

**Shelby County Plan Commission
Meeting Minutes
Tuesday
February 24, 2026**

Members Present:

Jenna Martin
Kevin Carson
Jeremy Ruble
Alicia Barr
Andrew Newkirk
Megan Hart
Jeff Powell
Tony Sipes

Members Absent:

Jason Abel

Staff Present:

Desiree Calderella – Planning Director

Call to Order and Roll Call:

Kevin Carson called the February 24, 2026, meeting to order at 7:00 pm in Room 208 A at the Court House Annex.

Oath of Office:

Jeremy Ruble and Jenna Martin took the oath of office.

Election of Officers:

Andrew Newkirk made a motion to keep the same slate of officers as the previous year: Kevin Carson – President, Jason Abel – Vice President, Megan Hart – Secretary. Jeff Powell seconded the motion. The motion was approved 8-0.

PC Appointment to the BZA:

Kevin Carson moved to appoint Megan Hart to the BZA. Jeff Powell seconded the motion. The Board unanimously appointed Megan Hart to the BZA.

PC Appointment of BZA Hearing Officer:

Andrew Newkirk made a motion to appoint Dave Klene as the BZA Hearing Officer. Jeff Powell seconded the motion. The Board unanimously appointed Dave Klene as BZA Hearing Officer.

Approval of Minutes:

Tony Sipes made a motion to approve the minutes from November 25, 2025. Jenna Martin seconded the motion. The minutes were approved by 8-0.

New Business:

RZ 26-04 – JONES REZONING: Rezoning of 5-acres from the A1 (Conservation Agricultural) District to the RE (Residential Estate) District to allow for a one-lot Simple Subdivision. Located north of and adjoining 10831 N 600 W, Fountaintown, Moral Township.

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

Scott Sumerford represented the petitioner. He indicated that the daughter of the petitioner plans to build a home on the lot in the subdivision, that the petitioner had the soils tested, and that the petitioner does not request any atypical subdivision waivers.

The Board opened the hearing for public comment.

Donald Hill, who lives at 11028 N 600 W, asked if the subdivision would allow for construction of two houses.

Dan Davis, who lives at 10945 N 600 W, asked if the subdivision would allow for construction of four houses.

The Board closed the public comment portion of the hearing.

Scott Sumerford clarified that the petitioner only plans to build one house on the subdivision lot and does not have any immediate plans to develop the remaining tract.

Jeff Powell asked if the lot has suitable fall for a drainage outlet.

Scott Sumerford verified that the lot has suitable fall for a drainage outlet.

Jeff Powell made a motion to vote on the petition and Megan Hart seconded that motion. **The petition was APPROVED 8-0.**

Jeff Powell made a motion to adopt the Findings of Fact as stated in the Staff Report. Jenna Martin seconded the motion. The Findings of Fact as stated in the Staff Report

were adopted 8-0.

SD 26-03 – JONES SIMPLE SUBDIVISION: Simple Subdivision of a 2.5-acre, single family building lot from a 5-acre parent tract and waiver of Simple Subdivision prerequisites to allow for Simple Subdivision of a parent tract under 6-acres. Located north of and adjoining 10831 N 600 W, Fountaintown, Moral Township.

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

Scott Sumerford represented the petitioner. He had no comment.

The Board opened the hearing for public comment.

Dan Davis, who lives at 10945 N 600 W, asked if the County requires a minimum lot size of three acres and if his other neighbor could subdivide their property.

Kevin Carson explained that the County does not have a minimum three-acre lot size requirement and that the neighbor would have the option to subdivide their property.

The Board closed the public comment portion of the hearing.

Andrew Newkirk made a motion to vote on the petition and Jeff Powell seconded that motion. **The petition was APPROVED 8-0**

RZ 26-05 – SHULL REZONING: Rezoning of 2.25-acres from the A1 (Conservation Agricultural) District to the RE (Residential Estate) District to allow for a one-lot Simple Subdivision. Located north of and adjoining 11638 N 100 W, Fountaintown, Van Buren Township.

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

Casey Shull indicated that his daughter plans to build a house on the property, that the house would utilize a mound septic system, and that he has no plans for future subdivision of the property.

The Board opened the hearing for public comment.

Timothy Pettifor, who lives at 898 W 1085 N, asked about plans for drainage.

The Board closed the public comment portion of the hearing.

Casey Shull explained that the septic system would outlet to one of the four existing drainage tiles installed by his family.

Megan Hart made a motion to vote on the petition and Jenna Martin seconded that motion. **The petition was APPROVED 7-0-1**, with Jeff Powell abstaining.

Andrew Newkirk made a motion to adopt the Findings of Fact as stated in the Staff Report. Jeremy Ruble seconded the motion. The Findings of Fact as stated in the Staff Report were adopted 7-0-1, with Jeff Powell abstaining.

SD 26-04 – SHULL SIMPLE SUBDIVISION: Simple Subdivision of a 2.25-acre, single-family building lot from a 93.3-acre parent tract. Located north of and adjoining 11638 N 100 W, Fountaintown, Van Buren Township.

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

Casey Shull indicated that he would not subdivide another lot.

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

Alicia Barr made a motion to vote on the petition and Megan Hart seconded that motion. **The petition was APPROVED 7-0-1**, with Jeff Powell abstaining.

Old Business:

RZ 26-01 – KOLKMEIER REZONING: Rezoning of 6-acres from the A1 (Conservation Agricultural) District to the A2 (Agricultural) District to allow for a one-lot Simple Subdivision. Located southwest of and adjoining to 3190 S 25 E, Shelbyville, Shelby Township.

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

Jason Kolkmeier indicated that he plans to purchase the property from his brother. He indicated that he plans to build a new home where the barn is currently located, which he intends to tare down. He indicated that he had the soils tested.

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

Jenna Martin asked why the petitioner had requested A2 zoning.

Jason Kolkmeier indicated that he does not plan to keep animals on the property. He indicated that he would like to retain the ability to farm the property.

Andrew Newkirk made a motion to vote on the petition and Megan Hart seconded that

motion. **The petition was APPROVED 7-0-1**, with Jeff Powell abstaining.

Jeremy Ruble 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 7-0-1, with Jeff Powell abstaining.

SD 26-01 – KOLKMEIER SIMPLE SUBDIVISION: Simple Subdivision of a 6-acre, single-family building lot from a 21.178-acre parent tract, and waivers of Simple Subdivision prerequisites to allow for Simple Subdivision of property zoned A2 and of Simple Subdivision design standards to allow a side lot line not within a 15-degree angle to the right-of-way. Located southwest of and adjoining 3190 S 25 E, Shelbyville, Shelby Township.

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

Jason Kolkmier indicated that he only plans to build one house.

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

Megan Hart made a motion to vote on the petition and Andrew Newkrik seconded that motion. **The petition was APPROVED 7-0-1**, with Jeff Powell abstaining.

RZ 26-02 – WOJIHOSKI-SCHALER REZONING: Rezoning of 3-acres from the A1 (Conservation Agricultural) District to the RE (Residential Estate) District to allow for a one-lot Simple Subdivision. Located at 7757 W 700 N, Fairland, Moral Township.

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

Lisa Wojihoski-Schaler indicated that she plans to subdivide the lot from her property for her son to build a new house. She explained that the lot sits on a hillside and does not include tillable area. She explained that placement of the lot near the road would remove cropland from production. She explained that the new house would sit higher than her house and that the lot will qualify for removal from the floodplain by LOMA. She indicated that she will not subdivide any other lots from her property. She indicated that she has completed soil tests, selected a builder, and that her son plans to construct a three-story house.

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

Lisa Wojihoski-Schaler indicated that her neighbors support the rezoning.

Kevin Carson indicated that the property sits on higher ground.

Andrew Newkirk asked if installing the driveway across the adjacent property poses any issues.

Lisa Wojihoski-Schaler indicated that she had drafted the driveway easement in compliance with County requirements. She indicated that the driveway would access the road through the existing farm gate.

Desiree Calderella verified that the easement and driveway plans comply with the proposed Simple Subdivision ordinance previously reviewed by the Plan Commission. She indicated that the ordinance standards account for emergency vehicle access.

Jenna Martin asked if the gate would be open at all times for emergency vehicle access.

Lisa Wojihoski-Schaler stated that the gate should be open.

Andrew Newkirk made a motion to vote on the petition and Jermery Ruble seconded that motion. **The petition was APPROVED 7-0-1**, with Jeff Powell abstaining.

Jeremy Ruble 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 7-0-1, with Jeff Powell abstaining.

SD 26-02 – SCHALER ESTATES SIMPLE SUBDIVISION: Simple Subdivision of a 3-acre, single-family building lot from a 50-acre parent tract and waivers of Simple Subdivision design standards to allow a lot without 160-feet of road frontage, without frontage on a public street built to County street standards, and with a side lot line not within a 15-degree angle of the right-of-way. Located at 7757 W 700 N, Fairland, Moral Township.

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

Lisa Wojihoski-Schaler reiterated that she requests a waiver from the road frontage requirement to preserve farmland.

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

Megan Hart made a motion to vote on the petition and Jenna Martin seconded that motion. **The petition was APPROVED 7-0-1**, with Jeff Powell abstaining.

RZ 22-11 – BOWMAN VACATION OF STIPULATION OF REZONING APPROVAL: To eliminate landscaping in excess of ordinance requirements required as

a stipulation of rezoning approval. Located at 208 S Franklin St, Fairland, Brandywine Township, Town of Fairland.

Desiree Calderella read the petition into the record and stated that Staff recommends an amendment to the landscaping stipulation.

Mike Bowman submitted photographs of the existing mound and fence. He explained that he did not realize that the stipulation required a high density of trees. He indicated that he would prefer a clean, maintained area along CR 400 W and that trees in this area would interfere with powerlines. He indicated that the Town of Fairland and his mower also prefer a clean, maintained area without trees along CR 400 W. He indicated that he had spoken with Alicia Glackman with Brandywine Township, and that she had said that the Cemetery Board would prefer to have trees along their property line but did not want to manage leaves and tree limbs. He proposed installing Norway Spruce in one line spaced more than 15-feet apart along the north property line. He indicated that he had spoken with Mr. Coy, who owns the property to the east, and had proposed installing the Norway Spruce along the northern 250-feet of his property line south from the Cemetery. He indicated that he could not properly maintain additional trees.

The Board opened the hearing for public comment.

John Coy, who lives at 3842 W 450 N and owns the property to the east, indicated that he agrees with the landscape plan proposed by Mr. Bowman. He asked if the fence would continue along his entire property line, about the height of the trees at planting, and the timeline for installation of the trees.

Desiree Calderella verified that the mound and fence would continue along his entire property line and that County ordinance requires a minimum tree height of 6 feet at planting.

The Board closed the public comment portion of the hearing.

Mike Bowman indicated that he had hired a landscaper to plant the trees in March or April.

Jenna Martin asked if Mr. Bowman would remove the scrub trees along the road shown in the submitted photographs.

Mike Bowman explained that he had removed most of the scrub trees, however powerlines interfere with those trees.

Jenna Martin asked if the Board had imposed the stipulation to address environmental concerns, or only aesthetics. She spoke about the environmental benefits of canopy trees.

Desiree Calderella indicated that the Board had imposed the stipulation to address aesthetic and noise concerns.

Alica Barr indicated that planting trees close together would cause maintenance issues.

Mike Bowman indicated that the berm would be eight feet in height in some areas and that the fence would be eight feet in height.

Mike Rund, who lives at 3582 W 450 N, explained that his wife, who sits on the Township Board that manages the Cemetery, had indicated that the Township Board had spoken to Mr. Bowman about planting the evergreen trees.

Mike Bowman requested approval of a landscape plan that requires evergreen trees 15 feet from the fence and spaced 20 feet apart along the Cemetery and the northern 250-foot of the east property line.

Alicia Barr emphasized that Mr. Bowman had made a vast improvement to the property and that she does not support planting trees along CR 400 W due to the powerlines.

Desiree Calderella outlined an amended stipulation as discussed (see approved stipulation). The Board agreed to the amended stipulation.

Desiree Calderella requested that the Board establish a deadline for installation of the mound, fence, and trees.

Mike Bowman indicated that he would have the landscaping completed along the Cemetery in the Spring and the berm along the east property line in the Summer. He indicated that he would prefer not to have a deadline but would agree to a deadline for Fall if necessary.

The Board discussed the timeline for installation of the mound, fence, and berm.

Desiree Calderella recommended a deadline of December 31, 2026.

Tony Sipes asked if Mr. Coy would prefer to have landscaping along his entire property line to help block noise.

Mr. Coy explained that no houses are located south of the Cemetery.

Megan Hart made a motion to vote on amending the stipulation and Andrew Newkrik seconded that motion. **The STIPULATION WAS AMENDED 7-1**, with Tony Sipes casting the dissenting vote, as follows:

Landscaping, fencing, and mounds shall be installed on the subject property as follows:

- **Along the west property line adjoining property located at 311 E Main St & CR 400 W:**
 - **A minimum 5-foot-tall mound with a minimum 6-foot-tall privacy fence on top of the mound.**
- **Along the north property line adjoining Fairland Cemetery:**
 - **A minimum 5-foot-tall mound with a minimum 6-foot-tall privacy fence on top of the mound.**
 - **One Norway Spruce every 20-foot setback a minimum of 1-foot from the outside of the fence.**
- **Along a section of the east property line, measured 250-feet from the north property line:**
 - **One Norway Spruce every 20-foot setback a minimum of 1-foot from the outside of the fence.**
- **Along the entire length of the east property line adjoining property in the A1 District:**
 - **A minimum 5-foot-tall mound with a minimum 6-foot-tall privacy fence on top of the mound.**

All required landscaping, fencing, and mounds shall be installed by December 31st, 2026.

RZ 26-12 - AGRICULTURAL & RESIDENTIAL ACCESSORY STRUCTURE

TEXT AMENDMENT: Amendment of Article 5, Sections 5.04 (General Accessory Structure Standards), 5.05 (Open Space and Parks and Agricultural Accessory Structure Standards), 5.06 (Rural Estate Residential Accessory Structure Standards), and Section 5.07 (Single-family Residential Accessory Structure Standards). Applies to unincorporated Shelby County.

Desiree Calderella outlined the proposed ordinance as indicated in the Staff Memo.

Jeff Powell asked if the ordinance would apply to barndominiums.

Desiree Calderella confirmed that the ordinance would only apply to accessory structures.

Megan Hart asked if the prohibition on shipping containers would apply to all zoning districts.

Desiree Calderella explained that the ordinance would allow a shipping container in agricultural districts if placed on a hard surface.

Andrew Newkirk asked if the ordinance would allow placement of a shipping container on property on a temporary basis.

Desiree Calderella explained that the ordinance would prohibit placement of a shipping container on property on a temporary basis, however, in practice a property owner would remove a temporary shipping container before completion of the zoning violation process.

Tony Sipes expressed concern with applying architectural standards to structures on properties under one acre because property owners typically purchase these properties due to the lower cost of a smaller property. He expressed concern that a change to the appearance of a house could render an existing accessory structure out of compliance.

Desiree Calderella explained that the ordinance currently includes the architectural standards, that the planning office would only check for compliance at the time a property owner builds an accessory structure, and that the Commissioners will not approve the ordinance amendment without the architectural standards.

Jeremy Ruble made a motion of vote on the ordinance amendment and Andrew Newkrik seconded that motion. **The ordinance amendment was APPROVED 8-0.**

Adjournment:

With no further business to come before the Board, Jenna Martin made a motion to adjourn. Jeremy Ruble seconded that motion. The meeting was adjourned.