

## Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in Regular Session on Thursday, April 23, 2015 at City Hall Annex. Chairman Warren Landers called the meeting to order at 6:00 p.m. Roll was called and the following members were present: Councilmember Pruitt, Chairman Landers, Commissioner Davis, Commissioner Taylor, Commissioner Pitner, and Commissioner Woodlee. Commissioner Warren, Commissioner Wilhoite, and Mayor Cartwright were absent. Also present were City Planner Amanda Rhinehart, City Attorney Ginger B. Shofner, and City Recorder Shanna Boyette.

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Chairman Landers called for any additions or deletions to the Agenda. City Planner Rhinehart requested two modifications; that the discussion of Telecommunication Towers be applied to training hours and that the Resolution to amend the Zoning Map of Shelbyville by rezoning 626 Deery Street from R-3 to C-2 be removed from the Agenda as requested by the applicant via email sent to City Planner Rhinehart. (Email submitted as matter of record) Commissioner Pitner made a motion to approve the Agenda as amended. Commissioner Taylor seconded the motion and carried unanimously upon oral vote.

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Chairman Landers called for any questions or revisions to the minutes from March 26, 2015. Hearing none, Commissioner Woodlee made a motion to approve the minutes, seconded by Commissioner Pitner, and carried unanimously upon oral vote.

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Chairman Landers called for items of Old Business.

There was one item of Old Business, continued review of a draft Telecommunications Tower Ordinance. City Planner Rhinehart began the discussion and confirmed that members had viewed Webinar. Planner Rhinehart noted that a portion of the Ordinance has been prepared, specifically the first six sections, and explained that a comparison had been done by City Staff on the previous Ordinance that went before Council to that of the Industry Ordinance. The language for 6409 A requirements in Ordinance needed no changes. The following is summarization of discussion and review of the first six (6) sections of the Prospective Ordinance by the Planning Commission.

- I. **Purpose and Legislative Intent:** Brief discussion ensued on this section. Planner Rhinehart noted the substitution on the word "facilitate" rather than "assure". Point H was added to the document as it was in the Industrial Ordinance and signifies the importance of siting of towers.
- II. **Definitions:** The term Carrier on Wheels (COW) was added and brief discussion ensued on the meaning of the term. The definition for Ordinary Maintenance was added. In addition the definition for Substantial Change, Public Right of Way was also added and was noted that this is straight from legislation.

- III. **General Provisions:** Detailed and lengthy discussion ensued on height requirements and allowances for each zone. The Industry Ordinance recommends that a maximum height be established. It was noted by Planner Rhinehart that all height provisions and modifications will need to be in compliance with 6409 A Regulations. It was also noted that 6409 A has to be addressed separately and that height allowances for the purpose of this meeting discussion will be for new construction. Discussion also ensued on "Small Cells". The final decision of the Planning Commission was for City Planner Rhinehart to research and review height provisions in all zones set forth by other communities and districts. The same was requested by the Planning Commission in regards to setbacks. There were no changes to any other portion of section III of the Prospective Ordinance.
- IV. **Approvals & Review:** It was noted that there was language added requiring a completely separate application for cell towers. Item E, Exemptions is new to this section. The term Hearing Body shall also be struck as it is a typo in this section.
- V. **Specific Provisions for Approvals of New Construction:** It was noted that this section contains placeholder language until such time as the Planning Commission determines final decision on General Provisions for new construction.
- VI. **General Provisions Regarding Administrative Approvals:** There were no changes or comments to this section.

There were no other items of Old Business. Chairman Landers called for items of New Business.

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Planner Rhinehart requested that one hour and ten minutes (1:10) be approved and accepted for training towards requirement for Planning Commission Members in attendance. Member Davis made a motion to approve 1:10 minutes, seconded by Commissioner Pitner, and carried unanimously upon oral vote.


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There were no reports from City Staff.

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There being no other items of business to come before the Planning Commission, Commissioner Woodlee made a motion to adjourn, seconded by Commissioner Pitner, and carried unanimously upon oral vote. The meeting adjourned at 7:13 p.m.

Attest:

  
Shanna Boyette, City Recorder

Approved:

  
Chairman Warren Landers