

Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in Regular Session on July 23, 2015 at City Hall Annex. Chairman Landers called the meeting to order at 6 o'clock p.m. Roll was called and the following members were present: Commissioner Woodlee, Commissioner Taylor, Commissioner Pitner, Commissioner Wilhoite, Commissioner Warren, Mayor Cartwright, Chairman Landers, Commissioner Davis and Councilmember Pruitt. Also present was Wyatt Burk.

The first item of business was the agenda. Chairman Landers called for approval of the agenda. City Planner Rhinehart stated that she had two modifications for the agenda. First on point C Planner Rhinehart noted that it was actually a 50,000 square foot addition not a 5,000 square foot addition. Second was point D that the Resolution of recommendation to rezone 9.74 acres of land on Hawkins Drive had been withdrawn. Commissioner Wilhoite made a motion to approve the agenda with revisions and Commissioner Woodlee seconded, and carried unanimously by oral vote. Commissioner Woodlee then made a motion to accept the agenda as amended, seconded by Mayor Cartwright, and carried unanimously upon oral vote.

The next item on the agenda was approval of minutes of the previous meeting of June 25, 2015. Chairman Landers called for approval of the minutes as written. Chairman Woodlee made a motion to approve, seconded by Commissioner Pitner, and carried unanimously by oral vote.

Old items of business were then in order. There were no items of old business.

New items of business were then in order.

Consideration of a site plan for Phase 2 of the Shelbyville Housing Authority Development of Dunaway Street, representative Troy Williams of Barge Cauthen Associates. Brief discussion ensued by Planner Rhinehart. This is Phase 2, Phase 1 was previously approved in 2011. It was staff recommendation to approve this site plan. Commissioner Woodlee made motion to approve, seconded by Councilmember Pruitt, and carried unanimously by oral vote.

The next item of business was consideration of a plat to shift lot line at 109 Hawkins Drive owned by Marsh Industrial Properties, Representative Kent Holt. Brief discussion ensued by Planner Rhinehart. This is a shifting of lot line to accommodate 50,000 square foot building addition for item C on the agenda. There were no outstanding departmental comments and the plat is in order, staff recommends approval. Motion to approve made by Commissioner Wilhoite, seconded by Commissioner Taylor, and carried unanimously by oral vote.

Next item of business was consideration of a site plan for a 50,000 square foot building addition to Century Mold located at 508 Blue Ribbon Pkwy. Representative Kent Holt. Brief discussion by Planner Rhinehart ensued. There were some comments on the pre planning final comment

sheet under the engineering and public works department, however the comments are applicable therefore staff recommends approval on the basis that it appears to meet all requirements on the final site plan checklist and there are no immediate outstanding concerns. Motion to approve made by Commissioner Woodlee, seconded by Commissioner Davis, and carried unanimously by oral vote.

The next item of business on the agenda, item D, was withdrawn.

The next item of business was discussion/consideration of additional revisions to Telecommunications Ordinance per City Council on July 9, 2015. Somewhat lengthy discussion ensued by Planner Rhinehart. At the July 9th City Council meeting Joey Hargis one of the Attorneys for Verizon Wireless made reference to two points in the Ordinance that he took issue with. First was the amount of liability insurance listed in the ordinance. Second was has issue with wording on geographic location area of colocation towers. At this point in time staff does not recommend any changes to the liability insurance. Staff agrees that in reading the geographic placement area was not crystal clear so some clarification language has been added. Staff has also put in a provision to suggest that no towers be located within the established boundaries of historic districts. Staff also provided a mechanism for an applicant to submit an application for a variance on setbacks. At this point in time based upon legal council it is advised that no vote take place on the issue of cell towers, because of the nature of changes and the fact that changes were provided late.

Next some brief discussion ensued in regards to setting up a joint meeting between the City Council and the Planning Commission in August.

Next item of business on the agenda was reports from staff. There were no reports from staff.

There was no further business before the Planning Commission Mayor Cartwright made a motion to adjourn, seconded by Commissioner Pitner, and carried unanimously by oral vote. The meeting adjourned at 6:19 p.m.

APPROVED:


Chairman Warren Landers

ATTEST:


Shanna Boyette, City Recorder