

**Shelby County Plan Commission
Meeting Minutes
Tuesday
March 23, 2021**

Members Present:

Doug Warnecke
Chris Ross
Terry Smith
Scott Gabbard
Charity Mohr
Taylor Sumerford
Kevin Carson

Members Absent:

Steve Mathies
Mike McCain

Staff Present:

Desiree Calderella – Planning Director
Jodie Butts – Plan Commission Attorney

Call to Order and Roll Call:

Doug Warnecke called the March 23, 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 February 23, 2021. Charity Mohr seconded the motion. The minutes were approved 6-0, with Kevin Carson abstaining.

Public Hearings:

Old Business

RZ 21-03 – SMITH REZONING: Rezoning of 1.144 acres from the RE (Residential Estate) District to the R1 (Single- Family Residential) District to allow for a two-lot Simple Subdivision. Located at 11949 S 300 W, Flat Rock, Washington Township.

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

Eric Glasco represented the petitioner. He confirmed that they requested to rezone only the smaller parcel of the proposed Smith Simple Subdivision to R1.

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 7-0.**

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 21-01 – SMITH SIMPLE SUBDIVISION: Subdivision of 3.458 acres into a 2.314-acre building lot and a 1.144-acre lot including an existing single-family residence and waivers to allow Simple Subdivision of a 3.458-acre parent tract (minimum 6 acre parent tract required), Simple Subdivision of property zoned R1 (Simple Subdivisions only permitted in the A3, A4, & RE Districts), a lot having 25-feet of road frontage (minimum 50-feet of frontage required), a lot having a width of 25-feet (minimum 100-feet lot width required), a new lot in the R1 District without access to public water & sewer, and side lot lines not within a 15-degree angle to the right-of-way. Located at 11949 S 300 W, Flat Rock, Washington Township.

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

Eric Glasco represented the petitioner. He did not have any 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 Charity Mohr seconded that motion. **The petition was APPROVED 7-0.**

New Business

None.

Discussion

None.

Adjournment:

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

Doug Warnecke
President

Date

Scott Gabbard
Secretary

Date