration of Site Plan for Marsh Brothers Warehouse – Hawkins Drive: Planner Chastine advised this is a request for approval of a Site Plan to construct a 67,000 square foot warehouse building and associated stormwater infrastructure and parking area on Tax Map 78M, Group A, Parcel 3.04 and located between Industrial Parkway and Hawkins Drive. Chastine noted this property fronts East Lane Street however the entrance would be on Hawkins Drive. After review Staff recommends approval with the following one Procedural Notification – (1) The minimum slope allowed on sanitary service lines is 1% - please call (931) 703-3173 for discussion of options. Also, there are two Conditions of Approval – (1) Add a note to Sheet C-1 stating the required setbacks as Front Yard 60 Feet, Side Yard 30 Feet and Rear Yard 50 feet, show and label these setbacks on the site plan; (2) Dimension the ten (10) parking spaces located west of the proposed building. After a short discussion concerning the minimum slope allowed, Commissioner Gonzales made a motion to approve, seconded by Commissioner Moore, and the motion carried by a unanimous roll call vote.

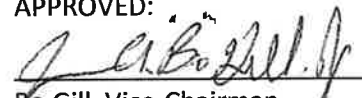
Consideration and Adoption of Spark Shelbyville Comprehensive Plan and Future Land Use Map: Chastine advised he is still waiting on the final copy of the Land Use Map. He noted he had identified a few more labeling issues and some misclassifications. He has notified the consultants with those changes. Commissioners deferred this item until next month when they hope to have a completed copy of the Plan and Future Land Use Map.

Reports from Staff:

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

There being no further business, Vice-Chairman Gill declared the meeting would stand adjourned at 6:31 PM.

APPROVED:


Bo Gill, Vice-Chairman

ATTEST:



Lisa Smith, City Recorder