

**Shelby County Board of Zoning Appeals
Meeting Minutes
February 10, 2026**

Members Present:

Terry Knudson
Dave Klene
Megan Hart

Members Absent:

Kevin Carson
Jim Douglas

Staff Present:

Desiree Calderella – Planning Director
Jody Butts – Attorney

Call to Order and Roll Call:

Dave Klene called the meeting to order at 7:00 pm in Room 208 A at the Court House Annex, Shelbyville.

Approval of Minutes:

Terry Knudson made a motion to approve the minutes from January 13, 2026. Megan Hart seconded the motion. The minutes were approved 3-0.

Old Business:

BZA 25-46 – BEN & ANDREA MOHR: FINDINGS OF FACT
BZA 25-47 – BEN & ANDREA MOHR: FINDINGS OF FACT

Megan Hart made a motion to adopt the Findings of Fact indicated in the February 10, 2026, meeting materials for both petitions and Terry Knudson seconded the motion. The Findings of Fact indicated in the meeting materials were adopted 3-0.

New Business:

**BZA 26-04 – FRANCESCA SPONSEL: DEVELOPMENT STANDARDS
VARIANCE – To allow for a 1,200 sq. ft. pole barn exceeding 50% the square
footage of the footprint of the house [UDO Sec. 5.07 F 1]. Located at 12139 Briar
Way S Dr, Indianapolis, Moral Township.**

Desiree Calderella read the petition into the record and stated that Staff recommends approval.

Zach Sponsel explained that the barn would provide a single storage area which would reduce lawn clutter. He indicated that the attached garage includes a laundry room and has no additional storage space.

The Board opened the hearing for public comment.

Ralph Schnell, who lives at 12138 Briarway S Dr, indicated that the petitioners had made improvements to their property and that he supports the variance request.

The Board closed the public comment portion of the hearing.

Terry Knudson asked if the barn would exceed the height of the house.

Zach Sponsel explained that the barn would not exceed the height of the house.

Dave Klene indicated that the property adjoins an apple orchard and similar barns exist in the area.

Megan Hart made a motion to vote on petition and Terry Knudson seconded the motion. The petition was **APPROVED 3-0**.

Megan Hart made a motion to adopt the Findings of Fact indicated in the Staff Report and Terry Knudson seconded the motion. The Findings of Fact indicated in the Staff Report were adopted 3-0.

BZA 26-06 – LARRY DRAKE: DEVELOPMENT STANDARDS VARIANCES – To legally establish a home with crawlspace area completely below grade in a designated special flood hazard area [UDO Sec. 5.30 5 C 2 c ii] and grant of a variance from floodplain standards for development on a lot over ½-acre [UDO Sec. 5.30 F 8]. Located at 1450 W Flat Rock Rd, Flat Rock, Washington Township.

This case was **CONTINUED** at the request of the petitioner prior to the meeting.

Discussion

None.

Adjournment:

With no further business to come before the Board, Dave Klene moved to adjourn, and Megan Hart seconded the motion. The meeting was adjourned.