

Shelby County Plan Commission
Meeting Minutes
Tuesday
January 26, 2021

Members Present:

Doug Warnecke
Chris Ross
Terry Smith
Kevin Carson
Scott Gabbard

Members Absent:

Mike McCain
Charity Mohr
Steve Mathies
Taylor Sumerford

Staff Present:

Desiree Calderella – Planning Director
Mark McNeely – Plan Commission Attorney

Call to Order and Roll Call:

Doug Warnecke called the January 26, 2021 meeting to order at 7:00 pm in Room 208 A at the Court House Annex.

Election of Officers:

Chris Ross made a motion to keep the current slate of officers: Doug Warnecke President, Kevin Carson Vice President, and Scott Gabbard Secretary. Terry Smith seconded that motion. It was approved 5-0.

PC Appointment to the BZA:

Chris Ross made a motion to appoint Doug Warnecke to the BZA and Kevin Carson seconded that motion. It was approved 5-0.

PC Appointment of BZA Hearing Officer:

Chris Ross made a motion to appoint Doug Warnecke as the BZA Hearing Officer and Terry Smith seconded that motion. It was approved 5-0.

Attorney Contract:

Terry Smith made a motion to approve the 2021 Attorney Contract and Chris Ross seconded that motion. It was approved 5-0.

Approval of Minutes:

Kevin Carson made a motion to approve the minutes from December 22, 2020. Chris Ross seconded the motion. The minutes were approved 5-0.

Public Hearings:

Old Business

None.

New Business

RZ 21-01 – PETRO REZONING: Rezoning of 29.83 acres from the RE (Residential Estate) District to the A2 (Agricultural) District to assign the zoning district consistent with the size and use of the property. Located at 10550 N 600 W, Fountaintown, Moral Township.

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

Silvia Miller represented the petitioner. She explained that the petitioner plans to build a pole barn to house horses, that the petitioner does not plan to operate a business on the property, and that the rezoning would not impact adjoining properties.

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

Chris Ross made a motion to vote on the petition and Scott Gabbard seconded the motion. The petition was **APPROVED 5-0**.

The Board adopted the following findings of fact:

1. The request is consistent with the Shelby County Comprehensive Plan.
2. The request is consistent with the current conditions and the character of structures and uses in each district.
3. The request is consistent with the most desirable use for which the land in each district is adapted.
4. The request is consistent with the conservation of property values throughout the jurisdiction.
5. The request is consistent with responsible growth and development.

RZ 21-02 – SHELBY COUNTY COMMISSIONERS / ELLIOTT REZONING: Rezoning of 1-acre from the IS (Institutional) District to the C2 (Highway Commercial) District to assign the zoning district consistent with the historical zoning designation of the property. Located at 4333 E SR 244, Shelbyville, Liberty Township.

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

approval.

Desiree Calderella represented the petitioner. She explained that when updating the County-wide zoning maps in 2008, the County likely made an error in assigning the property the IS zoning designation because the property adjoins St. Vincent Church, also zoned IS.

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

Chris Ross made a motion to vote on the petition and Kevin Carson seconded the motion. The petition was **APPROVED 5-0**.

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5. The request is consistent with responsible growth and development.

NORTHWEST SHELBY COUNTY ECONOMIC DEVELOPMENT AREA
RESOLUTION: Resolution of the Shelby County Plan Commission determining that a resolution and an economic development plan approved by the Shelby County Redevelopment Commission conform to the plan for development (Comprehensive Plan) for Shelby County.

Kevin Carson stated that he believes the proposal complies with the Comprehensive Plan.

Chris Ross made a motion to approve the resolution and Terry Smith seconded the motion. The resolution was **APPROVED 5-0**.

Discussion

American Citizen Planner Training

Scott Gabbard asked if the Board would have interest in hosting and attending sessions of the American Citizen Planner Training program. Several board members expressed interest. Mr. Gabbard stated that he and the Planning Director would organize the logistics of the training.

Adjournment:

With no further business to come before the Board, Chris Ross made a motion to adjourn. Kevin Carson seconded that motion. The meeting was adjourned.

Doug Warnecke
President **Date**

Scott Gabbard
Secretary **Date**