

**Shelby County Plan Commission
Meeting Minutes
Tuesday
June 24, 2025**

Members Present:

Kevin Carson
Alicia Barr
Andrew Newkirk
Megan Hart
Jeff Powell
Jason Abel
Tony Sipes

Members Absent:

Mike McCain
Troy Merrick

Staff Present:

Desiree Calderella – Planning Director
Jody Butts – Plan Commission Attorney

Call to Order and Roll Call:

Kevin Carson called the June 24, 2025, 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 April 22, 2025. Jeff Powell seconded the motion. The minutes were approved by 7-0.

Old Business:

None.

New Business:

RZ 25-07 – PRICE REZONING: Rezoning of 13.231-acres from the A1 (Conservation Agricultural) District to the A2 (Agricultural) District to allow for a two-lot Simple Subdivision. Located at 5386 W 1100 N, Fountaintown, Moral Township.

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

approval.

Natalie Price 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 asked about the floodplain and easements.

Desiree Calderella explained that the petitioner does not propose any development in the floodplain, that the owner of the new building lot could seek a drainage easement if necessary at the time of Site Plan review, and that the plat includes an easement over driveway to the existing house which would allow the new building lot to utilize the driveway.

Jason Abel 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. Jason Abel seconded the motion. The Findings of Fact as stated in the Staff Report were adopted 7-0.

SD 25-06 – CARUTHERS 1100 NORTH SIMPLE SUBDIVISION: Simple Subdivision to create one new 13.231-acre, single-family building lot and a 26.798-acre lot including an existing single-family residence and waiver of Simple Subdivision prerequisites to allow for Simple Subdivision of property zoned A1 & A2. Located at 5386 W 1100 N, Fountaintown, Moral Township.

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

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

RZ 25-08 – SUNDVALL REZONING: Rezoning of 10-acres from the A1 (Conservation Agricultural) District to the A2 (Agricultural) District to allow for a two-lot Simple Subdivision. Located at 4141 E 400 N, Shelbyville, Union Township.

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

Thomas Sundvall indicated that he plans to build one house on the new building lot. He indicated that he plans to keep the lot in agricultural production, other than the area where he plans to build the house.

The Board opened the hearing for public comment.

Ingeburg Davies, who lives at 4400 E 400 N, inquired about the definition of Simple Subdivision and about the potential for future subdivision of the property.

Desiree Calderella outlined the Simple Subdivision process.

The Board closed the public comment portion of the hearing.

Thomas Sundvall indicated that he does not plan to further subdivide the property.

Tony Sipes asked if the property would have access to CR 400 E or CR 400 N.

Thomas Sundvall indicated that the driveway would access CR 400 E.

Andrew Newkirk made a motion to vote on the petition and Tony Sipes seconded that motion. **The petition was APPROVED 6-0-1**, with Jeff Powell abstaining.

Megan Hart 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 6-0-1, with Jeff Powell abstaining.

SD 25-07 – SHARON D. MAYS SIMPLE SUBDIVISION: Simple Subdivision to create one new 10-acre, single-family building lot and a 10.732-acre lot including an existing single-family residence and waiver of Simple Subdivision prerequisites to allow for Simple Subdivision of property zoned A2. Located at 4141 E 400 N, Shelbyville, Union Township.

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

Thomas Sundvall 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.

Jason Abel made a motion to vote on the petition and Megan Hart seconded that motion. **The petition was APPROVED 6-0-1**, with Jeff Powell abstaining.

RZ 25-09 – HUBER REZONING: Rezoning of 2.105-acres from the A1 (Conservation Agricultural) District to the RE (Residential Estate) District to allow for a one-lot Simple

Subdivision. Located south of and adjoining 6780 N 100 W, Shelbyville, Marion Township.

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

Garett Walton, with Cross County Consulting, LLC, represented the petitioner. He had no additional comment.

Clinton Huber explained that the proposed building lot includes old pasture area and that development of the lot would not result in the loss of cropland.

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 Andrew Newkirk seconded that motion. **The petition was APPROVED 7-0.**

Jason Abel 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 25-08 – HUBER SIMPLE SUBDIVISION: Simple Subdivision to create one new 2.105-acre, single-family building lot. Located south of and adjoining 6780 N 100 W, Shelbyville, Marion Township.

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

RZ 20-08 – BRC LAND HOLDINGS, LLC SITE PLAN REVIEW: Review of project site plan as required by stipulation of rezoning approval for development standards variance approval. Located at 9295 N Frontage Rd, Fairland, Moral Township.

Desiree Calderella provided a synopsis of the items for discussion.

David Retherford, the petitioner's attorney, explained that installation of a fence or mound would require removal of a significant number of trees. He indicated that comments on a local citizen group Facebook page favored saving the trees. He indicated that the owner of the adjacent property to the north prefers that the existing trees remain.

Terry Morgan, owner of the property, clarified that the property does have a chain link fence. He indicated that he would prefer to preserve the trees.

Jeff Powell discussed area drainage.

Jason Abel made a motion to approve the Site Plan as approved by the BZA and Jeff Powell seconded that motion. **The Site Plan was APPROVED 7-0.**

Discussion:

None.

Adjournment:

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