

## Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in regular session on Thursday, September 23, 2021, at Shelbyville Recreation Center, 220 Tulip Tree Road. City Recorder Lisa Smith called the meeting to Order at 6:00 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, Mayor Wallace Cartwright, and Commissioner Steve Taylor. Chairman Warren Landers and Commissioner Jean Pruitt were absent. Also, present were Planning Director Waleed Albakry, Former Acting Planning Director Kevin Chastine and City Attorney Ginger Shofner.

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

City Recorder Smith requested to motion to approve the Agenda **Councilmember Isaacs made a motion to approve the Agenda as presented, Commissioner Gonzalez seconded, and the motion carried unanimously upon oral vote.**

Vice Chairman Gill then called for approval of the minutes from the August 26, 2021, meeting, **Commissioner Taylor made a motion to approve the minutes as submitted, Commissioner McGee seconded, and the motion carried upon unanimous oral vote.**

### NEW BUSINESS

**Consideration of Final Plat for McKeesport Subdivision – Phase 4:** Planner Waleed Albakry introduced this item advising the request is to approve the Final Plat for Phase 4 of the McKeesport Subdivision. The Plat will subdivide 1.9 (+/-) acres into 13 single family residential lots. Albakry stated all comments are back and Staff recommends approval with two (2) Procedural Notifications – (1) Utilities have not been completely installed at this time and must be completed prior to SPWSS signing the Final Plat for recording and (2) The Final Plat will not be signed and recorded until the on-site improvements have been completely installed as indicated on the approved Construction Plans and approved by the City Engineer, Public Works and Shelbyville Power, Water & Sewer. **Mayor Cartwright made a motion to approve, Councilmember Isaacs seconded, and the motion carried unanimously upon roll call vote.**

**Consideration of Final Plat for Ridgewood Subdivision – Phase 1:** Planner Albakry stated the next item is also a Final Plat but for Ridgewood Subdivision, Phase 1. He advised the Plat will subdivide 1 (+/-) acre into 8 single family lots. He noted this development is to the west of Grand Station and all comments have been addressed and Staff recommends approval with two (2) Procedural Notifications – (1) Utilities have not been completely installed at this time and must be completed prior to SPWSS signing the Final Plat for recording and (2) The Final Plat will not be signed and recorded until the on-site improvements have been completely installed as indicated on the approved Construction Plans and approved by the City Engineer, Public Works and Shelbyville Power, Water & Sewer. **Commissioner Taylor made a motion to approve, Commissioner Moore seconded, and the motion carried unanimously upon roll call vote.**

**Consideration and Recommendation for Rezoning Request for Tax Map 69, Parcel 29.00:** Albakry advised the request is to rezone 79 (+/-) acres from current zoning of R-2 to PUD. The property is located along Fairfield Pike north of Highway 437 By-Pass and south of McDale Lane. He noted the applicant has not submitted a Pattern Book but if approved they will submit one at a later date. Planner Albakry advised a PUD is allowed in this area based on the current Land Use Map and the proposed Future Land Use Map. Chairman Landers question if a traffic study should be considered. Planner answered that may come at a later day. Chairman Landers reminded that this vote is for a recommendation to the City Council for their consideration. Commissioners discussed the surrounding area with Commissioner McGee noting as it sits now this a very congested area. Other Commissioners agreed there is a lot of development going on in that area and the roads should be studied. Former Acting Planner Chastine advised because of another approved development on McDale Lane there have been requirements for McDale to be improved. Commissioner Gonzales asked if under the PUD you can set a maximum density. Chastine advised there is a maximum density in the current Comprehensive Plan of 4 units per acre and in the proposed Comprehensive Plan of 5 units per acre. Mayor Cartwright made a motion to provide a favorable recommendation for this rezoning request to the City Council for consideration, Commissioner Taylor seconded, and the roll call vote was as follows: Commissioner Moore – Yes, Councilmember Isaacs – Yes, Commissioner Taylor – Yes, Mayor Cartwright – Yes, Vice Chairman Gill – Yes, Commissioner Gonzales – Yes, Commissioner McGee – No. The motion passed with a vote of 6 to 1.

**Consideration and Adoption of Spark Shelbyville Comprehensive Plan and Future Land Use Map:** Planner Albakry gave an update on this item advised he would need more time to review the document and hopes to have a final document before the end of the year.

**Reports from Staff:**

- A. **Discussion of Dover Way Final – Request to Post Surety to Record Final Plat:** Applicant did not follow the standard process and are requesting to submit a Final Plat with surety money. Staff recommends they follow the normal procedures.
- B. **Administrative Review Projects:** Planner Albakry advised the Commission he did not have any additional projects to provide updates on.

There being no further business, Vice-Chairman Gill declared the meeting would stand adjourned at 6:27 PM.

APPROVED:

  
Bob Gill, Vice-Chairman

ATTEST:



Lisa Smith, City Recorder