

Plan Commission Meeting
 Tuesday, May 22, 2018
 6:00 p.m. Town Hall

Edinburgh Plan Commission met in a meeting at 6:00 p.m. Tuesday, May 22, 2018.

Members Present:

Jerry Lollar
 Glenn Giles
 Ray Walton
 Mike Graham
 Curtis Rooks
 Stephanie Taylor
 Keith Sells
 Richard Pile

Also, Present: Dustin Huddleston, Town Attorney
 Nick Valenzuela, Building Commissioner
 Lisa Brockman, Plan Commission Secretary
 Wade Watson, Town Manager

Jerry Lollar, Vice Chairman opened the meeting at 6:00 p.m.

Jerry Lollar did roll call of the Plan Commission. Glenn Giles here, Ray Walton here, Mike Graham here, Curtis Rooks here, Matt Ervin absent, Stephanie Taylor absent, Keith Sells here, Richard Pile here, Jerry Lollar here and Lisa Brockman here.

Jerry Lollar presented the first item on the agenda, which are the minutes from April 17, 2018 meeting. Jerry Lollar asked for motion to approve. Ray Walton made a motion to approve, Glen Giles seconded. Jerry Lollar asked for a vote for all in favor by saying aye. All board members present voted aye to approve the minutes. Motion carried.

Dustin Huddleston, Town Attorney, swore in Ed Murphy, Agent of Storage Express.

Dustin Huddleston, Town Attorney discussed the fact that Keith Sells, a member of the board, received notice due to being an adjacent property owner and that Keith determined that he would be able to vote on this without any prejudice or conflict of interest.

Nick Valenzuela, Building Commissioner, gave a power point presentation for **Case Number PC-2018-02**, Storage Express Holdings, LLC, for development at Charlotte Drive which is currently unaddressed within the Town of Edinburgh. Nick stated that the subject property is north of the existing storage container buildings, Zoning for this parcel is GB (General Business), land use is currently Professional Services doing business as Storage Express. Surrounding zoning to the North is GB, the South GB, the East EI (enclosed industrial) but is doing business currently as Exit 76 Ultimate Storage Professional Services or Recreational Vehicle Storage, and to the West is R3 a residential zoning for Medium-Low Density.

Nick Valenzuela stated that Storage Express is requesting site development review under the Zoning Ordinance of the Town of Edinburgh. Nick stated that the Petitioner is asking for permission to install four (4) new storage unit buildings for commercial rental, including applicable landscaping, signage, paving, and lighting for the subject premises. The Petitioner is also asking for permission to install up to five (5) future storage unit buildings, date of proposed construction to be determined, similar to the four (4) new buildings proposed for immediate construction if approved.

Nick Valenzuela stated the subject parcel is currently vacant and is within the Town's municipal jurisdiction. The Town of Edinburgh would administer all building permits, code enforcement, floodplain administration, and other technical requirements, it is not located within a buffer zone with Bartholomew County where we would only control the zoning, and we would do all site

review. There are currently six (6) similar storage buildings in operation at the associated, adjoining parcels for Storage Express.

Nick Valenzuela stated that the Petitioner has satisfied all documentation requirements, and legal and public notifications as specified in the Town Plan Commission's *Application Packet for Platting, Annexation & Rezoning* adopted on January 16, 2018.

Nick Valenzuela highlighted factors of the Zoning Ordinance and the Highway Corridor Overlay Districts:

- I. To establish standards for the design of sites, buildings, structures, plantings, signs, street hardware and such other improvements that are visible to the public and affect the physical development of land within US 31 and State Road 252.
- II. To promote high quality creative development that will combine imagination, innovation and variety in the appearance of buildings and sites in the overlay zone, and to preserve and enhance property values and to promote the public health, safety, and welfare by providing for consistent and coordinated treatment for parcels.
- III. The US 31 corridors form the physical and visual gateways to the Town and are expected to experience increasing pressure for commercial development in the future. Future development of these highly visible corridors will dramatically change the image of the Town.

CASE HISTORY:

- On September 6, 1996, the Town Building & Zoning Department issued the Petitioner a Building Permit for one (1) storage building at an adjacent parcel to the subject parcel.
- On July 27, 2006, the Town Board of Zoning Appeals approved a developmental variance for the Petitioner to encroach upon required setback lines, on an adjacent corner lot to the subject parcel that is bordered by Tobias Drive and Charlotte Drive.
- On October 4, 2006, the Town Building & Zoning Department issued the Petitioner a Building Permit for one (1) storage building at an adjacent parcel to the subject parcel.
- On November 29, 2006, the Petitioner acquired ownership of the subject parcel.
- On May 15, 2007, the Town Plan Commission approved additional storage buildings, masonry columns to accent existing iron fencing, and landscaping standards at an adjacent parcel to the subject parcel.
- In April 2018 Storage Express filed this current application.

Nick Valenzuela commented that the Plan Commission might consider the Town's most recent Comprehensive Plan adopted May 9, 2011: based on community outreach activities conducted, top community issues included beautification and a desire that high-quality improvements be installed. The subject parcels are also located within close proximity and visibility going to the US 31 – Eisenhower Drive gateway into the Town going north, northeast.

Nick Valenzuela stated that prior to this current Plan Commission hearing, the Town's Building & Zoning Department received no public comments for or against the Petitioner's proposal. Based upon the Petitioner's request, all Highway Corridor Overlay District standards under Division 3 of the Zoning Ordinance are to be met except for the following requiring waiver review by the Plan Commission:

§156.133 Building Design Standards

(2) Architectural Design Requirements

- (a) Exterior metal walls shall be prohibited . . . which abut or are adjacent to U.S. 31 . . . Exceptions to this requirement may be permitted on a case by case basis by the Edinburgh Plan Commission . . .***

The Petitioner indicates that the subject four (4) buildings will have metal walls surrounded by cast wall blocks, visible from US 31.

- (5) Minimum Building Height: All uses shall have a minimum building height of fourteen (14) feet with a minimum of ten (10) feet to the lowest eaves for a building with a gable, hip, or gambrel roof.***

The Petitioner indicates that subject buildings will be up to 13'6" to peak, 8'4" to the lowest eaves, and maximum height 14'10"

§156.134 Signage Standards

- (6) All on premise signage shall conform to the standards and requirements of the underlying districts of U.S. 31 . . .**

§156.209: Commercial Districts

(1) Permitted Signs - CBD, GB and LB Districts

- (b) Wall Signs: One wall sign shall be permitted on each building. Maximum sign area shall be one and one-half square feet for each lineal foot of building frontage; however, in no instance shall such signage exceed fifty (50) square feet for a single business.***

The Petitioner indicates that subject planned signs for Buildings 7 & 9 are both over 50 square feet, the largest about 58 square feet, similar to existing signage at Building 6 on two sides but which is hidden from general public view from US 31 on one side. The Petitioner states that since there's no on-site manager, the business model centered on calls from the public to a Bloomington, IN call center, with Petitioner telephone number visibility, in tandem with a logo, high priority in compensating for such; the Petitioner states that the signage also avoids monotony for the design.

§156.135 Landscaping Plan

(2) Areas to be Landscaped

- (b) Planting Adjacent to Free-Standing Buildings - A planting area equal to an area measuring five (5) feet in depth by the width of the front of the building shall be installed at the front of the building. A planting area equal to an area five (5) feet in depth by the remaining sides of the building shall be installed on all other sides of the building.***

The Petitioner indicates that portions of all subject buildings will need access to the storage units free from the planting requirements (fundamental for customers to use the units). The Petitioner indicates that there will be no trees in an identified utility easement portion along a northwest corner of one of the proposed four (4) new buildings (Building 10), but that trees are proposed to be added on the east side of these 4 buildings though discontinued to accommodate a detention pond; existing trees at the adjacent parcel also would complement new landscaping proposed for future buildings 13 – 15.

The Petitioner also identifies an existing fiber optic line west of proposed Building 9, so landscaping will have to be carefully crafted to work around such. The Petitioner states that east side proposed landscaping tries to match existing Building 6 landscaping and all new landscaping for uniformity at the overall site.

STAFF RECOMMENDATIONS

Based on the Petitioner's Request; and, the Purpose of Standards, Case History, Considerations, and Staff Analysis herein, the Town Building & Zoning Department staff recommends **APPROVAL** of the following petition in the PC-2018-02 Plan Commission Application as

being substantially complete and/or approved for waiver. The Department recommends permission for installation of the four new storage unit buildings for commercial rental including the applicable landscaping signage, paving and lighting on the premises, but a waiver under those previously mentioned building design standards and landscaping plan. And the Building and Zoning Department also recommends approval for the installation approval of up to five future storage buildings, the date of proposed construction to be determined similar to the four that are proposed for immediate construction with the same types of waivers.

Waiver:

Zoning Ordinance considerations/requirements for Building Design Standards, Signage Standards, and Landscaping Plan provisions cited above.

Based on same, Building & Zoning Department staff recommends the following additional conditions if approving the development, in portion or in total:

Recommended Conditions:

Development and maintenance for all Town-identified storm water/drainage requirements, prior to the issuance of a Town Building/Location Improvement Permit, in accordance with the Zoning Ordinance; Town municipal Code of Ordinances; Indiana Department of Environmental Management requirements; and/or, any other applicable law or jurisdiction.

I. Adherence to all other developmental standards under the Zoning Ordinance for which a waiver is not specifically granted.

Nick Valenzuela, Building Commission introduced Ed Murphy, Agent for the Petitioner Storage Express.


Ed Murphy spoke about the history of Storage Express which was founded in 1989 and is the largest privately owned self-storage company in Indiana, with one hundred locations in five states. Ed Murphy further stated that the mission of Storage Express is to provide convenient high-quality storage space with 24/7 customer service, high definition motion censored security cameras on location which are monitored 24/7, and a Kiosk that is available 24/7 that when accessed will search against the company's database.

Jerry Lollar inquired about the date of construction providing Plan Commission approval. Ed Murphy stated the date will be the first of July, that it's usually a four-month process. Jerry Lollar also inquired about the future dates for the additional five buildings and Ed Murphy replied they would be market based and no future dates have been determined at this time.

Jerry Lollar opened the floor for the approval of the recommendation presented by Nick Valenzuela, Building Commissioner with the conditions of the waivers he stated. Ray Walton motioned to approve, Glenn Giles seconded the motion. Jerry Lollar asked for a vote for all in favor to say aye. All board members present voted aye to approve. Case Number PC-2018-02 approved.

There being no further business, Jerry Lollar made the motion to adjourn. Glenn Giles made the motion to adjourn, Ray Walton seconded. Jerry Lollar asked for all in favor say aye. All board members present voted aye. Meeting adjourned.


Jerry Lollar, Vice Chairman


Lisa Brockman, Secretary