

-Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in Regular Session on June 25, 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 Davis, Councilmember Pruitt, Commissioner Taylor, Mayor Cartwright, Commissioner Pitner, Commissioner Warren, Commissioner Wilhoite, Commissioner Woodlee, and Chairman Landers. Also present were City Planner Amanda Rhinehart, City Recorder Shanna Boyette, and City Attorney Ginger B. Shofner.

The first order of business was to adopt the Agenda. Chairman Landers called for any items to be added or removed from the Agenda. City Planner Rhinehart requested one addition to the Agenda: Consideration of a Resolution clarifying and better defining Temporary Accessory Structures and reduction of fees. Mayor Cartwright made a motion to approve the Agenda with the amendment, seconded by Commissioner Woodlee, and carried unanimously upon oral vote.

Approval of the minutes from the previous meeting of May 28, 2015 was the next item on the Agenda. Chairman Landers called for any revisions or clarifications to the minutes. Hearing none, Commissioner Pitner made a motion to approve the minutes as submitted, seconded by Commissioner Taylor, and carried unanimously upon oral vote.

Items of Old Business were then in order.

The only item of Old Business was approval of revised Resolution for Telecommunication Towers of recommendation to the Shelbyville City Council. Brief discussion ensued by Planner Rhinehart. The document was sent back to Shelbyville City Council based on comments provided by Verizon Representative. It was recommendation of the Council to modify the distance between towers. The suggested distance is for one mile straight line between towers. The only other modification was to include in the portion of the document on construction of new towers the same language that was already present in the section pertaining to collocation of towers regarding inventory of existing sites. There being no further business, Commissioner Woodlee made a motion to approve the Resolution with revisions, seconded by Councilmember Davis, and carried unanimously upon oral vote.

Items of New Business were then in order.

Consideration of a site plan for continued development of Stonebrook Apartments, located at 1901 Wartrace Pike, owned by Robert Allison, represented by Scot St. John Engineering was the first item of New Business. Scott St. John was representative present for the applicant. There were no outstanding

departmental comments and it was staff recommendation to approve the site plan. Commissioner Wilhoite made a motion to approve, seconded by Commissioner Davis, and carried unanimously upon oral vote.

The next item of business was consideration of a Resolution of the City of Shelbyville Municipal Planning Commission to amend the Zoning Map of the City of Shelbyville by rezoning the following property owned by Edgemont Baptist Church from R-3 (Medium Density Residential) to C-2 (Highway Service District) and to recommend repealing any Ordinance or part of an Ordinance in conflict herewith: 116 Fairfield Pike (Tax Map 078 O Group A Parcel 15.00; 118 Fairfield Pike 78 O Group A Parcel 16.00; and 120 Fairfield Pike (Tax Map 78 O Group A Parcel 5.00. The application was submitted by Bill Sharp, representative in attendance at the meeting on behalf of the Church. Brief discussion ensued on the request for the rezoning. The rezoning of C-2 is needed for future development. The Church would like to build a Life Center. The front of the Church is already zoned C-2 and the Church wishes to rezone the three remaining parcels to C-2 in order to proceed with the development. City Planner noted that a combination plat and site plan would follow and be submitted to the Planning Commission for consideration. In addition the request is conducive to the Comprehensive Plan and with no outstanding departmental comments staff recommended approval. Commissioner Davis made a motion to approve the rezoning request by Resolution. The motion was seconded by Mayor Cartwright and carried unanimously upon roll call vote.

Staff reports were next on the Agenda.

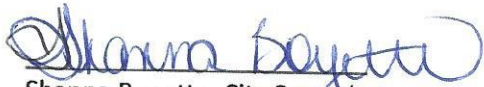
City Planner provided comments on the need to clarify and better define Temporary Accessory Structures and reduce review fees accordingly. It was noted that the Resolution doesn't amend the Zoning Ordinance, but rather provides clarification of accessory structures for temporary structures. The City Council requested a review of the Resolution by the Planning Commission. Upon review the Planning Commission agreed upon the definition and clarification provided in the Resolution and of the fee reduction from \$250.00 to \$35.00. Therefore, Commissioner Woodlee made a motion to approve, seconded by Mayor Cartwright, and carried unanimously upon roll call vote.

There being no further business before the Planning Commission, Commissioner Woodlee made a motion to approve, seconded by Commissioner Pitner, and carried unanimously upon oral vote. The meeting adjourned at 6:16 p.m.

APPROVED:


Chairman Warren Landers

ATTEST:


Shanna Boyette, City Recorder