

**Shelby County Plan Commission
Meeting Minutes
Tuesday
January 25, 2022**

Members Present:

Doug Warnecke
Chris Ross
Mike McCain
Terry Smith
Scott Gabbard – via Zoom
Kevin Carson
Taylor Sumerford
Charity Mohr

Members Absent:

Steve Mathies

Staff Present:

Desiree Calderella – Planning Director
Jodie Butts – Plan Commission Attorney

Call to Order and Roll Call:

Doug Warnecke called the January 25, 2022 meeting to order at 7:00 pm in Room 208 A at the Court House Annex.

Election of Officers: - Continued to February 22, 2022

PC Appointment to the BZA: - Continued to February 22, 2022

PC Appointment of BZA Hearing Officer: - Continued to February 22, 2022

Attorney Contract: - Continued to February 22, 2022

Approval of Minutes:

Chris Ross made a motion to approve the minutes from October 26, 2021. Kevin Carson seconded the motion. The minutes were approved 8-0.

Public Hearings:

Old Business

RZ 21-17 – COMBINED ASSET DEVELOPMENT, LLC REZONING: Findings of Fact.

Kevin Carson made a motion to vote on the Findings of Fact included with the meeting

materials and Chris Ross seconded that motion. **The findings were APPROVED 8-0.**

RZ 21-19 – PENNINGTON REZONING: Rezoning of 2 acres from the A1 (Conservation Agricultural) District to the RE (Residential Estate) District. Located on the east side of N 350 W., ¼-mile south of W 200 N, Brandywine 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 planned to sell the lot to fund improvements to their residential property on the other side of the road.

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

Debra Pennington stated that the proposed lot currently includes a well.

Chris Ross made a motion to vote on the petition and Charity Mohr seconded that motion. **The petition was APPROVED 8-0.**

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.

SD 21-11 – PENNINGTON SIMPLE SUBDIVISION: Subdivision of one 2-acre building lot from a 40-acre parent tract. Located on the east side of N 350 W., ¼-mile south of W 200 N, Brandywine 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.

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

New Business

RZ 22-01 – MT. GILEAD BAPTIST CHURCH REZONING: Rezoning of 0.25 acres from the M2 (Multiple-Family Residential) District to the IS (Institutional) District to allow for use of the property for church-related purposes. Located at 4449 S Smithland Rd, Shelbyville, Hendricks Township.

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

Don Parker represented the petitioner. He indicated that the petitioner had requested the rezoning to ensure they could use the property in relation to the church. He explained that the property previously included a filing station and subsequently a multi-family residence. He explained that the church had torn down the residence and that the lot currently includes stoned area and a pole light.

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 Charity Mohr seconded that motion. **The petition was APPROVED 8-0.**

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 22-02 – KUHN REZONING: Rezoning of 9.9 acres from the A2 (Agricultural) District to the RE (Residential Estate) District. Located at 475 N 800 E, Shelbyville, Union Township.

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

Scott Sumerford represented the petitioner. He provided a summary of the development that had occurred on the property and stated that the petitioner seeks to subdivide the

residential portion of the property from the business portion of the property.

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

Q: Mike McCain – Why does the petitioner need to subdivide the residential portion of the property from the business portion of the property?

A: Scott Sumerford – Financing purposes.

Scott Gabbard made a motion to vote on the petition and Terry Smith seconded that motion. **The petition was APPROVED 8-0.**

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

SD 22-01 – JEFFREY KUHN SIMPLE SUBDIVISION: Subdivision of 9.9 acres into a 5.78-acre lot and a 4.119-acre lot. Located at 475 N 800 E, Shelbyville, Union 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.

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

Discussion

Annual Report

Desiree Calderella provided a summary of the 2021 Plan Commission & Building Inspector Annual Report.

Adjournment:

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

Doug Warnecke
President

Date

Scott Gabbard
Secretary

Date