

**BOARD OF ZONING APPEALS  
MEETING MINUTES  
November 9, 2022**

Chris Clark: The November 9, 2022 meeting of the Board of Zoning Appeals will come to order. Mr. Secretary, would you please call the roll?

Adam Rude: Mr. Cassidy - here, Mr. Clark - here, Mr. Bradburn - here. Note that Miss Terrell and Mr. Lewis are not present.

Clark: Alright. Our first item of business thing here today is to okay the meeting minutes from October 11th.

Doug Cassidy: Motion to approve.

Vince Bradburn: Second.

Clark: Second; all in favor, signify by saying, "Aye".

In Unison: Aye.

Clark: Opposed, same sign.

No reply.

Clark: The minutes are approved. We have no Old Business to attend to so I guess we'll jump right into the New Business and let Mr. Secretary....

Rude: Under New Business this meeting is BZA 2022-19 Gilman's Lumber Center development standards variance. The petitioner this evening is Gilman (?), LLC. The owner Charlie Gilman. The owner's representative is Jake Brattain. The address of the property is 200 Lee Boulevard. The subject property zoning classification is business highway. The request this evening is for six different development standards variances and we'll jump to the first one. So for everyone this will be BZA 2022-19A. This is a variance from the business fence, hedge and wall standards.

Clark: Thank you.

Jacob Brattain: Good evening, guys. If it's okay, I've got a powerpoint. Could we just, I'd like to just run through the whole thing and then we'll discuss each variance. You know, this kind of shows globally(?) what we're looking.....

Clark: Could you please state your name first?

Brattain: Oh sorry, excuse me. I'm Jacob Brattain with McNeely Law. I'm here on behalf of Gilman Home Center. Charlie Gilman is here tonight to answer any questions that I can't. So...

Clark: Alright, thank you.

Brattain: Thanks for coming out just for us tonight.

Rude: Inaudible comment.

Brattain: If you plug this in, it may let me do the clickin'. We'll see.

(?): Inaudible comment.

Brattain: No, it should just be the clicker. Okay, it even works; alright. So as we stated, I'm Jacob Brattain, McNeely Law here on behalf of Gillman Commercial Real Estate actually owns the parcel and then Gillman Home Center will be the business that operates at that parcel. Site plan here, I know that's kind of small to see on everybody's screens. So here's kind of a zoomed in version. That shows on the left side, you'll see the proposed lumber shed and then on the right side is the actual store. So tonight we're gonna be asking for two separate requests. The first couple apply just to the lumber shed that you see there on the left and then the second set of four apply to the store and that's how I'll refer to 'em is the lumber shed and the store there. So there's our variance request. We'll go through those one by one. I think these will be probably the most helpful things we see tonight and maybe that'll help make sense of why we're requesting some of these variances. So the next three slides are just what a projected line of sight would be and this one here is from Lee Boulevard. This is with the proposed 12' fence which is our first variance request. This is for the lumber shed. So you'll see if you're from Lee Boulevard and that shows I know there was a question or we had talked about we need to look at the distance that the fence sits back and it actually the fence sits back 65' from Lee Boulevard as shown there. So if you look at that line of sight angle on that, from Lee Boulevard you really shouldn't see any portion of that open that lumber shed at all. And then if we do the same projection, this is from I-74. You'll see the fence sits about 70' off the edge of the interstate for that one and again, this is and you know this is projecting a 12' fence. You'll see the top you know couple of feet of the lumber shed from the interstate. And then this is the store. So this shows I-74. This shows your existing foliage and that shows your distances. There's about 70' of existing trees and brush there that's grown up along the interstate. From the edge of those trees to the edge of the building, we've got about another 25' and then the two heights you see there are what would be the parapet and then what would be with no parapet. That's the 4' difference there between the 18' of the store height and then the 22' that shows your dotted or solid lines there. These are some, these are just some elevations for the lumber shed. As you can see, most of it is open. Really just the two end panels would be your primary spots for the where you can you know theoretically where the siding would be with the exposed metal fasteners. So these are some pictures of our property. This is me with my flashers on hopping out on the interstate today. I got hazard pay for that, Charlie; sorry. So that

is that's looking down at where we would be so that just you know shows all the trees and stuff, a view down of where the store would be. That's another, that's back towards you know that's back a way closer to like you know closer to the in the lumber shed portion of the property. Just some more that just show the existing trees and brush there. So this is, we asked about some of the adjacent properties. Understood they were built you know before these standards were in place but just for yeah just to show you guys what is what's existing there. It does show the strip center here is with a flat facade and no parapet across the back. There's a closer view that shows that. There's the back, the flat building they did there. They just did two. You know they did two colors there but no offsets or any different materials. There's the Denny's or Shoney's as I guess I've been a long time. I didn't realize it was originally a Shoney's, so there's those. And then if you look, the I know it's not directly on the interstate but if you look across the street at Hubler and you've probably never noticed this but the Hubler, on the back side of the Hubler building does use the similar metal that we're requesting to use. So and so here's just, the point here is not to say ours are different or ours are inadequate or other counties are different but this just shows that standard for all lumber sheds always do the same similar siding and I'll explain why whenever we go through this request. So this is 84 Lumber in Greenwood. That's a view from US 31. That is the Menards on if you pass it up around going around 465 up towards you know Castleton/Keystone area. That's the view from 465. This is the Menards from I-65. That's the one there off Southport Road. Maybe, okay there's the Carmel Menards. And again, this is more similar to what we would actually see here in Shelbyville. It's mostly screened. You can just see it from a few breaks in the fences but even the Carmel Menards on their lumber shed they use the exposed metal fasteners. And then there's another 84 Lumber. This is the Castleton 84 Lumber. That's from I-69. So that's it. We can jump right into our first one which is a development standards variance from Section 5.19A and that is to allow a 12' privacy fence instead of an 8' privacy fence. And I think we'll go ahead and say we're good to stipulate to the pine trees, right? Every 8' of trees so we'll go ahead and stipulate to that (?) which is staff's recommendation.

Clark: Okay. So I guess we'll start with questions from the board at this point. Mr. Cassidy, do you have any questions?

Cassidy: On this one, I do not.

Clark: Mr. Bradburn?

Bradburn: You just answered my question to do with the staff's recommendation. No questions.

Brattain: That's the only one, though. I'm coming for him on the next ones but.....yeah.

Clark: I also have no questions at this time so I will close the comment from the board and open it to the public if anyone wishes to speak to this petition.

Brattain: .....(inaudible)....boy scout....(inaudible)....credit for something....(inaudible)....

No reply.

Clark: No questions from the public. I guess we'll close comment from the public for this particular petition and for this section and I guess ready to make a motion.

Vince Bradburn: This one? Alright I'd like to make a motion for the requested development standard variance from UDO 5.19A to increase the height of a fence to 12' Gillman's Lumber Center pursuant to the condition and the Findings of Fact in the planning staff's report.

Clark: Please cast your vote for BZA....

Bradburn: Do we need a second?

Clark: Oh, yes we do.

Doug Cassidy: I'll second.

Clark: Second. We have a motion and a second. Please cast your vote for BZA 2022-19A.

Rude: I will just say for the record all actions have to be a majority of body. Not enough members present so everything tonight will have to be unanimous to actually take action on it so....

Brattain: And can we, what happens if we don't, if we get like a split? Can we come back next month or.....

Rude: Yeah so if I'll double check. I when I believe when the board cannot take action, it automatically gets continued.

Brattain: Okay.

Rude: So if I think they have to cycle through two or three motions but if they can't take action after three motions, it just goes to next month.

Brattain: Okay.

Rude: Okay a motion for approval for BZA 2022-19A with the condition in the staff report: Mr. Bradburn - yes, Mr. Cassidy - yes and Mr. Clark - yes. Motion carries. And the second request is from UDO 5.08C1, business and architectural standards, building materials and this is for the lumber yard or the lumber shed.

Brattain: Again, this is a request to use the exposed metal fasteners. In you know industry standard you really, you can't tell unless you're within five or ten feet of 'em anyways. They're color-matched screws, right? You know they're that's pretty much what it is. The reality of this

is these buildings get beat up quite a lot. You know as you can imagine forklifts, semis coming and going unloading, loading and it's really it's easy to replace the siding we're requesting. The other ones are expensive and long wait times and ultimately we think that could lead to a worse looking building if we have to wait for siding to get done and you know when it gets beat up all the time and quite frankly, they'll see almost none of this. You know from the interstate, from Lee Boulevard you'll see the fence. You know the fence, the landscaping and that's about it unless you're picking up your lumber in the yard. That'd be the only time you'd see it.

Clark: Alright we'll take questions from the board. Mr. Bradburn?

Bradburn: Yeah let's see so why the change from the plans submitted to the Plan Commission back in February.

Brattain: And I may bring in and Charlie to answer some of these so correct me if I'm wrong. I think it's just we've realized what materials are available, what costs have been doing since then. I get cost is not a you know not a valid reason but it's the continuous cost of being able to maintain and keep these in good standards that we you know we don't see this metal begin readily available, right. MBCI would have to do it. We'd have to order it. They'd have to do it. This other stuff, I think we can supply some of this standing seam metal, right? Is that correct? We can get it from our suppliers quicker than what the others would be? So that's, some of it is just you know kind of an expedite. We can get the stuff quicker whether now when we're building or when we have to replace it. So that's the main reason. Charlie, anything we need to add there?

Charlie Gillman: Well that's a lot of it too. I mean....(inaudible)....It's gonna, it's standard in the industry, guys. They, 84 and everybody does this and sure cost comes into play too. You know we've spent and I knew this coming in but we're wanting to build it we put a real nice facade on facing Lee Boulevard and I get turned around in my directions up here and east and west and all that. And it's and in putting all this together and price and availability, this is our 16th location and we've done we're (?) at all of 'em and we got 'em in some very prominent locations. We just finished one in Muncie at a very busy intersection and did what we're asking for up there. It's we can replace it easier and it we've committed to, on the main building, spending more money up here to dress thing thing up like (?) has asked for. And now as things are coming in, it just it makes it it's it gets very expensive in getting it and then repairing it. And we're paying more money to put the fence in. You know we're puttin' a fence in and it's basically hidden. And Jake said, really guys, from 10, 15' away, you don't know the difference.

Brattain: Yeah and it's like you know it's like how many times have you driven, gotten off that exit there at Hubler Ford and I bet know one's ever noticed. You know it just looks like metal on the side of the building. You don't you can't see the fasteners whether they're there or not unless you're you know right up there looking at it and you know. I don't know, maybe you've owned a Ford. My dad used to go there all the time when he owned his Ford so I knew what it looked like right? But it was because we were always broke down in the parking lot sitting there. So you know.....

Bradburn: ....(inaudible)....I guess so in terms of procedure we have petitioner's comment, then we open it up to public and then there's a time for board discussion prior to motions, is that correct?

Clark: Uh huh.

Bradburn: Okay, gotcha. No further questions for the petitioner.

Brattain: Mr. Clark?

Clark: I have no questions. Chris, sorry.

Clark: Mr. Cassidy?

Cassidy: So your other buildings, I've seen the one in New Castle 'cause I've got some friends up but your other buildings are made of the standing seam metal is that or.....?

(?): Inaudible comment.

Cassidy: Or is it made of the architectural metal?

Gillman: Every lumber shed, in fact every lumber shed we have, 16 locations, some of 'em we have in New Castle we have two buildings there.

Cassidy: Right.

Gillman: Every lumber shed we had we have yet to use, you know we use (?) our other, in New Castle we used architectural metal above the front door. And at our front facade there but on the lumber shed we used exposed fastener standard metal on you know 16th location, we have about 20, 21, 2 lumber buildings. We have yet to use an architectural metal on any of our lumber sheds. And a lot of 'em when I I'm gettin' older. I'm 66. I don't know how that happened but I wake up in the morning and go what happened here. It's hard to believe life goes so fast. But the ....(inaudible)....but every one of 'em we built every one are on the same plan. We used the same blueprint and only, we try to go the same towns there's opportunity for us but we basically use the same blueprint for the stores and the exact same blueprint for the lumber shed. Now up here in Shelbyville we've had to adapt the store a little bit because of the site. I love this location. But this is the first location we're on a long site and narrow. Most of ours are square. So here we had to adapt the site, the we had to go more rectangular for the store building but that's the exact same lumber shed and we've built it at every store. And we have yet to use architectural metal except for on the front of our store building where everybody sees it and when you walk right up to it, above the front door we use architectural metal and we have that we have no plans on changing that. You know we're puttin' that on. We're puttin' a (?) on. We're dressin' up the front with offsets and all those things and we haven't done that yet

anywhere and I knew that comin' into town. I knew that and it's a good lookin' building. I tell you, the architect in town did a great job.

Cassidy: Is there a difference in you know appliance-wise I can tell you different thing, is there a difference in longevity of architectural as to what you're proposing?

Gillman: No. No and .....(inaudible)...

Brattain: And they're both, it's already 50 year paint and.....

Gillman: They're made in the same factory and same gauge and everything. I don't think so.

Cassidy: Okay.

Gillman: But you know and again, we built it's a family owned business. I started it when I was I built my first store about 30 some years ago. We don't plan on sellin' 'em. My son's second generation runnin' it. Of course we want something that'll last 'cause we don't plan on sellin' it. We don't plan on goin' anywhere. We're excited about coming to town. We don't want something that's gonna not hold up. And then we do....(inaudible)....metal we're putin' on there is readily available and you know you've got guys out there running and stuff happens in life and you can get hit with a fork (?) or somebody can back into it. We can repair it quickly. It's readily available.

Cassidy: Thank you. That's all I had on this.

Clark: I have no questions so I'll....

Brattain: (?) got any questions for us tonight?

Clark: First, let me take care of this so I'll close the comments from the board and open it to the public. If you care to speak, please approach the podium and speak your name.

(?) Hinkle: Allright my name is (?) Hinkle and I have one question to ask. So do you have any pictures of what the wall might look like or if other companies use this style of wall before with the fasteners?

Brattain: If we close it and I.....(inaudible).....I mean is that.....

Clark: No we can, we're gonna keep it open until if his question was answered and I think there are some on the slides.

Brattain: Yeah so every other lumber yard, so this is standard for Menards, 84 Lumber and every other one uses this (?) board on all of their lumber facilities whether they're you know in

Carmel or they're you know on 31, on 65. It's standard across the industry. All of them just you know they use this same material.

Hinkle: Thank you.

Clark: Thank you. If there are no other questions from the audience or from the public, I'll close public comment and open for discussion.

Bradburn: Okay just a couple of items and this is probably we'll see how this evolves with the rest of the variance request here but it is a very visible gateway to our community, this location. And then I appreciate the site plan visuals that you provided for us this evening but as we're looking at vision, comprehensive plan as well as the UDO, those two are the guiding I think documents for this body. With all due respect, it's not Muncie. It's not New Castle. It's Shelbyville's UDO and it's Shelbyville comprehensive plan. And to me it's pretty clear from what I see from the presentation from the petitioner tonight as well as the staff's report the the third criteria that we have to rule on as a BZA here the Finding of Fact number three I'm seeing it that the staff's perspective here that it's self-imposed, the financial burden and for that reason, I can't approve it at this point.

Clark: Any comment on that?

Cassidy: Well it goes, I think it goes both ways. I know that's the way it's written but I don't know if you could tell a difference between architectural metal and standing besides the bolts sticking out and how many times there's the general public gonna go, "that's wrong, it should've been this" so I don't know. Yeah I don't think the burden of cost. I know we're all in business but .....

Clark: I think they made a very compelling argument towards what they intend but I also think that yes we've produced the UDO and the comprehensive plan to kind of guide us into the future and I think that I would probably have a hard time accepting this as well. So we probably won't come to a conclusion on this one.

Rude: If we wanted to make a motion, we have to make a motion.

Clark: We have to make a motion.

Rude: So ....

Bradburn: Yeah I'll make a motion. I'd like to make a motion to deny the requested development standard variance for UDO 5.08C1 to allow standing seam metal to be used on a accessory structure lumber yard, barn, excuse me Gillman Lumber Center pursuant to the condition and the Findings of Fact presented in the planning staff's report.

Clark: And I would second that so please cast your vote for BZA 2022-19B.



Rude: While you're casting your vote, so it's a motion to deny so a yes you agree with the motion. No means you disagree. This is a motion to deny BZA 2022-19B, variance from UDO 5.08C1 for the lumber shed: Mr. Clark - yes, Mr. Bradburn - yes, Mr. Cassidy - yes. Motion carries. The third, okay the third variance is for BZA 2022-19C. It's from UDO 5.08A1, business architectural standards facade. Specifically this is to remove the requirement for (?) rip rap...(inaudible)....on the I-74 side....(inaudible)....

Brattain: I think it's important to clarify again these are just for the facade that faces 74 and this is the bottom 3' of the building that if you go out there on the interstate and look you can't see the bottom 19' of, right? You can't see the building at all when you're going past it on the interstate. So happy to answer any questions. I think I went through our you know our justifications are we just you know we think there are better use of you know better use of funds to help maintain the store, hire great employees, be a great part of the community other than putin' brick down there where no one will ever see it. And then I think it's probably also important to note there's no, you know you won't be able, you're not gonna be able to drive. You don't go around the store, right? It's just grass and trees and interstate behind it. So the other three facades, everything you drive up to, park next to, walk into to, everything else meets the architectural standards. You know like Charlie said, it's gonna be a great looking building. This is just for the side facing the interstate.

Clark: Alright so we'll start with questions from the board. Mr. Bradburn?

Bradburn: So the intent the four side, whichever number side, the one side next to 74, right...

Brattain: Yeah.

Bradburn: ....is the one referred to? The intention is to use what material?

Brattain: We'll get there. That's another, we'll flesh that out maybe here in a little bit. So ultimately, altogether we would like a flat facade with metal on it, right? If we get you know if we can if we check all of our boxes here of what we've requested, we want a flat side across with metal. So that's coming but I think Adam, correct me if I'm wrong, but if we get this first variance for no brick, they metal that's already been approved would just continue the last 3' down.

Rude: Yes that.....

(?): It's 4' but....

Brattain: Sorry, 4'.

Rude: Yeah, that's correct. So just to kind of visualize with us on that facade, currently if there's no variances in what's approved by the Plan Commission, there's about a 4' chair rail that is brick or some kind of masonry material and then the top portion of the building is architectural

metal. In a later variance that we'll get to, there are also projections in the wall that sit a few feet out. They're I believe about 30' long, those projections. So this is just the variance for that it's for (?) that masonry and for the chair rail....(inaudible)....on that I-74 facade.

Bradburn: No further questions.

Clark: Mr. Cassidy?

Cassidy: I don't have any questions, just a little statement. I don't think, like Mr. Brattain said, with so much trees and overgrowth behind it. I understand the intent that the city has. You're never gonna see that. I mean you're flying down the interstate and you're going 80 mile an hour down the interstate. Even if you're gettin' off, people are coming off of that curve at 70 mile an hour.

Laughter.

Cassidy: I don't think that that's you know maybe we can come to a on some of the other stuff but I don't think having that chair rail and I understand the intent of our UDO but I don't think that's a needed. It doesn't add any aesthetic to it. It doesn't add anything (?) see it anyway. That's just my what I see with it. I don't.....

Clark: The only thing that I would add to that is that the adjacent building, especially the Game Stop, they did make an effort to put their sign on the back of the building but that's all you can see. You can't see anything at that level from the interstate so I would agree with that.

Bradburn: So I do have a question.

Brattain: Sure. Maybe we skipped you. Sorry, you're done.

Several people speaking at once; no one is clearly audible.

Bradburn: Alright would you be susceptible or would you agree to, so part of the UDO is that there's some type of break up, right? And the last that I have in front of me it could be a color change, texture change. It doesn't necessarily have to be material change. So if you keep the same material consistent, would you be open to a color change variance throughout that long wall on the back side?

Gillman: To a color change on the metal? Sure.

Bradburn: Correct.

Brattain: And that's a I mean I guess we would you know we'd do some kind of like the three or four foot up at the bottom and .....

Gillman: Yeah where it was brick we can make it a darker color or yeah. Most of our buildings are kind of a tan color so we could make it look like it's a wainscoting with a darker color.

Clark: Perhaps invert it and make the aesthetic at the top of the structure versus the bottom is something that I would.....

Cassidy: Make it darker on top instead of at the bottom?

Clark: Yeah.

Cassidy: Either one.....

Rude: Sorry, we were trying to talk.....(inaudible)....

Several people talking at once; no one is clearly audible.

Bradburn: They're saying they'd be okay with having a variance in color. So as I understand the UDO there needs to be some type of variance whether material, texture, color change, the list right? So that if they agree to a color change to break up that long wall, that would come closer to satisfying the existing UDO, is that correct?

Rude: Yes. Yeah if there's a color change you know on the we'll have variances for the material side later but that architectural metal paneling....(inaudible).....If the color does change at that 4' line, that would actually just satisfy the ordinance and if that's the path, then we didn't need this variance actually.

Clark: Well we would like.....(inaudible)....will be imposed....(inaudible)....the color change from being at the 4' level being closer to the top so that the aesthetic is actually there.

Rude: Okay. And I guess I'll state the way the ordinance....(inaudible)....it would allow us, the staff, the flexibility to (?) and determine where that (?) should be. It does not have to be at the 4'. It just has to occur somewhere within a 30' range.

Clark: Okay.

Rude: I think the building's .....

Brattain: 18 or 22', well see.

Rude: Yes, yeah so somewhere they'll have to have a break anyways so if that's the path wanna go down and knowing the board's intentions of making that change more visible and make that appear higher, we can make sure that happens.....(inaudible)....and we actually don't need to .....

Cassidy: Have this variance.

Rude: Yeah if the petitioner's fine just with drawing it on the record we can .....

Inaudible conversation.

Cassidy: And that could satisfy.....

Inaudible conversation.

Brattain: Yeah we are comfortable with drawing it and we'll do the color change.

Several people speaking at once; no one is clearly audible.

Bradburn: This is somewhat unique because yeah the other three or actually the last one, F is somewhat relevant to our discussion here with the variance for the building materials itself, correct?

Brattain: Yeah.

Rude: Inaudible comment.

Bradburn: So we need to keep that in mind.

Rude: It might make sense, sorry, we're trying to figure the logistics out. It might make sense instead of withdrawing this right now, tabling it 'cause I think this plays into the next and plays into the next and depending on how.....

Brattain: And I'm trying to just make sure our bases are covered and why I thought we would ask for this is because again we did get plans approved earlier in the year, right? And those plans showed brick. So I'm just the plans did show brick so I'm just trying to be up front and you know above board and that's what we're planning on. We wanna ask to ditch the brick so you know I'm telling you guys that and if you know if you say a color change will satisfy that, we're still changing from what we had submitted earlier. So just keeping it above board.

Allan Henderson: If I can just add one thing; you know....(inaudible)....based on material, right, those metal panels come in certain widths and certain heights, right? So if we're talking about a color change, right, we're gonna be limited to the size that we can get those panels in, right. So...

Gillman: The panels are custom made. They are custom. There's not really a stock size in panels. The panels are made for the job.

Henderson: Okay.

Brattain: Yeah.

Henderson: So they can be made ....

Gillman: They can but the only (?) to it is do you know what a purlin is? It's a pre-engineered steel building. It has steel posts about every 30' apart. Horizontally, they call 'em purlins but you have a horizontal steel piece. When you have a change, if you have a change in material, we just need to have a something to adjoin them to.

Henderson: ....(inaudible)....

Gillman: So at 4' they have one. Maybe it's 4, 8 and 12. Every, if you have that back wall, every third there's a structural member to fasten to.

Henderson: I just wanna make sure that we're keeping that in mind because there's limitations, right?

Gillman: Appreciate that.

Brattain: Yeah we can't do it half and half, right? We've gotta break it at a .....

Henderson: Inaudible comment.

Brattain: Yeah like if you're hanging your drywall, we got you know we gotta hit a stud. Same thing here, we gotta hit our purlin going horizontal when we're doing our siding here. Good point, Allan.

Rude: Procedurally, it might make sense to table this and then the....

Clark: Revisit it after....

Rude: Yes....(inaudible)...either decide to withdraw or if we need to actually take action on it, we can do that. So that would be our recommendation now....(inaudible)...

Clark: Yep. Motion to table this until.....

Bradburn: Yep, second.

Rude: Voice vote.

Clark: All in favor, signify by saying, "Aye".

In Unison: Aye.

Clark: Opposed, same sign?

No reply.

Brattain: So I don't know if it makes sense to go exactly in order or if we wanna the next one that probably makes sense is a straight facade 'cause I think that'll that probably ties in closer to these architectural elements than the material. It doesn't matter to me. You guys tell us what you wanna discuss but .....

Rude: That is the next one.

Brattain: Okay, makes sense then. I did that on purpose. There we go, yeah just in case we planned for it.

Rude: So BZA 2022-19D, a variance from UDO 5.08A4, business architectural standards for (?) facades. Typically this is to eliminate the requirement for projections ....(inaudible)....on facades over 100'.

Brattain: So the building has let me, I don't know if we can, if you can if you look on your plans, it has two we'll call 'em bump outs for lack of a better term, right? It has two projections on that side that faces the interstate and they are....Adam's gonna help us out here. Yeah so you can see 'em on this one there. So they're you know they're at third points in the building or wherever you wanna put 'em there. So practically, how these are done is there's actually you know an element it comes out of the building, goes over, you know comes out of the footer. So goes over and dives back in but you can't build on the same height as the building because we've gotta have some way to shield that. So these get little shed roofs on 'em you know because we can't just build 'em straight up. We gotta cap 'em somehow and make sure it sheds water away from that so it doesn't get back into the facade of the building. So practically speaking, by the time you build those up, stop to give you enough slope on your roof to insure it sheds water, this is another one of those things that you won't see it when you're you know when you're whizzing by on the interstate. I'm glad Doug wasn't passing me at 80 today when I was takin' pictures. But you won't really see it because those the projections, the bump outs will be below your site line with the trees.

Clark: Okay. I'll take questions from the board. We'll start with Mr. Cassidy.

Cassidy: If we can't do this, what I suggested, I don't know if you heard me when you were talking but the wall can be flat 100' long". You just have to give the notion that there's a projection there. It's from the roof to the ground is almost like make a little column. Get decorative brick or whatever and go from the roof and go straight down to the ground and it gives a look that there's a bump out there but there's really not a bump out there.

Brattain: So that....

Cassidy: It's a solid wall. It's just a and I don't know you can build it and then paint it or whatever. But it's just from the ground.....

Brattain: So instead of a structural element, we could make some faux columns and....

Cassidy: Exactly and that would satisfy, correct Adam? That would satisfy the breakup. If your building's 100' long or 105' long.....

Brattain: 124.

Cassidy: So do it you know.....

Brattain: Do it at....

Cassidy: ....have two or .....

Brattain: Have two or three of 'em there.

Cassidy: And your cost would be minimal. I mean it'd still be a cost, I understand that but it would be a lot cheaper than doing the bump out you know doing that. So and that I think satisfies the intent.

Clark: Okay.

Cassidy: Am I right?

Clark: I think you're spot on. Mr. Bradburn?

Bradburn: I'm sorry, I didn't fully connect with everything you were saying. There'd be some type of brick between that .....(inaudible).....some type of brick?

Cassidy: It'd be a fake column.

Brattain: So let me, so maybe it'll be easier to put it this way. So that the buildings are pre-engineered metal buildings, right and they come in big rectangle, right? So it's just it's much more difficult to engineer these if you can't run your building on straight lines, right? If we have to build those bump outs in a structural fashion, it's much you know it's much more difficult to get that building engineered, footings, all that stuff. But if we did it this way, there wouldn't you know the inside of the store is gonna be straight, right? You're not gonna see those bump outs or anything on the inside but you would still have an architectural element on the outside, you know.

Bradburn: So this may be some wordsmithing needed in terms of our motion.

Rude: Uh huh.

Bradburn: How do we phrase that to make sure that we're .....

Henderson: And if I could just to make a suggestion based upon, right materials, right? And they come in pre-set you know sizes, right? And we're also talking about that chair rail whatever that height is, right? But if we were.....(inaudible)....because if we're talking about the difference in the chair rail right....(inaudible)....to sue the same color, right on whatever size (?) that panel is every so often, right? So it's the same material but it gives us that visual break up. Does that make sense?

Brattain: And it matches.

Henderson: And it matches.

Bradburn: Yep.

Rude: So wordsmithing-wise, I'm just gonna think through the (?).

Cassidy: Wordsmithing, that's a new word.

Bradburn: Let's put the words together.

Rude: So the motion, the condition could be .....

Brattain: I think our, I think, if I can help, I would rather it be a non-structural facade element. So we you know we approve with the condition that we put in at least two non-structural facade elements or something like that.

Gillman: So are you suggesting....(inaudible)....but what he's suggesting is totally non-structural.

Brattain: Again, right, yeah yeah. So that would be an approval with the condition of we have two non-structural.....

Rude: And maybe the language is just in the areas where a bump out would've been required instead a visual element is incorporated.

Henderson: Based on staff's report.

Rude: Yeah. 'Cause our intent would be to take those the areas where those two bump outs should've happened and then depending on the future variances, use the material and the color .....



Clark: The one thing I would want to avoid would be like a patchwork, just type.....

Rude: Yeah so whatever material's being used in that the variance we just tabled, that same material could be used in the vertical fashion in those two areas where projections should happen. Is that, I mean that's the intent that we're going for?

Cassidy: Right.

Bradburn: But we don't need to speak to materials to this particular variance? The....

Rude: Not yet.

Bradburn: .....yeah this is just a long facade variance.

Rude: Yep. So the I think the condition could be that in the areas where projections would have been required by the ordinance, a material or color change shall occur in its place.

Brattain: And before we go, I think did we open this one up for public yet?

Clark: No.

Brattain: Just to make, okay.

Rude: Are you comfortable with that language?

Brattain: Yeah, yeah.

Rude: Okay.

Gillman: ...(inaudible)...with me.

Rude: Okay.

Clark: Alright any questions from you guys?

Cassidy: No.

Clark: Me either.

Bradburn: No, sorry.

Clark: Okay I will close comment from the board and open it to the public. If the public would like to speak?

Inaudible response.

Clark: He indicates that he is not.

(?): Inaudible comment.

Brattain: I've gotten yelled at the past two or three of these I've been to at the county so this is awesome. If you'd yell at me, I'd pep up a little bit and you know we'd get some stuff going.

(?): Inaudible comment.

Brattain: Yeah there you go, break a pen.

Laughter.

Clark: So at this point, I guess we are ready for a motion.

Cassidy: I will make a motion to approve the ...(inaudible)...I'll make a motion to approve the requested development standard to eliminate the projection on the west facade, east facade with the following condition that there will be a color or material change where the bump out were supposed to be.

Bradburn: Non-structural in there?

Rude: Inaudible comment.

Bradburn: Non-structural, can we put the phrase non-structural element in there?

Rude: Would you like to add that to your motion?

Cassidy: Where it does not where it is non-structural.

Clark: I have a motion.

Bradburn: Yeah second. Sorry, you're waiting on me. I second that motion.

Clark: Please remember we skipped on right now for now and please cast your vote for BZA 2022-19D.

Rude: This is a motion for approval on BZA 2022-19D with the (?) that Mr. Cassidy included: Mr. Cassidy - yes, Mr. Clark - yes and Mr. Bradburn - yes. Motion carries. So that takes us.....

Brattain: Do the parapet one next probably.

(?): Yeah.

Rude: Yes, yeah. So this is variance E. This is a variance from UDO 5.08B2, business architectural standards roof. And this is specifically to eliminate the requirement for a parapet with a 3D cornice element on the eastern facade facing I-74.

Brattain: Alright so primarily, for aesthetic purposes, but primarily what this is used for what parapets are traditionally used for is to shield any rooftop HVAC that type of equipment, right? So you don't look at the side of the building and see all kinds of ugly, you know for restaurants you have the big exhaust fans. For most businesses, you have the HVAC units sittin' on the roof. You don't wanna see that stuff. That is not the case here. All of ours are gonna be back behind the building, I guess right? Facing the lumber shed?

Gillman: Either that or the interstate.

Brattain: Yeah so the units would be shielded. They're not gonna be on the roof and so we would just have you know just a straight roof is all you would see. You wouldn't see any HVAC units. There's no mechanicals or anything a couple of plumbing penetrations but that's about it that you would see on there. Practically speaking, when you in Indiana we unfortunately have winter. We're gettin' to it than what we'd hope I guess. So when you enclose all four sides of a roof like this if you enclose that fourth side and there's a lot of buildings that do it but there's also a lot of buildings that leak because of it. I know a prime example is the building where Aaron's rent. I think it's JB Home Furnishings or something like that now. That building has leaked from about three years old because there's a low, the roof is a low sloping and when it snows and when it freezes back up, the back of that, it doesn't you know it drains into they create I think gutters is their technical term but it's like roof gutters but the ice still damns up if we get large snow events because there's only so much that it can funnel out through that closed off parapet. So what this would allow is would allow uniform runoff and it wouldn't have anywhere to damn up along that interstate side of the roof if we have snow or ice loads which you know we get every once in a while. If not this year, but you know every once in a while so that's why we're requesting this. You won't there's nothing we really need to screen. I understand screening or not, it is a requirement but practically speaking, it does create difficulties that could occur in snow and ice events.

Clark: Alright, thank you. We'll take questions from the board. Mr. Bradburn?

Bradburn: I was trying to pull up the UDO. If I recall, it requires a couple of elements along the and this request is would apply to the entire perimeter?

Brattain: No just the interstate side.

Bradburn: Gotcha, gotcha, okay. Yeah and so then the UDO applies or it requires a couple different elements along the roof line. And so we're the requested variance is just to that 74 parallel side?

Brattain: Yes, sir.

Bradburn: Gotcha. Understood.

Brattain: Yep and that's the low side of the roof and that's on that depiction we saw that's your 18 versus your 22. So the 18' is the top of the low slope on the roof and then the 22 would be if a parapet is required.

Rude: The two.....(inaudible)....

Bradburn: Uh huh, uh huh. No more questions from me.

Clark: Mr. Cassidy?

Cassidy: It's not screened....(inaudible)....

Rude: It's the aesthetic element that it brings to the .....(inaudible)...and like Jake had mentioned, there are other buildings that ....(inaudible)....and there's practical issues from that as well. But yeah it's to bring that increase that aesthetic on the interstate facing side.

Henderson: And out of the ordinance....(inaudible)...it's not just mechanical equipment....(inaudible)....

Cassidy: That's all I got.

Clark: I don't have any questions so unless....(inaudible)....questions from....

Bradburn: You can do public comment.

Clark: We can...

Bradburn: Yeah I'm sorry. I don't have anymore questions for the petitioner.

Brattain: No more questions for us? Okay yeah I think Charlie, do you wanna.....

Gillman: Thanks...(inaudible)...This one is, you asked about maintenance earlier. We came up with this design a long time ago. We saw this....(inaudible)....your code and all that but it's that that's an eyesore. I know it's approved way back before you did the change and that happens. We are one of the few only building I know of that came up with this. We put residential units in our stores. There's a few reasons for that. When you use commercial, you usually gotta go out

of town but with residential, we don't have a big commercial unit. There will be no units on that roof. So we use residential units and they're on the ground and they're not very big and we use four of 'em, five. Sorry we use one in the store and one in the offices and you won't see 'em. We can....(inaudible)....so you see that look is very clean. So they're....(inaudible)....those are nice. When you go in a nice architectural building, hiding that HVAC equipment makes sense. It's ugly and you know a lot of times they get so high you can see 'em in the front. So we do have the facade around three sides but when you design a building in Indiana if you want different weather, wait 'til tomorrow. We've been there, done that....(inaudible)....this weekend and we ....(inaudible)....but yeah you do. When you build a house, the more slope you have, the quicker the water gets off. And so we're, on the three sides, it's not gonna leak there because the water's sloping away. But if we get a big snow storm, now we got all that snow captured in there and then it warms up. It's not if that (?) gets wet. You'll have some guarantees and things like that so it's a clean look. The only thing you'll notice is some I think (?) might be able to come out the side. You might notice some little plumbing pipes that you'll see on anybody's roof. I can ask the plumber. Those might be able to come out the side. That's the only thing coming out of those roof. So it's a clean look and we'd like to make that building as leak proof as long as we can.

Cassidy: On your roof, let me ask you this, I know it's sloped but it's just not gonna be (?). Are you gonna have like something like (?). Like on top of our building like little pea gravel.

Gillman: No that's not. Those are like rubber roofs and those are gonna leak eventually too.

Brattain: Is this like a (?), like a white rubber kind of?

Gillman: It's usually no they're usually aluminum look or a galvanized roof. It's a standing seam roof.

Cassidy: Okay.

Gillman: It's a standing seam and they're just a real clean look.

Brattain: I think it's important to note, I probably should've mentioned this earlier. We'll ask our we can ask our plumber where the penetration will be but when Gillman comes into town, they use all local contractors so everyone that's working on this building, we'll be able to ask our plumber 'cause he's your plumber, electrician, all those guys are from here in town.

Gillman: Most people you (?) they'll when most stores like when Walmart comes to town, they'll use union workers, people out of town and all that. I've hired a local electrician and I use a residential electrician. We he can do it and he's tickled to do. It's a local company. I can't think of his name. We use a local residential plumber. I'd like to use local, residential heating guys. The heating system's great....(inaudible)....I came up with this myself. They said that's a great idea. When you say commercial, what's one thing that goes up quickly? It's the price putin' it in, repairs. You gotta get somebody from out of the city. He's right. We'll come in and we'll use

every local person we can to put this thing up and going residential heating units, we can go local. A lot of times commercial, you have to come out of Indianapolis or somewhere.

Cassidy: I appreciate, I think we all appreciate that because you're right and I ask, I'm also on the Plan Commission and I ask these developers when you come into town they say they're making an investment and they're not making investment. The person buying your house is making an investment. But I appreciate you using local.....

(?): Yeah.

Cassidy: .....because we do have great local....

Brattain: You're making an investment and a commitment to the local ( ? ).

Cassidy: .....plumbers and electricians and framers and all that and I'm glad to see somebody's doing that and so I can appreciate that. So that's just my....I'm sorry.

Clark: No problem.

Cassidy: Get off tangent on that.

Clark: Alright.

Cassidy: I have nothing else.

Clark: You have nothing else and Mr. Bradburn?

Bradburn: Where are we? Is this .....

Laughter.

Brattain: You're getting ready to approve our request.

Laughter.

Clark: So we were getting ready to then close comment from the board and open it to the public.

(?): Inaudible comment.

Clark: Public ( ? ) is good.

Bradburn: I will do wanna say something.

Clark: Okay.

Bradburn: If we have public or excuse me, public comment's closed, right?

Henderson: Yes.

Clark: Yeah.

Bradburn: Okay. Yeah and I know that we're in the process. Obviously tonight we're not necessarily guided by an future changes to the UDO obviously but there is an intent to look at specifically our roof. You know the futures of our commercial building and in the future moving forward and I have to admit that's guiding some of my thinking now in terms of the direction that we as a community want to go in the future. Obviously we're not gonna you know approve or disapprove (?) based on what we think's gonna happen in the future but that being said, as I'm reading our current UDO so 5.08 is where we are with it and B is roof. As I read it, roof features should add interest to the area and compliment the character of adjoining neighborhoods and I think this is a unique location. And this really the purpose of the BZA 'cause I think this is a unique location. It is a very visible gateway to our community and as we've pointed out, there's buildings that have been there for generations that aren't necessarily the most aesthetically pleasing but they are visible. They're visible from the interstate. As I said a gateway to our community so I am very tune(?) and interested and increasing the aesthetic of our gateway specifically. That being said, like I said, this is a unique situation or a unique location with the elevation of I-74. In order to not to see on top of your roof, as I'm seeing it, you've gotta build a much higher you know whatever blocking something to not so I don't think it's practically and I don't think it's possible for the community to ask a developer to make sure that the community driving on 74 can't see the top of your roof which is what I see the you know the intent of the current UDO being. Not just to cover up the stuff that's on top of the roof but so that we don't necessarily just see a flat roof. Like I said, I don't think that necessarily flies in this situation so I tend to lean towards approving this variance for that reason.

Clark: Thank you. So I guess we are ready for a motion at this time.

Bradburn: (?) get it?

Cassidy: Go ahead. I did the last one.

Bradburn: I'd like to make a motion to approve the requested development standard variance from UDO 5.08B2 to eliminate the parapet from the primary structure sales store at Gillman's Lumber Center pursuant to the condition of the Findings of Fact presented in the planning staff's report.

Cassidy: Second.

Clark: Alright please cast your vote for BZA 2022-19E.

Rude: This is a motion to approve BZA 2022-19E: Mr. Clark - yes, Mr. Cassidy - yes and Mr. Bradburn - yes. Motion carries.

Brattain: We're almost there.

Inaudible mumbling; no one is clearly audible.

Rude: Yes, actually it's the last one, last one in our staff report. It might be ....(inaudible)....so this is a variance from UDO 5.08C1, business architectural standards building materials. This is for the retail store, the eastern facade facing I-74 and it's too allow metal panel and the exposed fasteners instead of the architectural panel. Again, it's just for that eastern facade but.....

Brattain: Adam did a good job explaining what we're asking for. We're asking for not the sealed fastener metal. We want exposed fastener metal. We can still do the color changes for that. We can still use that for our architectural bump outs you know for our facade changes. Again, this is just a ....(inaudible).....under roof before it gets real cold. We're runnin' a little behind so this will just help expedite the process in getting construction done.

Clark: Questions from the board; Mr. Cassidy?

Cassidy: I have nothing right now.

Clark: Mr. Bradburn?

Bradburn: I think it's similar to a previous request this evening. It's the Finding of Fact number three that I'm still stuck on. I don't see that says practical difficulty that's not self-imposed in terms of the variance to the existing UDO. Yeah.

Brattain: Underwood and our response is just you know we're just you know we wanna bring this community, we wanna get it done and it's something we're not you know it's something you're not you're just not gonna see it from the interstate. So that's our, that's all we got, right? I don't have a real practical difficulty other than the site is unique and it allows for you know natural screening just by what is existing when we purchased the site and what's been there for years.

Bradburn: So from what I understand , talking building materials, so the UDO speaks to concrete block and untextured concrete block, would how would textured block fall upon you? Would you be willing to use a textured block on that back wall?

Brattain: We don't have any block in the building period. Like it's a metal building and it just gets covered with the.....

Gillman: Inaudible comment.



Brattain: Well not on the other facades, right?

Gillman: ....(inaudible)...yeah in front and a couple. I know in the rear we don't. But on the front where people come in we do have block. I think that's to pretty much (?). You know it's split face. It's nice architectural block.

Bradburn: Uh huh.

Gillman: ....(inaudible)...I'm sorry but on the interstate side we have no masonry block. It's all steel and metal and now with the color change, it'd be all metal.

Bradburn: Uh huh. Well yeah color change was a previous....

Brattain: Yeah.

Bradburn: ....that we've tabled but for this one would you be willing to entertain using a different material other than your intention, your request?

Brattain: So we do exposed fasteners up top and do brick below it?

Gillman: Inaudible comment.

Bradburn: Well as I understand this one, this one's speaking to building materials, right? It's requiring us to use a combination of brick, wood, stone, tinted (?), different materials.

Brattain: Yeah.

Bradburn: Right? So rather than just the what you're requesting is not allowed under the UDO and so what I'm asking is is there a way for you to use a couple a different material so that you can adhere to the existing UDO?

Gillman: There's so many things out there but nothing that I can think of quickly....(inaudible)....This is a cost question. I mean in the past....(inaudible)....you know you can say why didn't we do it originally? Well we were coming out there and looking at the site and thinking we're just coming in to ask. You know the interstate's there. If you polled anybody going down that interstate, they're not gonna know if it's exposed fasteners or anything. I mean you're what, 80, 90' away? It's a cost thing and be a (?) on the rear....(inaudible)....lookin' at this thing and you know....(inaudible)....hey let's go back and see ....(inaudible)....practical and reasonable and all that.

Bradburn: Thank you.

Cassidy: ....(inaudible)....if they use the exposed fasteners like that but you know the two columns they were gonna put from top to bottom.....(inaudible).....does that satisfy.....

Bradburn: I think.....(inaudible)....

Clark: 'Cause the intent is to....

Cassidy: .....(inaudible)...You mentioned availability that this was more available than the other metals (?).

Brattain: I think that's accurate to say. So the other stuff is like you said, it comes from MCBI. It's all custom order stuff, right? So.....and this is is it a stock color that your guys typically use?

Gillman: We can use any color 'cause it's custom cut. But I didn't hear your question on the columns. Whether we use exposed fasteners or (?) we can still do the columns.

Cassidy: Yeah and my question was would they satisfy if we used brick columns? It's a different material and allow to use....

Several people speaking at once; no one is clearly audible.

Gillman: It's probably a at that point, yeah probably oughta just use architectural metal.

Cassidy: Okay.

Gillman: I'd have to look at it. See that's the problem.

Cassidy: I know. I'm just trying to you know.....

Several people speaking at once; no one is clearly audible.

Bradburn: ....(inaudible)....no I appreciate that. I appreciate that. It's still 224' long and as I say the intent of the UDO speaks to the material of the 224' rather than the couple of feet or whatever the bump out's gonna be, so.....

Cassidy: Okay.

Bradburn: And also, another consideration for us I think is the precedent that this obviously would set for future development.

Brattain: There are no other sites left that are totally shielded by the interstate so that gives you guys a little bit of it gives us cover like the trees that are at that site, right? You know if we were right on the side of the interstate and you look directly over at it, you know I probably, I would've told Charlie we're not goin' tonight because you know I don't like gettin' yelled at for no reason.

But I think as a practical point, you know I'm not ashamed or embarrassed to come up here and ask for this because I think it's you know I think there is a way to see this that you know what Charlie's doing comin' in here usin' all local guys (?) nice building and a nice business to the community with the reputation they have, I .....(inaudible)....because I know what this is gonna do for the community. I know the difference it's gonna make....(inaudible)....you know you can see it, a quarter inch screw on the side of the building versus you know we're gonna create a bunch of jobs and you know offer the people of Shelbyville an additional choice of what they can have for their building materials and shopping. So.....

Clark: I just have a little bit of a comment and that is that I think the intent of our UDO is to make our city as appealing as we can and I know that we've already spoken to the fact that some of the buildings that have been erected prior to the UDO prior to all of this, I know that we are not an affluent community like Carmel where they're forcing you know their lumber places and all. A lot of theirs are.....

Brattain: Theirs are exposed fastener siding on their lumber yards.

Clark: From the interstates, when I've driven up that direction going up to South Bend a few times recently, everything looks more upscale, more aesthetic and I think that's part of what we're after with the UDO and what we're looking for. We don't particular, I don't particularly care to see the things like at the Pleasant View exit. We've got this Five Below. It's just this ginormous building and it's all one side with very few anything that we have put into our UDO at this point to try to steer away from. But it's not just at that location. There's locations everywhere that are doing the same types of buildings and all and we're just trying to get away from that as far as we would like it to be as aesthetic as possible and kind of follow along with what our UDO is saying. Without that, we're just a rubber stamp for variances so I would just like to.....

Brattain: Understood and appreciate the comment. Yeah and then like I said I wouldn't be here if this wasn't a unique property, right?

Clark: Right. Okay. So if anybody else has any questions, I'll close comment from the board and open it to the public.

No reply.

Clark: All good? Close public comment and I guess we are ready for a motion of some sort.

Bradburn: I'd like to make a motion to deny the requested development standard variance for UDO 5.08C1 to allow for standing seam metal on the primary structure sales store at Gillman's Lumber Center pursuant to the condition and Findings of Fact presented in the planning staff report.

Cassidy: Second.

Clark: We have a motion and a second; please cast your vote for BZA 2022-19F.

Rude: This is a motion to deny the request from variance or from UDO 5.08C1. This is 2022-19F: Mr. Bradburn - yes, Mr. Cassidy - yes and Mr. Clark - yes. Motion carries.

Brattain: Inaudible comment.

Rude: That leaves us with our tabled variance.

Brattain: I think at this point we're good to withdraw that, right? 'Cause staff can approve the material, a color change, right?

Rude: Yeah so at this point, I'll just talk through it out loud. The material is a concealed fastener architectural paneling. We can do a color change administratively and if the petitioner's fine with that, a variance isn't even needed 'cause that would just satisfy the literal(?) and with the other variances, they provide that. And then vertical elements is a condition of the (?) then everything can be satisfied administratively.....(inaudible)....

Brattain: Yeah so we're good to not, the brick was planned but we can administratively agree to do a color change?

Rude: Yes.

Brattain: Okay.

Rude: Inaudible comment.

Brattain: Easy.

Bradburn(?): No yelling involved.

Brattain: .....(inaudible)...Thank you, guys.

Bradburn: Excellent. Thank you, thank you and thanks for your interest in our community.

Gillman: So we're very interested. My son and I we're excited to come to town. We opened our 15th location about 6 weeks ago and this'll be our 16th and we go to smaller towns and .... (inaudible)...how that store's gonna be. We can go to a smaller town and if it's successful, we're good with that but we're excited about Shelbyville. And it's and if we weren't, I mean our we're asking some of this stuff and we're off the record now, are we?

Bradburn: No, not yet. Still on the record.

Rude: Inaudible comment.

Gillman: Okay. It's we're excited about coming to town and thank you.

Clark: Thank you.

Rude: And Charlie and his team have been great to work with throughout this and we're excited to see that (?).

Brattain: You should've said that first, Adam. Come on!

Laughter.

Rude: But we're excited to see that .....(inaudible)....

Several people speaking at once; no one is clearly audible.

Gillman: .....(inaudible)....good for us and we've had so many comments coming to town... (inaudible)....I've had more people say thank you. Saturday afternoon, Sundays, evenings.... (inaudible)....things like that. In every community we've gone to what we've done is we've pulled people back home as opposed to having .....(inaudible)....people go in our stores and say.....(inaudible)....selection and the hours, it's gonna be good and we're excited about it.

Clark: Thank you very much.

Gillman: Inaudible comment.

Cassidy: It's the powder that they use to make .....

Gillman: .....(inaudible)....never thought I'd hear that one in my life.

Cassidy: Yeah.

Gillman: Inaudible comment.

Clark: Alright, thank you. So do we have anything for Discussion this evening?

Rude: I will keep it brief. Mr. Bradburn had touched on it but the UDO amendments that the Plan Commission....(inaudible)....started the approval process so....(inaudible)....architectural (?) standards to add some more options and a little bit more flexibility to projects like this. And then third is our commercial standards. There were a lot of inconsistencies and then there's a handful of .....(inaudible)....

Clark: Awesome; thank you.

Bradburn: Means we're building.

Inaudible conversation.

Rude: ....(inaudible)....issuing more permits so last year was a record year and this year will be yet another record year.

Cassidy: Seems like a lot more than that.

Rude: It's (?). The numbers actually are gonna spike and I'll have to put something in the annual report to explain it. We're about to issue permits for the apartments behind the Porter Center. That's (?) so we'll have probably 115 or 120 new single family homes and then 168 more housing units through that (?). The number's gonna seem huge.

Bradburn: Yeah.

Rude: And it is huge for us. Like I said it's busy, record year.

Clark: So are we done?

Cassidy: Motion to adjourn.

Clark: Motion to adjourn.

Bradburn: Second.

Clark: Second.

Meeting adjourned