

Shelby County Plan Commission
Meeting Minutes
Tuesday
May 26, 2026

Members Present:

Kevin Carson
Jeremy Ruble
Alicia Barr
Andrew Newkirk
Megan Hart
Jeff Powell
Jason Abel

Members Absent:

Jenna Martin

Staff Present:

Desiree Calderella – Planning Director

Call to Order and Roll Call:

Kevin Carson called the May 26, 2026, meeting to order at 7:00 pm in Room 208 A at the Court House Annex.

Approval of Minutes:

Andrew Newkirk made a motion to approve the minutes from March 24, 2026. Jeremy Ruble seconded the motion. The minutes were approved by 7-0.

New Business:

SD 26-10 – HORNING SIMPLE SUBDIVISION: Simple Subdivision of 5.172-acres into a 3.172-acre single-family building lot and a 2-acre lot including an existing single-family residence and waiver of Simple Subdivision prerequisites to allow for Simple Subdivision of a parent tract less than 6-acres. Located at 5458 E 475 N, Shelbyville, Union 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 intends to sell the new building lot and retain the lot with the house where they currently reside. He

indicated that the petitioner had soil tests done in the northwest corner of the new building lot. He indicated that the soil tests demonstrate that the lot can accommodate a septic system, which would require a perimeter drain likely outleting to the ditch to the southeast.

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 Megan Hart seconded that motion. **The petition was APPROVED 7-0.**

Old Business:

RZ 26-09 – LINGERFELT REZONING: Rezoning of 1.5-acres from the A2 (Agricultural) District to the R1 (Single-Family Residential) District to allow for a two-lot Simple Subdivision. Located at 4193 S 600 E, Waldron, Liberty 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 intends to sell the lot with the house where they currently reside and may build on the new building lot in the future.

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 had done soil tests.

Scott Sumerford explained that the petitioner had not had the soils tested because they do not have an immediate intent to build on the new building lot.

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

Jeff Powell made a motion to adopt the Findings of Fact as stated in the Staff Report. Megan Hart seconded the motion. The Findings of Fact as stated in the Staff Report were adopted 7-0.

SD 26-08 – LINGERFELT SIMPLE SUBDIVISION: Simple Subdivision of a 9.8-acres into one new 8.3-acre, single-family building lot and a 1.5-acre lot including an existing single-family residence and waiver of Simple Subdivision prerequisites to allow subdivision of property zoned A2 & R1. Located at 4193 S 600 E, Waldron, Liberty Township.

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

Scott Sumerford represented the petitioner. He indicated that the new building lot includes a no-disturb zone over the river which starts at the top of the ridge.

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

Jason Abel made a motion to vote on the petition, and Jeremy Ruble seconded that motion. **The petition was APPROVED 7-0.**

RZ 26-10 – HANSEN REZONING: Rezoning of 0.7-acres from the RE (Residential Estate) District to the R1 (Single-Family Residential) District to allow for a one-lot Simple Subdivision. Located at 10645 N SR 9, 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 daughter of the petitioner and her children plan to reside on the property. He explained that INDOT will not permit a second driveway, therefore, the plat includes an easement over the existing driveway on the remaining tract to serve the new building lot. He indicated that a gap below the lot on the remaining tract provides access between the front and back of the remaining tract. He indicated that the soil tests demonstrate that the lot can accommodate a septic system. He indicated the septic system would not require a perimeter drain. He indicated that the lot sits outside of the 100-year floodplain. He indicated that the petitioner would provide an access easement document.

John Hansen was present via Zoom.

The Board opened the hearing for public comment.

Judy Lemrick, who owns property at 10531 N SR 9, asked about the architectural style of the home and if the petitioner had done more than one soil test.

The Board closed the public comment portion of the hearing.

John Hansen indicated that he intends to install a manufactured home on a permanent foundation.

Scott Sumerford explained that soil tests for septic system feasibility require three soil borings.

Desiree Calderella indicated that placement of a manufactured home would require approval of a use variance.

Jeff Powell asked if the petitioner intends to upgrade the driveway to comply with recommended width standards.

Scott Sumerford indicated that the petitioner intends to widen the driveway.

Jeremy Ruble asked if the area west of the property includes floodplain.

Scott Sumerford explained that the floodplain extends west of the lot across the river.

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

Jeff Powell made a motion to adopt the Findings of Fact as stated in the Staff Report. Jason Abel seconded the motion. The Findings of Fact as stated in the Staff Report were adopted 7-0.

SD 26-09 – HANSEN SIMPLE SUBDIVISION: Simple Subdivision of a 0.7-acre, single-family building lot from a 6-acre parent tract and waivers of Simple Subdivision prerequisites to allow subdivision of property zoned R1, of Simple Subdivision design standards to allow a lot without 50-feet of road frontage, and of Simple Subdivision design standards to allow a lot without frontage on a public street built to County street standards. Located at 10645 N SR 9, 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.

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

Discussion:

Unified Development Ordinance Text Amendments required by State Law.

Desiree Calderella outlined the various ordinance amendments and actions required by new State law and answered questions posed by Board members.

Adjournment:

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