

**Shelby County Plan Commission  
Meeting Minutes  
Tuesday  
September 23, 2025**

**Members Present:**

Kevin Carson  
Alicia Barr – via Zoom  
Andrew Newkirk  
Megan Hart  
Jeff Powell – via Zoom  
Jason Abel  
Troy Merrick  
Mike McCain

**Members Absent:**

Tony Sipes

**Staff Present:**

Desiree Calderella – Planning Director  
Jody Butts – Plan Commission Attorney

**Call to Order and Roll Call:**

Kevin Carson called the September 23, 2025 meeting to order at 7:00 pm in Room 208 A at the Court House Annex.

**Approval of Minutes:**

Jason Abel made a motion to approve the minutes from July 22, 2025. Andrew Newkirk seconded the motion. The minutes were approved by 8-0.

**Old Business:**

None.

**New Business:**

**RZ 25-11 – HINKLE REZONING:** Rezoning of 1.476-acres from the A1 (Conservation Agricultural) District to the R1 (Single-Family Residential) District to allow for a one-lot Simple Subdivision. Located at 6076 E 850 S, Saint Paul, Nobel 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 had recently constructed a house on the property and now would like to split the property from the farmland. He indicated that the plat includes an off-site easement for the septic system serving the house.

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

Kevin Carson indicated that the request was straightforward.

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

Jason Abel made a motion to adopt the Findings of Fact as stated in the Staff Report. Andrew Newkirk seconded the motion. The Findings of Fact as stated in the Staff Report were adopted 8-0.

**SD 25-11– HINKLE FAMILY SIMPLE SUBDIVISION:** Simple Subdivision of a 1.476-acre, single-family building lot from a 40-acre parent tract and waivers of Simple Subdivision prerequisites to allow for Simple Subdivision of property zoned R1 and Simple Subdivision design standards to allow lot lines not within a 15-degree angle to the right-of-way. Located at 6076 E 850 S, Saint Paul, Nobel 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.

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

**RZ 25-12 – ANDERSON REZONING:** Rezoning of 15.494-acres from the A1 (Conservation Agricultural) District to the A2 (Agricultural) District to allow for a three-lot Simple Subdivision. Located south of and adjoining 8599 N 500 W, Fairland, Moral Township.

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

Brandon Anderson indicated that the subdivision would provide the opportunity for his family to build homes on the property and that he intends to continue to farm the remaining tract.

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

Kevin Carson indicated that he supports the request because it would not result in the removal of farm ground.

Troy Merrick made a motion to vote on the petition and Megan Hart seconded that motion. **The petition was APPROVED 6-0-2**, with Jeff Powell and Jason Abel abstaining.

Troy Merrick made a motion to adopt the Findings of Fact as stated in the Staff Report. Mike McCain seconded the motion. The Findings of Fact as stated in the Staff Report were adopted 6-0-2, with Jeff Powell and Jason Abel abstaining.

**SD 25-12– ANDERSON 500 W SIMPLE SUBDIVISION:** Simple Subdivision of three single-family building lots (5-acres, 5- acres, & 5.494-acres) from a 75-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 one lot having a width and road frontage of 40-feet (minimum lot width of 120-feet required and minimum road frontage of 50-feet required). Located south of and adjoining 8599 N 500 W, Fairland, Moral Township.

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

Brandon Anderson had no additional comment.

Kevin Carson asked why the petitioner requested to rezone the lots to A2 rather than RE.

Brandon Anderson indicated that he may build agricultural buildings on the lots to serve the adjacent farm ground. He indicated that he does not intend to keep farm animals on the lots.

Troy Merrick made a motion to vote on the petition and Mike McCain seconded that motion. **The petition was APPROVED 6-0-2**, with Jeff Powell and Jason Abel abstaining.

**SD 25-10– SUNDVALL 200 N SIMPLE SUBDIVISION:** Simple Subdivision of a 5.443-acre, single-family building lot from a 9.444-acre parent tract and waiver of Simple Subdivision prerequisites to allow for Simple Subdivision of property zoned A2.

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

Jacob Brattain with McNeely Law represented the petitioner. He provided an overview of the history of the property. He indicated that the property could not return to agricultural production without significant cleanup and that the adjacent owners of farm ground do not have interest in purchasing the property. He explained that therefore the property should transition to residential use.

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

Andrew Newkirk asked if the owner of the adjacent lot to the north would need to request approval from the Plan Commission prior to making improvements to their lot.

Desiree Calderella explained that the owners of the lot would need to request approval from the Plan Commission to legally establish their property as a building lot eligible for building improvements.

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

**RZ 25-13 – SIMPLE SUBDIVISION, SUBDIVISION EXEMPTIONS, DRIVEWAY QUALIFICATION TEXT AMENDMENT:** Amendment of Sections 6.01, 6.02, 6.03, 11.02, 9.14 B 4, and 5.17 C 2. Applies to unincorporated Shelby County.

Desiree Calderella provided an overview of the ordinance amendment as indicated in the meeting materials.

The Board opened the hearing for public comment.

Jacob Brattain with McNeely Law stated that the changes make it much easier to develop in the County.

The Board closed the public comment portion of the hearing.

Andrew Newkirk asked if any properties in the County have access to City of Shelbyville sanitary sewer.

Desiree Calderella explained that few properties have access to sanitary sewer and that the City would incorporate most of these properties into their extraterritorial planning jurisdiction at the end of the year.

Megan Hart indicated that an applicant could request a waiver from the septic system feasibility requirement in the rare case that a property would have access to sanitary sewer.

Megan Hart expressed concern that the ordinance does not include a minimum lot size requirement for the parent tract.

Mike McCain made a motion to vote on the ordinance and Troy Merrick seconded that motion. **The ordinance was APPROVED 6-2**, with Jason Abel and Megan Hart casting the dissenting votes.

**Discussion:**

None.

**Adjournment:**

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