

Shelby County Plan Commission
Meeting Minutes
Tuesday
April 23, 2024

Members Present:

Jason Abel
Terry Smith
Kevin Carson
Charity Mohr
David Lawson
Megan Hart
Jeff Powell

Members Absent:

Mike McCain
Scott Gabbard

Staff Present:

Desiree Calderella – Planning Director
Jason Clark – Plan Commission Attorney

Call to Order and Roll Call:

Terry Smith called the April 23, 2024, meeting to order at 7:00 pm in Room 208 A at the Court House Annex.

Oath of Office:

Jeff Powell took the oath of office.

Approval of Minutes:

Kevin Carson made a motion to approve the minutes from February 27, 2024. Jason Abel seconded the motion. The minutes were approved 6-0-1, with Jeff Powell abstaining.

Old Business:

None.

New Business:

RZ 24-02 – STEPHENS 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 on the north side of CR 300 S, 1000-feet west of CR 600 E, Liberty Township.

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

Christopher Stephens indicated that he plans to build a house on the property and to use the rear portion of the property for hay.

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

Kevin Carson informed the petitioner that he will need to obtain a variance if he plans to keep farm animals on the property.

Kevin Carson made a motion of vote on the petition and Charity Mohr seconded that motion. **The petition was APPROVED 6-0-1**, with Jeff Powell abstaining.

Jason Abel made a motion to adopt the Findings of Fact as stated in the Staff Report. Kevin Carson seconded the motion. The Findings of Fact as stated in the Staff Report were adopted 6-0-1, with Jeff Powell abstaining.

SD 24-03 – H. DORIS HURST REVOCABLE TRUST SIMPLE SUBDIVISION: Simple Subdivision of 5-acres from a 75.01-acre parent tract and waiver of Simple Subdivision prerequisites to allow for Simple Subdivision of property zoned A2. Located on the north side of CR 300 S, 1000-feet west of CR 600 E, Liberty Township.

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

Christopher Stephens indicated that he plans to build a house on the property and to use the rear portion of the property for hay.

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 of vote on the petition and David Lawson seconded that motion. **The petition was APPROVED 6-0-1**, with Jeff Powell abstaining.

Discussion:

Unified Development Ordinance Text Amendment – Section 5.30 FP-01 Flood Damage Prevention.

Desiree Calderella provided an overview of the ordinance text amendment and explained that the language she had added to the State Model Ordinance addresses issues that have arisen in the County with floodplain permitting. The Board asked some clarifying questions on portions of the ordinance.

Adjournment:

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

Terry Smith
President **Date**

Scott Gabbard
Secretary **Date**