

Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in Regular Session on Thursday, March 26, 2015 at City Hall Annex. Chairman Landers called the meeting to order at 6:00 p.m. Roll was called and the following members were present: Mayor Cartwright, Councilmember Pruitt, Chairman Landers, Commissioner Taylor, Commissioner Pitner, Commissioner Warren, Commissioner Wilhoite, and Commissioner Woodlee. Commissioner Davis arrived at 6:02 p.m. Also present were City Manager Jay Johnson, City Attorney Ginger B. Shofner, Will Owen, and City Recorder Shanna Boyette.

The first item of business was approval of the Agenda. There being no items to be added or removed, the Agenda was received as submitted.

Mayor Cartwright made a motion to approve the minutes as presented. Commissioner Woodlee seconded the motion and carried unanimously upon oral vote.

Chairman Landers called for items of Old Business. Hearing none Chairman Landers called for items of New Business.

The first item of new business was a consideration of a motion to approve combination plat submitted by Heritage South for the purpose of combining Tax Map 078 P Group D Parcels 6.00, 5.00, 5.01, 5.07, and 5.04. The applicant was represented by Northcutt Surveying and Tommy Gieske. City Manager Johnson reported that the plat meets the final plat checklist and it was recommendation of staff for approval. Commissioner Woodlee made a motion to approve, seconded by Commissioner Pitner, and carried unanimously upon oral vote.

Consideration of a motion to approve a combination plat submitted by Hertiage South for the purpose of combining Tax Map 078P, Group D, Parcel 4.00 and Parcel 4.01 was the next item on the Agenda. The applicants were represented by Northcutt Surveying and Tommy Gieske. Staff noted that the site plan met the checklist requirements, but that the sewer line and easement needs to be labeled abandoned and vacated. Mayor Cartwright made a motion to approve the plat contingent on correction, seconded by Commissioner Wilhoite, and carried unanimously upon oral vote.

The next item on the Agenda was consideration of a site plan submitted by Heritage South for the construction of a 2600 square foot, unstaffed storage building at the corner of W. Highland and Lipscomb Street. Applicant was represented by Scot St. John Engineering and Tommy Gieske. City Manager Johnson noted that the site plan requirements had been met. There was one outstanding note that concrete curbing needed to be added to the parking area of which City Manager Johnson noted that the correction had been received by staff earlier in the day. Commissioner Wilhoite made a motion to approve, seconded by Mayor Cartwright, and carried unanimously upon oral vote.

Consideration of a motion to approve combination plat submitted by White & Associates for the purpose of combining Tax Map 077, Parcels 027.04, 027.06, and 027.11 located at L. Fisher Rd. was the next item. Applicants were represented by Northcutt Surveying and Chuck Glover. City Manager Johnson noted that the plat meets all requirements and it is staff recommendation to approve the plat.

Commissioner Woodlee made a motion to approve, seconded by Commissioner Taylor, and carried unanimously upon oral vote.

Consideration of a motion to approve a site plan submitted by White and Associates for the construction of a 20,000 square foot building addition at 100 L. Fisher Rd. was the next item. Applicants were represented by Chuck Glover and Scot St. John Engineering. Staff recommendation to the Planning Commission was for site plan approval as the site plan met all requirements. Commissioner Warren made a motion to approve, seconded by Commissioner Woodlee, and carried unanimously upon oral vote.

Consideration of a site plan submitted by Celebration Liquors for the purpose of constructing a 4,800 square foot liquor store on Tax Map 078 G Group G Parcel 5.01 was the next business item. Applicant was represented by David Dickens and Scot St. John Engineering. City Manager Johnson noted that the site plan met all requirements and it was staff recommendation to approve the site plan. The applicants requested to address the Planning Commissioner. David Dickens requested to be allowed to remove requirement set forth on curbing requirement for the parking lot at the rear of the building as he, the owner, needs access to the rear of the building for such purpose as delivery vehicles. There was brief discussion among the Planning Commission on the request including if the request would affect stormwater drainage and only allowing for a portion of the curbing to be removed. Will Owen noted that the curbing was a requirement consistent on all site plans. Commissioner Woodlee made a motion to approve the site plan and allow for 12 feet of curbing to be removed. The motion was seconded by Councilmember Pruitt, and carried unanimously upon oral vote.

The final item of business was a Resolution to recommend an Ordinance to include telecommunications tower regulations in the City of Shelbyville Municipal Zoning Ordinance, taking into consideration Verizon Wireless's public hearing comments as directed by Shelbyville City Council. Chairman Landers explained Public Hearing comments provided by Verizon Wireless in regards to telecommunication towers in the Zoning Ordinance. There was discussion among the Planning Commission on Model Ordinances, stealth design, and 60 day process. In addition there was discussion on review of the NTIA Model Ordinance. Commissioner Woodlee made a motion to put NTIA Model Ordinance on the Agenda for the April Planning Commission, seconded by Commissioner Pitner, and carried unanimously upon oral vote.

There being no further business to come before the Planning Commission, Commissioner Woodlee made a motion to adjourn, seconded by Councilmember Pruitt, and carried unanimously upon oral vote.

The meeting adjourned at 6:27 p.m.

APPROVED:


Chairman Warren Landers

ATTEST:


Shanna Boyette, City Recorder

