

Special Called

Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in Special Called Meeting on Monday, November 29, 2021, at the Shelbyville Recreation Center, 220 Tulip Tree Road. Chairman Warren Landers called the meeting to Order at 5:00 PM and City Recorder Smith called the roll. The following were present: Commissioner Bo Gill, Mayor Wallace Cartwright, Chairman Warren Landers, Commissioner Dawn Gonzalez, Commissioner Joe Paul Moore, and Councilmember Stephanie Isaacs. City Attorney Ginger Shofner, City Recorder Lisa Smith and Planning Director Waleed Albakry were also present. Commissioner Steve Taylor, Commissioner David McGee and Commissioner Jean Pruitt were absent. A quorum was declared and the meeting open for business.

Mayor Cartwright made a motion to Approve the Agenda as submitted, Commissioner Gonzales seconded, and the motion passed unanimously upon oral vote.

NEW BUSINESS

Consideration of Amendments to the Zoning Ordinance regarding Heavy Industrial District (I-3):

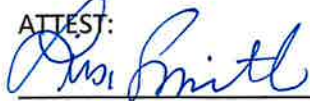
Planning Director Waleed Albakry advised the Commission this request is to amend several regulations in the Heavy Industrial District (I-3). He noted this is currently nothing in an I-3 zone in the City of Shelbyville. The request to amend these regulations is being done to hopefully be a more appealing draw to more industry. The amendments will include reducing the front, back and side setbacks all to 50 feet, to increase the maximum lot coverage to 60% and to increase the maximum height to 50 feet. He further noted in order to assure these changes will have no negative impact on the adjacent property or the City as a whole, there will also be an amendment in the I-3 zone to prohibit any exterior storage or exterior activities. Albakry advised Staff does recommend approval of the Amendments to the I-3 zone. There was then a short discussion by the Commission concerning several items including providing a buffer or minimum landscaping requirement to adjacent residential. Planner Albakry stated these changes do not affect any adjacent to residential property requirements, and those would be addressed individually as currently there is only one site in the I-3 zone and that is the Business Park owned by the City and County jointly. It was noted there have been some grammatical changes made and are noted on the draft copy provided to the Commission. **Mayor Cartwright made a motion to forward the request to the City Council with a favorable recommendation, Commissioner Gill seconded, and the motion carried unanimously upon roll call vote.**

There being no further business, Chairman Landers declared the meeting would stand adjourned at 5:11 PM.

APPROVED:


Warren Landers, Chairman

ATTEST:



Lisa Smith, City Recorder