

**Shelby County Plan Commission**  
**Meeting Minutes**  
**Tuesday**  
**June 22, 2021**

**Members Present:**

Doug Warnecke  
Chris Ross  
Taylor Sumerford  
Kevin Carson  
Mike McCain  
Steve Mathies

**Members Absent:**

Terry Smith  
Scott Gabbard  
Charity Mohr

**Staff Present:**

Desiree Calderella – Planning Director  
Jodie Butts – Plan Commission Attorney

**Call to Order and Roll Call:**

Doug Warnecke called the June 22, 2021 meeting to order at 7:00 pm in Room 208 A at the Court House Annex.

**Approval of Minutes:**

Chris Ross made a motion to approve the minutes from May 25, 2021. Kevin Carson seconded the motion. The minutes were approved 6-0.

**Public Hearings:**

**Old Business**

**RZ 21-09 – FORD REZONING: Rezoning of 2 acres from the A1 (Conservation Agricultural) District to the RE (Residential Estate) District to allow for a one-lot Simple Subdivision. Located at 6752 W 850 S, Edinburgh, Jackson Township.**

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

Jeff Powell represented the petitioner. He stated that the property owner's son plans to build a house on the new lot. They chose the location for the lot based on topography.

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

the public comment portion of the hearing.

Jeff Powell explained that the split would leave a 2-acre section of property west of the lot. He explained that the owner's other son currently does not plan to build on that section but may in the future, therefore they chose not to include that section within the plat.

Chris Ross made a motion to vote on the petition and Kevin Carson seconded that motion. **The petition was APPROVED 5-1**, with Kevin Carson casting the negative vote.

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 21-08 – FORD SIMPLE SUBDIVISION: Subdivision of one 2-acre building lot from a 29.8-acre parent tract. Located at 6752 W 850 S, Edinburgh, Jackson Township.**

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

Jeff Powell 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.

Steve Mathies made a motion to vote on the petition and Chris Ross seconded that motion. **The petition was APPROVED 5-1**, with Kevin Carson casting the negative vote.

### **New Business**

**RZ 21-11 – TENNELL REZONING: Rezoning of 2.5 acres from the A1 (Conservation Agricultural) District to the RE (Residential Estate) District to allow for a one-lot Simple Subdivision. Located on the west side of Sugar Creek Rd., ¼-mile north of W Shelby 500 S, Jackson Township.**

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

Scott Sumerford represented the petitioner. He stated that his client and his client's wife plan to build a house on the property.

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

Taylor Sumerford verified that the plat included state plane coordinates.

Steve Mathies made a motion to vote on the petition and Chris Ross seconded that motion. **The petition was APPROVED 6-0.**

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 21-09 – TENNELL SIMPLE SUBDIVISION: Subdivision of one 2.5-acre building lot from a 36.18-acre parent tract. Located on the west side of Sugar Creek Rd., ¼-mile north of W Shelby 500 S, Jackson 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.

Jim Williams, who owns property on the opposite side of Sugar Creek Rd, expressed concern with the possibility of utility poles in the right-of-way along his property needed to service the property.

The Board closed the public comment portion of the hearing.

Kevin Carson stated that he approved of the location of the lot in regard to preservation of tillable ground.

Chris Ross made a motion to vote on the petition and Kevin Carson seconded that motion. **The petition was APPROVED 6-0.**

**RZ 21-12 – CENTRAL RENT-A-CRANE, INC REZONING: Rezoning of 14.15 acres from the A1 (Conservation Agricultural) District to the I1 (Low Intensity Industrial) District to allow for a heavy equipment rental facility. Located at 9250 N Frontage Rd, Fairland, Moral Township.**

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

Chris King represented the petitioner. He provided a description of the company's operations. He stated that the company plans to relocate their Bluff Road facility to the Pleasant View site. He explained that he had worked with Desiree to address the aesthetic issues of the site. He stated that the project is consistent with the Comprehensive Plan and adjacent to other industrial projects. He indicated that building exterior would include metal panels resembling the materials used on buildings at the Blue Star and HIS sites and would not include ribbed metal. He explained that the project would require approval of a variance from the BZA for the outdoor storage component. He stated that the company agrees to Staff's stipulations.

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

Kevin Carson stated that he currently farms the property but has no vested interest in ownership of the property or the outcome of the petition.

Q: Taylor Sumerford: Do you anticipate any drainage issues?

A: Chris King: No. The site would capture drainage from under the interstate. The site will either have a detention pond on the low spot of the site or underground detention. The site would outlet into the drainage system of HIS.

Q: Doug Warnecke: Is the site included in the TIF?

A: Chris King: Yes.

Q: Chris Ross: Has USI reviewed the drainage plans?

A: Chris King: USI will review drainage during the site plan review process.

Q: Doug Warnecke: How many employees? And will the company only use the site for storage, or have customers?

A: Ed Kocsis, general manager of Central Crane: We plan to have thirty employees and increase to fifty employees in five years. The location would provide rentals to customers on site.

Ed Kocsis explained that the company plans to locate their temporary location in Indianapolis to this permanent location in Shelby County. He explained that the company has several other locations in Indiana. He stated that the company would also maintain their equipment on site and that they currently have 48 pieces of equipment at their Indianapolis location.

Kevin Carson made a motion to vote on the petition with stipulations and Steve Mathies seconded that motion. **The petition was APPROVED 6-0 with stipulations:**

- 1. Development of the site shall be consistent with the Site Plan submitted with the rezoning application. The Zoning Administrator shall have the discretion to require Plan Commission approval of any modification to the site plan.**
- 2. The primary structure shall be consistent with the building elevations submitted with the rezoning application. The Zoning Administrator shall have the discretion to require Plan Commission approval of any modification to the building elevations.**
- 3. At least one (1) canopy tree per fifty (50) lineal feet of frontage shall be installed along the length of the property that abuts Frontage Road.**

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.

**NORTHWEST SHELBY COUNTY ECONOMIC DEVELOPMENT AREA  
RESOLUTION: Resolution approving amendments to the Declaratory Resolution of the Shelby County Redevelopment Commission that established the Northwest Shelby County Economic Development Area.**

Desiree Calderella provided a brief overview of the amendment to the resolution and stated that the amendment does not affect the consistency of the resolution with the Comprehensive Plan.

Steve Mathies made a motion to vote on the resolution and Chris Ross seconded that motion. **The resolution was APPROVED 6-0.**

**Discussion**

**State Plane Coordinates**

The Board, Jeff Powell, and Scott Sumerford discussed the purpose and function of the State Plan Coordinate system.

**Industrial Standards – Ordinance Amendments**

Desiree Calderella provided an overview of the proposed ordinance amendments.

Chis King stated that he supports the amendments. He explained that the 60-foot setback requirement would reflect the setback requirements in state building code for some larger buildings. He explained that dedication of right-of-way at the time of site plan approval would ensure that project design accommodates the needed right-of-way prior to development of the site. He stated that developers should agree to the right-of-way dedication to obtain County services.

**Adjournment:**

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

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**Doug Warnecke**  
**President**                      **Date**

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**Scott Gabbard**  
**Secretary**                      **Date**