

**Shelby County Plan Commission
Meeting Minutes
Tuesday
May 25, 2021**

Members Present:

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

Members Absent:

Mike McCain
Steve Mathies

Staff Present:

Desiree Calderella – Planning Director
Jodie Butts – Plan Commission Attorney

Call to Order and Roll Call:

Doug Warnecke called the May 25, 2021 meeting to order at 7:00 pm in Room 208 A at the Court House Annex.

Approval of Minutes:

Kevin Carson made a motion to approve the minutes from April 27, 2021. Scott Gabbard seconded the motion. The minutes were approved 7-0.

Public Hearings:

Old Business

None.

New Business

RZ 21-08 – COSSAIRT IRREVOCABLE TRUST REZONING: Rezoning of 0.26 acres from the C1 (Neighborhood Commercial) District to the VR (Village Residential) District to assign the zoning district consistent with the historical and current use of the property. Located at 123 W Boggstown Rd, Shelbyville, Addison Township.

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

approval.

Andy Scholle represented the petitioner. He stated that he had made corrections to the survey requested by Taylor Sumerford.

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

Chris Ross explained that the property would likely become part of Shelbyville's zoning jurisdiction in the future.

Kevin Carson made a motion to vote on the petition and Charity Mohr 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.

BZA 21-18 – COSSAIRT IRREVOCABLE TRUST: DEVELOPMENT STANDARDS VARIANCE – To allow an existing single-family residence 6.1-feet from a side property line (minimum 8-foot setback required). [UDO Section 2.18]. Located at 5620 E 850 N, Shelbyville, Hanover Township.

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

The petition was APPROVED by Doug Warnecke, in his role as Hearing Officer.

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.

A representative for the petition did not appear.

Kevin Carson made a motion to continue the petition to June 22, 2021. Terry Smith

seconded the motion. The petition was continued to June 22, 2021.

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.

The petition was also continued to June 22, 2021.

RZ 21-10 – UNIFIED DEVELOPMENT ORDINANCE: TEXT AMENDMENT TO ARTICLE 5: Specifically, amendment to sections 5.04 C, 5.11 A, 5.12 A, 5.17 B, 5.17 D, 5.19 C, and Fence & Wall Standards; addition of sections 5.05 D, 5.06 E, 5.17 H, and 5.69 A 3; deletion of section 5.68 H 1 f. Applies to Unincorporated Shelby County and the Town of Fairland.

Desiree Calderella read the petition into the record.

Q: Chris Ross – Are the amendments consistent with codes in other jurisdictions?

A: Desiree Calderella – Most amendments are technical changes. But the fence standards and sewer/water standards are similar to other jurisdictions.

Q: Kevin Carson – Would a facade orientation more than 10-degrees require a variance?

A: Desiree Calderella – Yes.

Q: Taylor Sumerford – Would the existing driveway standard apply to agricultural driveways not used for three months consecutively?

A: Desiree Calderella – The UDO currently exempts agricultural access lanes from ordinance standards.

Q: Scott Gabbard – How would the existing driveway requirement be enforced?

A: Desiree Calderella – The requirement would only be considered at the time someone requests to change the use of a property.

Desiree Calderella provided an explanation of the change to the Sewer & Water standards.

Chris Ross made a motion to vote on the petition and Terry Smith seconded that motion. **The petition was APPROVED 7-0.**

Discussion

Approval of Plan Commission Attorney Contract

Kevin Carson made a motion to approve the contract and Charity Mohr seconded that motion. **The contract was APPROVED 7-0.**

Adjournment:

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

Doug Warnecke
President **Date**

Scott Gabbard
Secretary **Date**