

**Shelby County Plan Commission
Meeting Minutes
Tuesday
October 28, 2025**

Members Present:

Alicia Barr
Andrew Newkirk
Megan Hart
Jason Abel
Tony Sipes

Members Absent:

Kevin Carson
Jeff Powell
Troy Merrick
Mike McCain

Staff Present:

Desiree Calderella – Planning Director
Jody Butts – Plan Commission Attorney

Call to Order and Roll Call:

Jason Abel called the October 28, 2025 meeting to order at 7:00 pm in Room 208 A at the Court House Annex.

Approval of Minutes:

Megan Hart made a motion to continue the minutes from September 23, 2025. Andrew Newkirk seconded the motion. The minutes were continued.

Old Business:

None.

New Business:

RZ 25-14 – CONNER REZONING: Rezoning of 1.209-acres from the A1 (Conservation Agricultural) District to the R1 (Single-Family Residential) District to allow for a one-lot Simple Subdivision. Located at 9583 N Division Rd, Fountaintown, Van Buren Township.

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

Scott Sumerford represented the petitioner. He explained that the petitioner had not known that they could subdivide the property from the farmland by exempt subdivision prior to removing the old house. He explained that the petitioner had recently constructed a new house on the property and would like to subdivide the house from the farm business. He explained that the lot has an unusual shape to accommodate the new septic system. He indicated that the subdivision complies with all other requirements.

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

Andrew Newkirk made a motion to vote on the petition and Tony Sipes seconded that motion. **The petition was APPROVED 5-0.**

Megan Hart made a motion to adopt the Findings of Fact as stated in the Staff Report. Tony Sipes seconded the motion. The Findings of Fact as stated in the Staff Report were adopted 5-0.

SD 25-13– CONNER FAMILY SIMPLE SUBDIVISION: Simple Subdivision of a 1.209-acre, single-family building lot from a 51.798-acre parent tract and waivers of Simple Subdivision prerequisites to allow for Simple Subdivision of property zoned R1 and Simple Subdivision design standards to allow lot lines not within a 15-degree angle to the right-of-way. Located at 9583 N Division Rd, Fountaintown, Van Buren Township.

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

Scott Sumerford represented the petitioner. He had no additional comment.

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

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

Discussion:

None.

Adjournment:

With no further business to come before the Board, Megan Hart made a motion to adjourn. Andrew Newkirk seconded that motion. The meeting was adjourned.