

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

**Members Present:**

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

**Members Absent:**

None.

**Staff Present:**

Desiree Calderella – Planning Director

**Call to Order and Roll Call:**

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

**Approval of Minutes:**

Jenna Martin made a motion to approve the minutes from February 24, 2026. Tony Sipes seconded the motion. The minutes were approved by 8-0-1, with Jason Abel abstaining.

**Old Business:**

None.

**New Business:**

**RZ 26-06 – THOMPSON 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 1060 E 850 N, Morristown, Van Buren Township.

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

Scott Sumerford represented the petitioner and provided a summary of the request. He indicated that the lot has a drainage outlet and that the petitioner intends to build one single-family dwelling on the high portion of the lot.

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

Kevin Carson asked if the petitioner intends to comply with the stipulations regarding the shared driveway and access easement.

Scott Sumerford indicated that the petitioner will work through the stipulations and record the access easement prior to submitting a site plan for permitting.

Jeff Powell asked if the petitioner would need to widen the driveway entrance to comply with the stipulations.

Scott Sumerford verified that the petitioner would need to widen the driveway entrance.

Andrew Newkirk asked about shared driveway requirements.

Desiree Calderella explained that the UDO does not allow more than two properties to share a driveway. However, the County plans to update the ordinance to allow no more than four properties to share a driveway.

Jason Abel asked if the petitioner foresees any issues with septic system feasibility.

Scott Sumerford explained that the soil tests had identified good soils and that the septic system would not require a perimeter drain.

Jeff Powell made a motion to vote on the petition and Andrew Newkirk seconded that motion. **The petition was APPROVED 9-0.**

Megan Hart made a motion to adopt the Findings of Fact as stated in the Staff Report. Jeff Powell seconded the motion. The Findings of Fact as stated in the Staff Report were adopted 9-0.

**SD 26-05 – PEACEFUL ACRES SIMPLE SUBDIVISION:** Simple Subdivision of a 3-acre, single-family building lot from a 30-acre parent tract and waivers of Simple Subdivision design standards to allow a lot without 160-feet of road frontage and without frontage on a public street built to County street standards. Located at 1060 E 850 N, Morristown, Van Buren Township.

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

Scott Sumerford represented the petitioner and reiterated that the petitioner would record the access easement prior to submitting a site plan for permitting.

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

Jeff Powell made a motion to vote on the petition and Jason Abel seconded that motion. **The petition was APPROVED 9-0.**

**RZ 26-07 – ABERNATHY REZONING:** Rezoning of 1.24-acres from the RE (Residential Estate) District to the R1 (Single-Family Residential) District to allow for a two-lot Simple Subdivision. Located at 9928 N 100 W, Fountaintown, Van Buren Township.

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

Scott Sumerford represented the petitioner. He indicated that the petitioner plans to sell the lot with the existing house and may build a home on the second lot in the future. He indicated that the petitioner had the soils tested on the second lot and would need to outlet a septic system to the legal drain along the rear of the lot. He indicated that the second lot would likely use CR 100 W for access.

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

Jason Abel asked if the second lot had adequate area for a septic system.

Scott Sumerford explained that the petitioner had taken soil samples from the area outside of the legal drain easement and that the lot should have adequate area for a septic system.

Andrew Newkirk made a motion to vote on the petition and Jeff Powell seconded that motion. **The petition was APPROVED 9-0.**

Andrew Newkirk 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 9-0.

**SD 26-06 – ALEXANDER SIMPLE SUBDIVISION:** Simple Subdivision of 5.06 acres into one new 3.81- acre, single-family building lot and a 1.24-acre lot including an existing single-family residence and waivers of Simple Subdivision prerequisites to allow

subdivision of a parent tract under 6-acres and subdivision of property zoned R1. Located at 9928 N 100 W, Fountaintown, Van Buren Township.

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

Scott Sumerford represented the petitioner and 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.

Jeff Powell made a motion to vote on the petition and Jeremy Ruble seconded that motion. **The petition was APPROVED 9-0.**

**RZ 26-08 – DIEMER REZONING:** Rezoning of 5-acres from the A1 (Conservation Agricultural) District to the A2 (Agricultural) District to allow for a one-lot Simple Subdivision. Located at 2702 N Knighthood Grove, Shelbyville, Marion Township.

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

Lauren Diemer indicated that soil tests had shown good soils.

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

Kevin Carson asked if the petitioner is aware of the stipulations regarding the shared driveway and access easement.

Lauren Diemer indicated that she is aware of the stipulations.

Andrew Newkirk made a motion to vote on the petition and Jason Abel seconded that motion. **The petition was APPROVED 8-0-1**, with Jeff Powell abstaining.

Tony Sipes 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 8-0-1, with Jeff Powell abstaining.

**SD 26-07 – DIEMER SIMPLE SUBDIVISION:** Simple Subdivision of a 5-acre, single-family building lot from a 145-acre parent tract and waivers of Simple Subdivision prerequisites to allow for Simple Subdivision of property zoned A2 and Simple Subdivision design standards to allow a lot without 160-feet of road frontage and without frontage on a public street built to County street standards. Located at 2702 N Knighthood Grove, Shelbyville, Marion Township.

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

Lauren Diemer 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.

Jenna Martin asked what type of animals the petitioner intends to keep on the lot.

Lauren Diemer said horses and cows.

Jason Abel requested that the petitioner install adequate signage at the public road for property identification by emergency vehicles.

Jason Abel made a motion to vote on the petition and Jeremy Ruble seconded that motion. **The petition was APPROVED 8-0-1**, with Jeff Powll abstaining.

**Adjournment:**

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