

**Shelby County Plan Commission**  
**Meeting Minutes**  
**Tuesday**  
**May 24, 2022**

**Members Present:**

Jordan Caldwell – via Zoom  
Chris Ross  
Mike McCain  
Terry Smith  
Scott Gabbard  
Kevin Carson  
Steve Mathies  
Taylor Sumerford  
Charity Mohr

**Members Absent:**

None

**Staff Present:**

Desiree Calderella – Planning Director  
Jodie Butts – Plan Commission Attorney

**Call to Order and Roll Call:**

Terry Smith called the May 24, 2022 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 April 26, 2022. Mike McCain seconded the motion. The minutes were approved 9-0.

**Old Business:**

**RZ 22-10 – SANDERS REZONING: Rezoning of 1.45-acres from the A2 (Agricultural) District to the R1 (Single- Family Residential) District. Located at 4967 N Brandywine Rd, Shelbyville, 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 property owners' daughter plans to build on the lot when the price of building materials decreases.

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 approved of the subdivision because the lot would not include prime cropland.

Kevin Carson made a motion to vote on the petition and Chris Ross seconded that motion. **The petition was APPROVED 9-0.**

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 22-06 – SANDERS SIMPLE SUBDIVISION: Subdivision of 1.45-acres from a 19.03-acre parent tract and waiver of Simple Subdivision prerequisites. Located at 4967 N Brandywine Rd, Shelbyville, 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.

Charity Mohr made a motion to vote on the petition and Steve Mathies seconded that motion. **The petition was APPROVED 9-0.**

**SD 22-07 – LAKESIDE KNOLL SIMPLE SUBDIVISION: Subdivision of 7.803 acres into two building lots (2.369 acres & 3.177 acres) and one 2.258-acre lot including an existing single-family residence and waivers of subdivision design standards. Located at 7258 N 600 W, Fairland, Moral 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 plans to move into the house on Lot 1 and to develop the other two lots for residential purposes.

The Board opened the hearing for public comment.

Scott Bolton, who lives at 7289 N 700 W, spoke on behalf of his daughter who lives in Green Meadows adjacent to the pond located north of the subject property. He indicated that he property currently has drainage problems and asked for details regarding the proposed drainage easement and drainage from the pond.

The Board closed the public comment portion of the hearing.

Scott Sumerford explained that the petitioner and the owner of the pond plan to install an 8” pipe or greater from the pond, through the easement on the plat, and into the legal drain south of the property.

The Board discussed the details of the drainage plan.

Q: Kevin Carson – Will the neighbors have access to the drainage easement?

A: Scott Sumerford – Has not been discussed.

Q: Scott Gabbard – Will the outfall of the pond tap into the drainage tile?

A: Scott Sumerford – Yes.

Kevin Carson made a motion to vote on the petition and Scott Gabbard seconded that motion. **The petition was APPROVED 9-0.**

**SD 22-08 – RICE-MEDLOCK SIMPLE SUBDIVISION: Subdivision of a 2-acre building lot from 41.01 acres and waivers of subdivision design standards, subdivision project applicability, and platting requirements. Located on the west side of CR 675 W, 400-feet north of CR 900 N, Moral Township.**

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

Scott Sumerford represented the petitioner. He stated that the petitioner had purchased the property at auction. He explained that the petitioner’s son plans to build a house on the subdivision lot and that the petitioner plans to build a house south of the lot on the remaining tract.

Brent Rice was present.

The Board opened the hearing for public comment.

Frank Puckett, who lives at 9296 N 675 W, expressed concern regarding future development of multiple lots without a drainage plan in place.

Glen Scott, who lives at 6792 W Byran Dr, expressed concern that development of the property would worsen drainage problems in the Forest Brook subdivision.

Scott Sumerford explained that drainage from the property would run west and north, and should not run south toward Forest Brook. He indicated that the proposed construction would not significantly increase runoff.

Brent Rice clarified that he did not own any property on the east side of CR 675 W.

The Board closed the public comment portion of the hearing.

Kevin Carson explained that the elevation points showed that water from the proposed building sites would flow west. He stated that the owners of property in Forest Brook should present their concerns to the County Commissioners and County Drainage Board.

Brent Rice asked the Board to consider not imposing the 10-year suspension of re-subdivision as recommended by Staff. He stated that he would only construct a total of four homes. He indicated that the stipulation would penalize him for the non-permitted subdivision of the property conducted by the previous property owner. He indicated that he would help address any drainage concerns. He also explained that he would like the ability to sell off a parcel of land if he encountered future financial issues.

Desiree Calderella explained that the property includes more acreage than typical, therefore subdivision of the property into more than three lots would not pose a density issue. However, approval to subdivide more than three lots in a five-year period could set a precedent for similar requests.

Scott Gabbard and Kevin Carson indicated that an owner intending to subdivide more than three lots should plat property correctly through the major subdivision platting process.

Brent Rice stated that he currently does not intend to build more than two homes.

Desiree Calderella stated that Mr. Rice could ask the Board to amend the stipulation at a future date if he decides to split off another lot.

Chris Ross made a motion to vote on the petition with a stipulation. **The petition was APPROVED 9-0 with a stipulation:**

- 1. The building lot and remainder tract shall be subject to a ten (10) year suspension of further subdivision.**

**RZ 22-11 – BOWMAN REZONING: Rezoning of 52-acres from the A1 (Conservation Agricultural) District, A2 (Agricultural) District, C1 (Neighborhood Commercial) District, and C2 (Highway Commercial) District to the I2 (High Intensity Industrial) District to allow for the processing and distribution of landscape products. Located at 208 S Franklin St, Fairland, Town of Fairland,**

## **Brandywine Township.**

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

Mike Bowman provided an overview of the submitted Statement of Intent. He stated that processing of materials would occur Monday through Friday, 8AM to 5PM, and retail services would occur Monday through Friday, 7AM to 5PM, and Saturday 8AM to 2PM. He explained that he would control dust with a street sweeper in the retail area, have a water truck on site, and could install a sprinkler system on portions of the processing area susceptible to dust. He explained that back-up alarms would produce noise, however Bowan Engineering to the south has equipment with back-up alarms and that he would consider implementing new, quieter OSHA approved back-up alarms on his equipment. He indicated that smell would not pose an issue. He stated that he agrees with Staff's landscaping stipulations. He explained that he would install a security fence around the perimeter of the property. He described the proposed traffic entrances. He stated that he can adjust the location of the building dependent on the recommendations of the Plan Commission and neighbors. He stated that he had met with the Fairland cemetery board and will work with them to provide land for the cemetery to expand. He stressed that the County has a need for the proposed business and that approval of the rezoning would allow a local company to develop and operate the business. He asked the Board to amend the stipulations to allow for outdoor storage bins of product for sale on the retail portion of the site.

The Board opened the hearing for public comment.

Mike Rund, who lives at 3582 W 450 N, summarized a handout he provided to the Board (see case file).

Steve Nugent, who lives at 4343 N 400 W, expressed concern with change of appearance of the property, noise, dust, and impacts to the graveyard.

Alissa Glackman, Brandywine Township Trustee, spoke on behalf of the Cemetery of Fairland. She explained that the cemetery is a place of peace and expressed concern with noise, dust, and the inability to expand the cemetery. She stated that she had spoken with Mr. Bowman about her concerns.

India Owens, who lives at 8146 W Cherokee Ln, expressed concern with limited infrastructure and emergency services in the area.

John Coy, who owns property at 3842 W 450 N, expressed concern with impacts on surrounding property values, noise from stone crushers, limited tax revenue generated by the development, inappropriate adjacent zoning districts, smell from ground mulch, and runoff from mulch chemicals and dyes. He stated that residential development of the

property would provide a greater benefit to the Town.

Caleb Rund, who lives at 3743 W 450 N, expressed concern with the change of appearance of the property and explained that piles of material and equipment would exceed the height of a fence. He expressed concern with noise, impact to the value of his property, dust, smell, and airborne materials impacting his health.

Bobbi Griffin-Park, who lives at 5346 N 400 W, expressed concern with smell, truck traffic, impacts to the cemetery, and fire hazard associated with stored mulch.

Steve Shepperd, who lives at 4583 N 400 W, expressed concern with 40-foot-high stacks of materials.

Mike Stephenson, who lives at 1180 N 350 W, expressed concern with lack of information regarding project siting, noise, and drainage.

Jacob Brattain with McNeely Law represented a few landowners on CR 450 N. He asked about the source of water supply, about the potential impacts to private wells, and if IDEM would regulate on-site operations. He expressed concern with the precedent set by rezoning A1 to I2.

Blake Newkirk, who lives at 3319 S Shelby 750 W, asked about the current parcel configuration.

Tim Klepper, who lives at 3633 W 450 N, expressed concern with silicon dust.

The Board closed the public comment portion of the hearing.

Mike Bowman indicated that the property adjoins I2 zoned parcels and that Staff's recommended stipulations require a buffer adjacent to parcels in the residential area and the cemetery. He explained that the stipulations limit use of the property currently zoned C1 and C2 to uses permitted in C1. He explained that water from the property would not flow uphill toward the off-site mitigated wetland. He emphasized that the operation would not produce as much noise as expected by the persons expressing concern about noise. He indicated that he had offered to conduct earthwork near the cemetery to provide suitable area for future expansion and to not process materials during funerals. He explained that the operation would utilize the Indiana American water main. He stated that he had not asked for a tax abatement or redevelopment money. He stated that he does not have a contract to install sewers in Fairland and does not plan on bidding on the project. He explained that wind blows to the east and therefore any potential odor would not affect the nearby residential properties. He indicated that he intends to obtain all applicable IDEM permits and would install sediment traps on site to filter runoff.

Q: Kevin Carson – Where would the drainage for this property go?

A: Mike Bowman – Flow south through the drainage system installed as part of the Fairland Rd. project.

Q: Mike McCain – How big of piles? Can you address dust?

A: Mike Bowman – Based on need. Mulch would not be high. Crushed aggregate and concrete would not exceed 40 ft. Would utilize EPA approved equipment with spray bars.

Q: Charity Mohr – Do you anticipate growth of the aggregate processing portion of your business? How many aggregate processing machines would you expect on site?

A: Mike Bowman – Will not grow any bigger than land available and limited to two people in the processing yard. One impact crusher and possibly jaw crushers. We would not run more than one machine at a time.

Q: Charity Mohr – Do you anticipate the hours of operation to change?

A: Mike Bowman – No, we would have a limited amount of material to process at a time.

Q: Scott Gabbard – Do you have access to the Indiana American Water line?

A: Mike Bowman – Yes.

Q: Terry Smith – Can you explain the proposed site layout?

A: Mike Bowman – Scales near access road from Fairland Rd. Sediment trap, retention pond, and concrete bays on area currently zoned C1 & C2. Topsoil building east of residential area and south of curve in CR 400 W. We would grow into area near cemetery over time. Processing of materials along CR 400 W. Stone piles likely furthest away from residential area.

Desiree Calderella provided a summary of the landscaping plan included in Staff's recommended stipulations.

Q: Chris Ross – Would you place the fence on the top of the mound?

A: Mike Bowman – Yes.

Q: Chris Ross – What is the required mound height and fence height?

A: Desiree Calderella -5-foot mound and 8-foot fence.

Chris Ross indicated that the Town of Fairland had provided a letter in support of the petition and that the property lies within the Town limits. He noted that the Town Board did not have a representative in attendance. He indicated that the Town should provide final endorsement of the rezoning.

Terry Smith explained that the Town has a forum for public comment through its Town Board, however legally the County must make the decision regarding the rezoning.

Terry Smith and Chris Ross noted that the property adjoins other properties zoned I2 and that Staff has recommended stipulations.

Desiree Calderella noted that Jeremy Creech with the Town Board was emailed the Staff Report with the recommended stipulations. She provided a summary of the letter of support submitted by the Town.

Q: Terry Smith – Under I2, what other uses would be permitted?

A: Desiree Calderella – Any use permitted in the I2 district in compliance with any approved stipulations.

Q: Charity Mohr – Do you have the capacity to store materials in piles at a lower height?

A: Mike Bowman – Would be agreeable to drop the maximum height to 30-feet.

Scott Gabbard indicated that he would prefer a buffer between the south side of the cemetery and I2 zoning.

Desiree Calderella suggested that the Board consider approving to rezone area no further north than a line south of the cemetery if the Board felt concerned about impacts to the cemetery.

Mike Bowman suggested a buffer of 60-feet between the cemetery and rezoned area.

Q: Kevin Carson – Would you consider moving the rezoning line further down away from the cemetery?

A: Mike Bowman – I would not need the area near the cemetery for some time. Moving the line down to the curve in the road would not reflect the portion of the property zoned for manufacturing historically.

Scott Gabbard suggested moving the line to a point parallel to the driveway on the west side of CR 400 N.

Kevin Carson and Scott Gabbard indicated that the petitioner could apply to rezone more of the property after he started operations and proved that the business would be a good neighbor.

Mike Bowman agreed to move the rezoning line 375-feet south of the cemetery and to install the landscape buffer along the property line of the cemetery.

Jordan Caldwell made a motion to vote on the petition with stipulations and Chris Ross seconded that motion. **The petition was APPROVED 7-0 with stipulations:**

- 1. The property rezoned to I2 shall not extend further north than a line parallel to and located 375-feet south of the south property line of the cemetery.**



- 2. The property shall be surveyed into the two parcels, one parcel containing the area zoned I2 and once parcel containing the area to remain zoned A1. The survey shall be recorded prior to issuance of construction permits.**
- 3. The property shall not be used for recycling processing unrelated to the proposed business, sewage treatment, or outdoor storage of materials unrelated to the proposed business.**
- 4. The portion of the property previously in the C1 and C2 Districts shall only be used for office and retail flex-space related to the primary use of the property.**
- 5. Outdoor storage of commercial vehicles, equipment, products, or materials shall not be permitted on property previously in the C1 and C2 Districts, except for goods for retail sale.**
- 6. Outdoor stockpiles of materials shall not exceed 40-feet in height.**
- 7. Landscape Buffer 'D' as indicated in the Unified Development Ordinance shall be installed twenty-five (25) feet from the center of roadway right-of-way, twenty-five (25) feet from the south property line of Fairland Cemetery, twenty-five (25) feet from the east property line of property located at 311 E Main St, and twenty-five (25) feet from the east property line of the rezoned tract. This requirement may be waived from the east property line of the rezoned tract with written permission from the adjoining property owner.**
- 8. Development and outdoor storage of materials shall be prohibited in the floodplain unless FEMA approves a LOMA to remove this area from the floodplain.**
- 9. The current and any future property owner shall abandon any septic system and connect to sanitary sewer at the time sanitary sewer becomes available within 100-feet of the property lines.**

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 22-12 – QUIKTRIP REZONING: Rezoning of 8.08-acres from the M2 (Multiple-Family Residential) District to the C2 (Highway Commercial) District to allow for development of a Travel Center. Located at 9377 N Frontage Rd, Fairland, Moral Township.**

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

Peter DePrez, with Peter DePrez Law LLC, represented the petitioner. He explained that the Comprehensive Plan designates a very small portion of the County for industrial/commercial development and utility expansion, and that the petitioner intends to develop a property in this small area. He provided an overview of the development that has already occurred in Pleasant View. He indicated that the Northeast Focus Area of the Comprehensive Plan supports development of the property for a Travel Center. He summarized a handout he provided to the Board regarding the QuickTrip company and its operations (see case file). He stated that the petitioner has no issue with the Staff Report. He explained that the petitioner intends to amend the submitted site plan by moving the gas canopy to the side of the building. He explained that the store will exceed the size of typical QuickTrip stores to allow for storage of regional inventory and for a regional employee training center. He stated that the site may have less than fifteen truck spaces, have no showers, and have no overnight parking. He stated that QuickTrip has a considerable amount of experience dealing with site remediation and environmental issues, and summarized the QuickTrip Environmental Sustainability Review 2019-2020 that he provided to the Board (see case file). He stated that if the petitioner does not obtain all State Environmental approvals, then they will not purchase the property.

Chris King, Eric Biken the petitioner's real estate project manager, and Clay Smith the partitioner's traffic consultant were present.

Desiree Calderella referenced submitted written public comments for the record (see case file).

The Board opened the hearing for public comment.

Lisa Wojihoski-Schaler, who lives at 7757 W 700 N, represented the Northwest Shelby County Concerned Citizens Coalition. She summarized several documents that she provided to the Board (see case file). She expressed concern with the susceptibility of the site and surrounding area to flooding. She expressed concern with contamination to groundwater caused by development of a site with a high-water table, runoff after elevation of the site for development, and environmental hazards typically associated with automobile-oriented uses. She asked for publicly available independent environmental tests by State environmental agencies prior to approval of additional rezonings in Pleasant View. She indicated that the County had previously denied residential development of the site. She expressed concern with traffic and limited police

and fire protection in the area. She stated that the Coalition members who had commented on the petition opposed development of the property for a truck stop/gas station.

India Owens, who lives at 8146 W Cherokee Ln, expressed concern with light pollution from commercial signs, noise pollution from breaking and idling trucks and vehicles, and accumulation of fumes. As a nurse, she explained how light, noise, and fumes impact public health. She asked that the site remain greenspace, however that if the Board chooses to approve the rezoning that they include stipulations which limit lighted signs to no taller than 15-feet, prohibit externally illuminated signs, require all lighting to face downward, require placement of the structure close to highway, and limit truck parking to a maximum of ten spaces.

Kyle Barlow, who lives at 2688 S 625 W, spoke about consistency with the Comprehensive Plan.

Wayne Bley, who lives at 5544 W 700 N, expressed concern with approving zoning for development based on outdated government maps and without obtaining current field data. He cited issues with drainage, lack of infrastructure, and development over an aquifer leading to formation of sinkholes.

Dona Dugan, who lives at 5780 W 700 N, submitted pictures of flooding to the Board (see case file). She expressed concern with environmental suitability of the site for development and another potential truck stop at the London Rd. exit.

Terry Morgan, who owns a business at 9295 N Frontage Rd which includes environmental remediation services, explained that his company has not had to remove any double walled underground storage tanks installed after current EPA regulations due to leaks. He described the design and safety features of underground storage tanks. He described the soil, groundwater, and surface water conditions of the area. He stated that he sees no issues with constructability of the site or environmental issues.

Blake Newkirk, who lives at 3319 S Shelby 750 W, expressed concern with development of a use that would attract crime at a time when the County will have a lack of Sheriff's deputies.

Rachael Barlow, who lives at 2688 S 625 W, expressed concern with development of a use that would attract crime, lack of infrastructure in the area, and trucks using the site parking on the side of the road.

Randy Duncan, who owns a business at 8520 N 850 W, expressed concern with groundwater contamination, retention of water on the property, and the cumulative effect of the new Pleasant View development on drainage.

Ian Seecof, who lives at 7060 N Woodnotes Addition, expressed concern that the new development in Pleasant View would increase flooding from Sugar Creek and the spread of E.coli, degrade the Pleasant View overpass, and increase semi-truck traffic on rural roads. He indicated that decisions allowing new development would benefit non-local companies monetarily at the expense of local property owners.

Ann Miller, who lives at 7859 N 750 W, explained that climate change has caused increased flooding and that elevating the ground for development displaces floodwaters.

The Board closed the public comment portion of the hearing.

Peter DePrez explained the design of QuickTrip's underground storage tanks.

Eric Biken explained that QuickTrip has started hiring licensed police officers to provide 24-hour security at their stores. He explained that all stores include video and audio monitoring and that all employees wear a security calling system. He explained that QuickTrip seeks zoning as its first step in the development process and then finances environmental due diligence.

Clay Smith explained that the facility would capture traffic that passes by the facility rather than serve as a destination.

Chris King described the current and future road and utility improvements in the area. He explained that QuickTrip frequently remediates challenging sites and that for liability purposes would need to address all on-site environmental issues. He explained that development of the site must comply with the County Drainage Ordinance, that the ordinance requires a post-developed discharge rate less than the pre-developed rate, and that drainage would flow under Walnut Steet and eventually to the Five Below site. He explained that development of the site would require a wetlands delineation study and that QuickTrip would obtain any permits for identified wetlands required by IDEM and the Army Corp of Engineers. He explained that site lighting must comply with the County's lighting codes. He indicated that the County should follow its Comprehensive Plan. He explained that sinkholes would likely not develop in the soils present in the County. He indicated that the County uses 2019 floodplain data. He explained that QuickTrip seeks zoning as its first step in the development process and then conducts environmental studies. He stated that he has no knowledge of a proposed truck stop at the London Rd. exit. He stated that the petitioner supports the Sheriff's Department and all other County departments. He indicated that the petitioner would consider traffic studies. He described the County technical review approval process. He explained that development of the site would not produce E.coli. He indicated that INDOT has expressed interest in redesign of the Pleasant View overpass and intersection.

Eric Biken indicated that QuickTrip would not develop the site if they encountered environmental or Geotech issues that they could not overcome.

Peter DePrez explained that in 2005 remonstrators expressed similar concerns about a housing development proposed for the Pleasant View area and therefore the County turned down the project. The 2006 Comprehensive Plan then designated the area for a business park. In 2008, the County approved rezoning of the Five Below site for a business park and no member of the public objected to the rezoning. The 2019 Comprehensive Plan, which included input from the public, designated the Pleasant View area for industrial and commercial development.

Scott Gabbard expressed concern with soil types and the high-water table in development of the site.

Chris King explained that QuickTrip would conduct Geotech and possibly elevate the site.

Q: Kevin Carson – Have you considered any other sites?

A: Eric Biken – Can't speak to Quick Trip's private business matters.

Q: Charity Mohr – What makes your business different from the Pilot location which has issues with crime?

A: Eric Biken – We have the security program I previously discussed.

A: Peter DePrez – It is a smaller operation than a Pilot.

Q: Chris Ross – Who polices the overnight truck parking?

A: Eric Biken – The security officer or employees. The layout of the site does not invite long-term parking of trucks.

Q: Mike McCain – Do you have programs to entice truckers?

A: Eric Biken – No.

Q: Charity Mohr – Is this a 24-hour facility?

A: Eric Biken – Yes.

Q: Charity Mohr – Is Five Below a 24-hour operation?

A: Chris King – Overnight hours have a low traffic count.

Q: Chris Ross – Alcohol?

A: Eric Biken – Only beer and wine.

Q: Scott Gabbard – Will you have a vehicle charging station?

A: Eric Biken – No.

Eric Biken explained that on average QuickTrip remodels each store every 3.5-years and completely redesigns each site every 8.5-years.

Kevin Carson made a motion to vote on the petition with stipulations and Chris Ross seconded that motion. **The petition was APPROVED 7-2**, with Kevin Carson and Charity Mohr casting the dissenting votes, with **stipulations:**

- 1. 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 Rd. and Walnut St. Any existing tree to be maintained along a roadway with a caliper measurement of over twelve (12) inches may be substituted for a required tree.**
- 2. Development of the site shall be consistent with the Site Plan submitted with the rezoning application (Site Plan (Prelim) Sheet 1 dated 11/01/21). The number of gas pumps, truck parking spaces, and automobile parking spaces shall not exceed the numbers indicated on this plan. The Zoning Administrator shall have the discretion to require Plan Commission approval of any modification to the site plan.**

The Board adopted the following findings of fact:

1. The request is consistent with the Shelby County Comprehensive Plan.
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5. The request is consistent with responsible growth and development.

**Discussion:**

The Board had a brief discussion regarding illegal split of properties.

**Adjournment:**

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

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**Terry Smith**  
**President**

**Date**

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**Scott Gabbard**  
**Secretary**

**Date**