

**Shelby County Board of Zoning Appeals**  
**Meeting Minutes**  
**July 9, 2024**

**Members Present:**

Kevin Carson  
Terry Knudson  
Dave Klene  
Megan Hart

**Members Absent:**

Jim Douglas

**Staff Present:**

Desiree Calderella – Planning Director  
Jason Clark – Board Attorney

**Call to Order and Roll Call:**

Dave Klene called the meeting to order at 7:00 pm in Room 208 A at the Court House Annex, Shelbyville.

**Approval of Minutes:**

Terry Knudson made a motion to approve the minutes from May 14, 2024, and June 11, 2024. Kevin Carson seconded the motion. The minutes were approved 4-0.

**Old Business:**

**BZA 24-23 – NATHAN D STICKFORD / SOS HAULING LLC: FINDINGS OF FACT**

Megan Hart made a motion to adopt the Findings of Fact indicated in the July 9, 2024, meeting materials and Terry Knudson seconded the motion. The Findings of Fact indicated in the meeting materials were adopted.

**BZA 24-22 – LUKE SCHONFELD / BARNYARD PARTY PALS: FINDINGS OF FACT**

Terry Knudson made a motion to adopt the Findings of Fact indicated in the July 9, 2024, meeting materials and Megan Hart seconded the motion. The Findings of Fact indicated in the meeting materials were adopted.

**BZA 24-24 – SPENCER ANDREWS: FINDINGS OF FACT**

Kevin Carson made a motion to adopt the Findings of Fact indicated in the July 9, 2024, meeting materials and Terry Knudson seconded the motion. The Findings of Fact indicated in the meeting materials were adopted.

**New Business:**

**BZA 24-26 – RICHARD D MARLOW II: DEVELOPMENT STANDARDS VARIANCES – To allow for a 988 sq. ft. detached garage resulting in more than two accessory structures on the property [UDO Sec. 5.07 C] and the total area of accessory structures on the property exceeding 50% of the square footage of the footprint of the residence [UDO Sec. 5.07 F 1]. Located at 6465 N London Rd, Fairland, Moral Township.**

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

Richard D Marlow II explained that he plans to build a 26' x 28' detached garage in an area closer to his house than the existing barn.

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

Dave Klene asked if the garage would abut the existing detached garage and if the exterior materials of the garage would match the exterior materials of the house.

Richard D Marlow II explained that he would attach the garage to the existing detached garage and that the garage would have metal siding similar in color to the house.

Kevin Carson indicated that the garage would not conflict with existing accessory structures in the neighborhood.

Kevin Carson made a motion to vote on the petition and Terry Knudson seconded the motion. The petition was **APPROVED 4-0**.

Terry Knudson made a motion to adopt the Findings of Fact indicated in the Staff Report and Megan Hart seconded the motion. The Findings of Fact indicated in the Staff Report were adopted 4-0.

**BZA 24-27 – MICHAEL WASSON: DEVELOPMENT STANDARDS VARIANCE – To allow for a 960 sq. ft. pole barn resulting in the total area of accessory structures on the property exceeding 50% of the square footage of the footprint of the residence [UDO Sec. 5.07 F 1]. Located at 7187 W 700 N, Fairland, Moral Township.**

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

Michael Wasson explained that he plans to build a shelter house with overhead doors on both sides of the structure for storage of vehicles.

The Board opened the hearing for public comment.

Alan Fisher, who lives at 7146 W 700 N, spoke in support of the request.

The Board closed the public comment portion of the hearing.

Kevin Carson made a motion to vote on the petition and Terry Knudson seconded the motion. The petition was **APPROVED 4-0**.

Kevin Carson made a motion to adopt the Findings of Fact indicated in the Staff Report and Terry Knudson seconded the motion. The Findings of Fact indicated in the Staff Report were adopted 4-0.

**Discussion**

**V23-14 – DANNY & MARIA RIGDON: ZONING VIOLATION. Update on progress to correct violation. Located at 5879 N PR 660 W, Fairland, Brandywine Township.**

Desiree Calderella explained that the property owner had brought the house into compliance with the requirements of DNR and County ordinance. She indicated that FEMA would need to lift the FEMA violation.

**Adjournment:**

With no further business to come before the Board, Megan Hart moved to adjourn, and Kevin Carson seconded the motion. The meeting was adjourned.

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| President   | Date |
| Jim Douglas |      |

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| Secretary    | Date |
| Kevin Carson |      |