

**Shelby County Board of Zoning Appeals  
Meeting Minutes  
July 8, 2025**

**Members Present:**

Kevin Carson  
Terry Knudson  
Megan Hart  
Dave Klene  
Jim Douglas – via Zoom

**Members Absent:**

None

**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:**

Kevin Carson made a motion to approve the minutes from the June 10, 2025 meeting. Terry Knudson seconded the motion. The minutes were approved 4-0-1, with Jim Douglas abstaining.

**Old Business:**

**BZA 25-10 – GERLINE FARMS LLC: FINDINGS OF FACT**

Kevin Carson made a motion to adopt the Findings of Fact indicated in the July 8, 2025, meeting materials and Terry Knudson seconded the motion. The Findings of Fact indicated in the meeting materials were adopted 4-0-1, with Jim Douglas abstaining.

**BZA 25-17 – BONNIE ADKINS: DEVELOPMENT STANDARDS VARIANCES – To allow for a 900 sq. ft. pole barn resulting in three (3) accessory structures over 200 sq. ft. on the property [UDO Sec. 5.07 C] and the total area of all accessory structures on the property exceeding half the size of the footprint of the house [UDO Sec. 5.07 F 1]. Located at 8977 N 700 W, Fountaintown, Moral Township.**

Shane Adkins explained that the property includes heavily wooded areas and therefore the neighbor would not see the structure.

The Board opened the hearing for public comment. There was none. The Board closed the public comment portion of the hearing.

Dave Klene indicated that the barn would not be visible from the road.

Dave Klene made a motion to vote on the petition and Terry Knudson seconded the motion. The petition was **APPROVED 5-0**.

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 5-0.

**BZA 25-21 – TIMOTHY SHAW: DEVELOPMENT STANDARDS VARIANCES – To allow for a 2,016 sq. ft. barn twenty-two (22) feet in height [UDO Sec. 2.14] and exceeding half the size of the footprint of the house [UDO Sec. 5.07 F 1]. Located at 6086 W Boggstown Rd, Boggstown, Sugar Creek Township.**

Timothy Shaw explained that the barn resembles structures on adjacent properties and that he had contacted all the neighbors before approaching the Board.

The Board opened the hearing for public comment. There was none. The Board closed the public comment portion of the hearing.

Kevin Carson made a motion to vote on the petition and Megan Hart seconded the motion. The petition was **APPROVED 5-0**.

Kevin Carson 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 5-0.

**BZA 25-12 – DYLAN PETTIJOHN: USE & DEVELOPMENT STANDARDS VARIANCES – To allow for a self-storage facility, including outdoor storage, in the C2 (Highway Commercial) District and use of a gravel driveway [UDO Sec. 5.20 C]. Located at 449 E Brookville Rd, Fountaintown, Van Buren Township.**

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

Shawn Hart represented the petition. He indicated that his teenage boys operate the mini-barn business on the property and would like to add the self-storage facility to the business, which they could grow as needed by installing portable self-storage units. He indicated that he had already brought stone to the property for the development, however, plans to pave the driveway and parking areas in the future.

The Board opened the hearing for public comment.

Kim Prifogle, who lives at 11524 N Division Rd, addressed a statement of concerns (see case file).

The Board closed the public comment portion of the hearing.

Shawn Hart explained that he intends to clean up the property. He explained that the self-storage facility would create jobs by providing storage space to local entrepreneurs running a home business who need extra space for their equipment. He indicated that the portable units would allow for easy removal of the facility in the event that the business fails rather than leaving the community with a dilapidated facility. He indicated that the property currently has four security cameras and a security guard that stays on the property throughout the evening. He offered to inspect the storage units to ensure that the units do not contain hazardous materials. He indicated that construction of the facility on the back half of the property would preserve the front of the property for other types of development. He indicated that a demand exists in the community for self-storage facilities.

Kevin Carson indicated that Mr. Pettijohn had mentioned installing permanent self-storage units. He asked if that plan had changed.

Shawn Hart indicated that he plans to install only portable self-storage units.

Dave Klene asked if the units would resemble the units currently installed on the property.

Shawn Hart stated yes, but not necessarily the same color.

Terry Knudson asked about plans to demolish the dilapidated buildings on the property.

Shawn Hart indicated that he does not plan to demolish the buildings and provided a summary of his plans for the buildings.

Terry Knudson asked about the dwellings on the adjacent property.

Shawn Hart explained that a tree line exists behind both dwellings and that he proposes to install additional trees to block the view of the driveway from those homes.

Desiree Calderella stated that the 25-foot setback requirement would apply.

Shawn Hart indicated that he intends to add more storage units as the facility reaches capacity. He indicated that he would not oppose moving the facility to a different property if he decides to expand the facility.

Megan Hart explained that the Staff recommended stipulation would not allow expansion

of the facility beyond the facility as shown on the site plan without BZA approval.

Shawn Hart indicated that he understands this stipulation and that the site plan shows the anticipated build-out of the facility in three to four years.

Megan Hart asked if Mr. Hart could install any additional landscaping.

Shawn Hart indicated that the facility would sit in a hidden location. He outlined the steps he had taken to improve the appearance of the property and his plans to continue improving the appearance of the property.

Dave Klene reminded the Board that the variance only applies to the proposed self-storage facility and not to existing development on the property. He indicated that the Board should consider if the facility would have an impact on the value and enjoyment of adjacent property, if the facility would impose any hazard, and if the facility would fit the area when making their decision. He explained that the viability of business operations should not factor into the Board's decision.

Kevin Carson explained that the Plan Commission had allowed the self-storage facility located north of the property to install a gravel parking lot and driveway, however, limited use of the property to a self-storage facility. He indicated that the zoning of the subject property permits several types of commercial uses.

Desiree Calderella clarified that she had recommended approval of the variance to allow a gravel driveway and parking lot due to the relatively small size of the facility in comparison to most self-storage facilities.

Terry Knudson expressed concern about the overbuilding of storage-facilities in the area and potential abandonment of unused facilities.

Megan Hart made a motion to vote on the use variance with Staff's recommended stipulation and Dave Klene seconded the motion. The **use variance was DENIED 3-2**, with Megan Hart and Dave Klene voting to approve.

Terry Knudson made a motion to dismiss the development standards variances and Dave Klene seconded the motion. The **development standards variances were DISMISSED**.

Kevin Carson made a motion to continue the Findings of Fact to the next meeting and Terry Knudson seconded the motion. The Findings of Fact were continued 5-0.

### **New Business:**

**BZA 25-19 – NATALIE PRICE: DEVELOPMENT STANDARDS VARIANCE – To allow a building and outdoor containment areas associated with an existing commercial kennel less than 100-feet from the property lines [UDO Sec. 5.36 E].**

**Located at 5386 W 1100 N, Fountaintown, Moral Township.**

Natalie Price explained that she had subdivided the property and needed approval of the variance to continue to run the kennel.

The Board opened the hearing for public comment. There was none. The Board closed the public comment portion of the hearing.

Kevin Carson made a motion to vote on the petition and Terry Knudson seconded the motion. The petition was **APPROVED 5-0**.

Kevin Carson made a motion to adopt the Findings of Fact indicated in the Staff Report and Megan Hart seconded the motion. The Findings of Fact indicated in the Staff Report were adopted 5-0.

**BZA 25-24 – SHELBY COUNTY CO-OP: DEVELOPMENT STANDARDS  
VARIANCE – To waive the landscape buffer yard requirement along the side and rear property lines [UDO Sec. 5.49 A]. Located at 56 S 600 W, Shelbyville, Hendricks Township.**

Eric Cole, general manager of Shelby County CO-OP, represented the petition. He explained that tree roots could interfere with drainage tiles on the adjacent property. He explained that planting trees in front of the building as suggested by Staff would interfere with the leach field and potentially pose a hazard to high-speed vehicular traffic and semi-truck traffic on CR 600 W.

The Board opened the hearing for public comment. There was none. The Board closed the public comment portion of the hearing.

Kevin Carson agreed that planting trees along the road would cause a traffic hazard and would likely interfere with the septic field. He explained that Premier-Ag does have trees in front of their buildings, however, the buildings sit further from the road.

Dave Klene indicated that the property is located in an agricultural area and that nobody from the public attended the meeting to oppose the petition.

Desiree Calderella indicated that the County had required that Premier-Ag install additional landscaping. Therefore, the Board should require the CO-OP to install landscaping.

Kevin Carson made a motion to vote on the petition and Terry Knudson seconded the motion. The petition was **APPROVED 5-0**.

Kevin Carson made a motion to continue the Findings of Fact to the next meeting and Megan Hart seconded the motion. The Findings of Fact were continued 5-0.

**BZA 25-25 – TIMOTHY HIGGINS: DEVELOPMENT STANDARDS**

**VARIANCES – To allow a 5,000 sq. ft. accessory structure resulting in three (3) accessory structures on the property (maximum of two permitted) [UDO Sec. 5.06 C] and the total area of all accessory structures on the property exceeding 2X the footprint of the house [UDO Sec. 5.06 D]. Located at 2596 W Old Franklin Rd, Shelbyville, Addison Township.**

Tim Higgins stated that he requests to build a pole barn for storage of equipment.

The Board opened the hearing for public comment. There was none. The Board closed the public comment portion of the hearing.

Kevin Carson indicated that the property is located in a rural area.

Kevin Carson made a motion to vote on the petition and Terry Knudson seconded the motion. The petition was **APPROVED 5-0**.

Kevin Carson 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 5-0.

**Discussion**

None.

**Adjournment:**

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