



**Planning and Zoning Commission Meeting Minutes 11.17.22**  
**Public Hearing Continued from 10/20/22**  
**Beelman Trucking Addition Case # Z-22-0008 Rezoning A-R to M-1**

Present: Chairman Bob Doyle, Steve Gilbert City Clerk, Councilman David King, Bill Glosson, Nathan Stamps, Linda McCray, Becky Tutwiler; Absent George Henry

Chairman Bob Doyle Called the Meeting to Order at 6:00 P.M.

Verification of Quorum: Present (7) of 8 present.

Continued from 10/20/22 Meeting.

Motion to approved Minutes of 8/18/22 Meeting, Motion by King, Second by Tutwiler; Motion to approve Minutes of 10/20/22 Meeting, Motion made by Council Member King, Second by Glosson.

Vote: 6 Ayes, Abstain McCray

Vote: 5 Ayes, Abstain Tutwiler, Stamps

Case Z-22-0008 Beelman Trucking Addition Rezoning A-R to M-1.

**Discussions**

Felicia Phillips 262 Shady Hill Drive, Sink Hole on property in area. Lad is not suited for Trucking Company. Dust is a problem. Damaging to lungs, lime dust from area.

Kim Hench 205 Shady Hill Drive

Tena Nivens 231 Shady Hill Drive Property value (decrease). Noise level is a concern. Read letter from sister, Tena Nivens. (Copy to be included in Record.)

Barry Woodman Spring Creek Road, Question about current zoning of trucking company. Clarification the property is currently zoned M-1 Light Industrial.

Ricky Lucas Human Rights vs Property Rights; What do we have to do to make sure that our rights as property owners are not being violated.

Ryan Phillips Shady Hill Drive. Water from current area runs through his property. Noise is a big problem.

Sue Williams 204 Shady Hill Drive Health and Safety of my property. Risk to everyone that lives in this area. My personal safety is a major concern.

Randy Goggans 2909 CR 1002 \*\*Represents Clay Holland and Beelman Trucking. Displays Map showing layout of Border properties. Now proposing 250 ft. buffer. Discussion with public.

Chair to City Engineer Matt Burgess. Question of Sink Hole: Vehicles use of surface to determine effects of trucks and weight? A study would require Geotech drilling to determine any safety concerns and the effects on the surrounding lands.


At the request of the Planning & Zoning Commission, Beelman has increased buffer of 250 ft. to south of the property. They have removed the garage/ repair shop from the site plan.

Comments from Planning & Zoning Commission: Member David King regarding concerns of citizens and also right of business to grow and prosper.

Chair called for a Motion, none was presented.

Chair moved to next item on Agenda. Discussion of R-2 Special District Overlay Aldrich Community. Proposal outline presented by Kristine Goddard of Shelby County Development Services.

Motion to Adjourn: Motion to Adjourn by King, Second by Tutwiler, All Ayes. Meeting adjourned at 7:25 p.m.

Submitted by:   
Steve Gilbert, City Clerk