

# Shelby County Plan Commission

December 22, 2020 at 7:00 PM

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# MEETING AGENDA

Shelby County Plan Commission  
December 22, 2020 at 7:00 P.M.

## CALL TO ORDER

## ROLL CALL

## APPROVAL OF MINUTES

Minutes from the December 1, 2020 meeting.

## OLD BUSSINESS

None.

## NEW BUSINESS

**SD 20-10 – ENGELBRECHT SIMPLE SUBDIVSION:** Subdivision of 4.444 acres into a 2.170-acre building lot and 2.274-acre lot including an existing single-family residence. Located at 2429 E 1000 N, Morristown, Van Buren & Hanover Townships.

**RZ 20-17 – CHRISTIE REZONING:** Rezoning of 1.13 acres from the RE (Residential Estate) District to the M1 (Multiple-Family) District to allow for three dwelling units. Located at 2343 & 2345 N Michigan Rd, Shelbyville, Marion Township.

**CHRISTIE DEVELOPMENT STANDARDS VARAINCE:** Variance of Development Standards to allow for allow for a dwelling unit within an accessory structure. Located at 2343 & 2345 N Michigan Rd, Shelbyville, Marion Township.

## DISCUSSION

**Approval of 2021 Plan Commission Meeting Calendar**

## ADJOURNMENT

The next regular meeting of the Shelby County Plan Commission is scheduled for Tuesday, **January 26, 2020 at 7:00 PM.**

Property Details

**Location:** 2429 E 1000 N,  
 Morristown, Van Buren & Hanover  
 Townships.

**Property Size:** 4.444 acres.

**Current Land Use:** Estate  
 Residential.

**Zoning Classification**

RE (Residential Estate)

*This district is established for single-family detached dwellings in a rural or country setting.*

**Future Land Use per Comp Plan**  
 Agricultural

*The purpose of this category is to provide for traditional agricultural practices (such as crop production and livestock grazing) and modern agricultural practices (such as agricultural research facilities and CAFOs). Rural home sites may also occur within this category; however, the emphasis should remain on agriculture. New residential subdivisions that remove prime farmland from production should be discouraged. The residential density of this category should be one lot for every five acres.*

**Surrounding Development**

	Zoning	Land Use
North	GR (General Residential–Morristown)	Cropland
South	A1	Cropland
East	A1	Cropland
West	A1	Cropland

# Staff Report

**Case Number:** SD 20-10

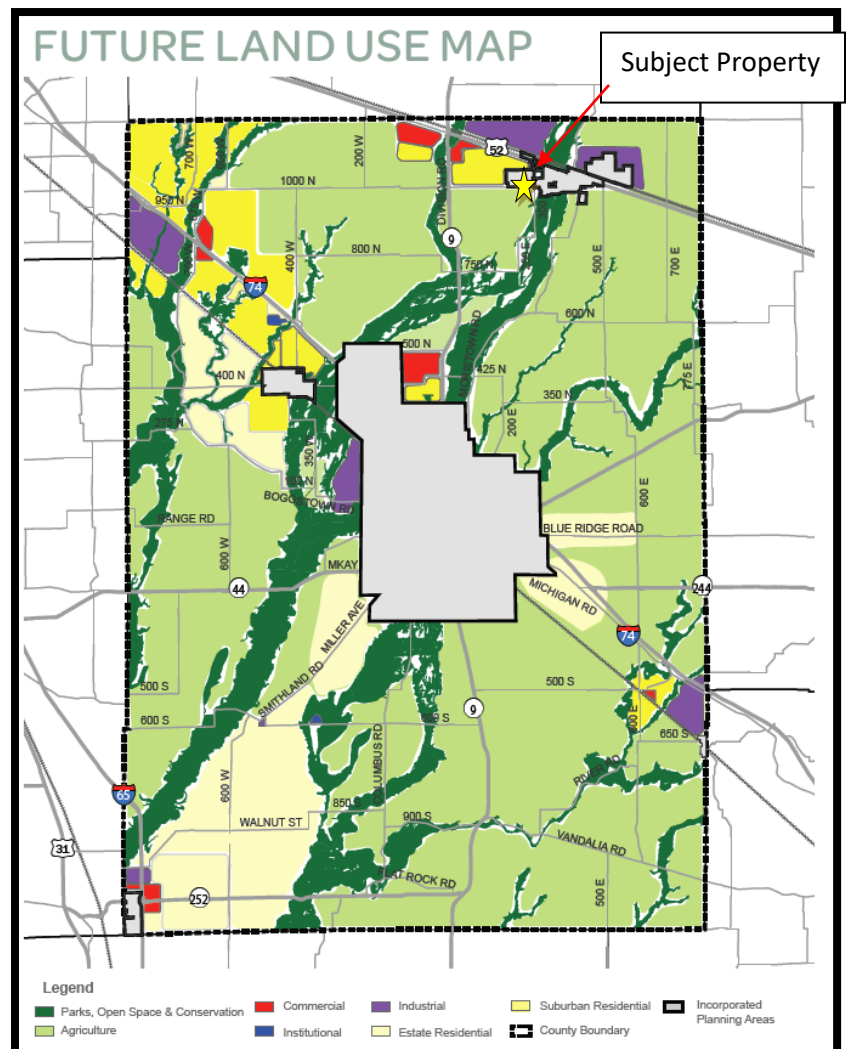
**Case Name:** Engelbrecht Simple Subdivision

## Requests

**Simple Subdivision** to allow for subdivision of 4.444 acres into a 2.170-acre building lot and 2.274-acre lot including an existing single-family residence.

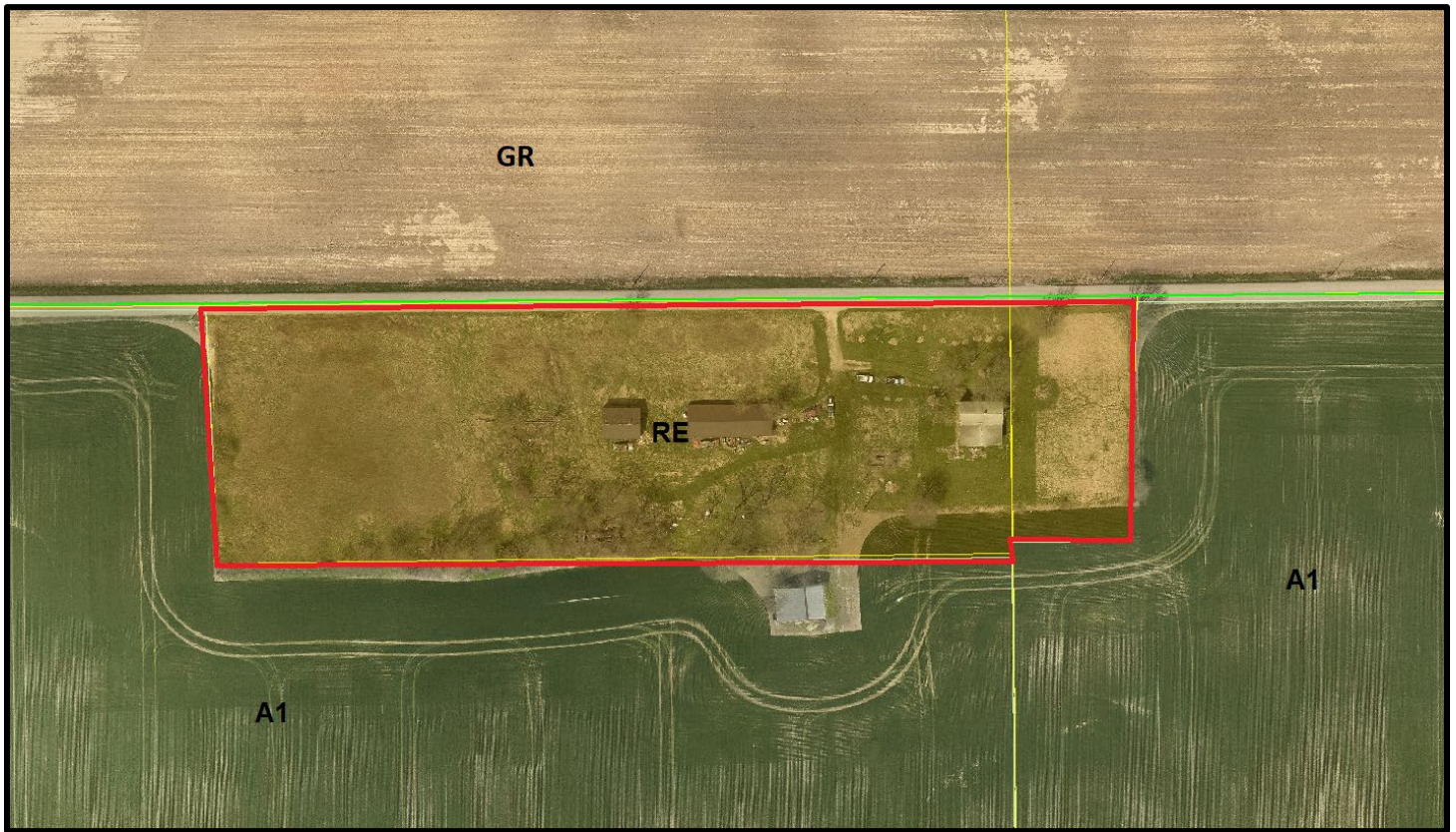
**Waiver of Subdivision Design Standards** to allow for Simple Subdivision of a tract less than 6-acres.

## Future Land Use Map



## Property Map

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## Case Description

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- The UDO allows for Simple Subdivisions in the RE District, therefore rezoning approval is not required prior to subdivision of the property.
- Lot 1 (2.170 acres) includes an existing barn. The subdivision would allow for development of the lot with a single-family residence and accessory structures.
- Lot 2 (2.274 acres) would include an existing single-family residence and barn.
- The existing structures would encroach over the setback lines established on the plat. The UDO designates these structures as legal-nonconforming, due to construction of the structures prior to adoption of County zoning regulations, and therefore the structures can remain over the setback line. However, new development could not encroach over the setback lines.
- The UDO limits the size of the parent tract to at least 6-acres to discourage re-subdivision of 5-acre tracts. Prior to 1999, the County exempted land subdivided into tracts 5-acres or more from platting requirements, which resulted in the creation of an abundance of 5-acre tracts throughout the County. However, the current Plan Commission has allowed subdivisions of tracts under 6-acres because development of these tracts would not eliminate a significant amount of farmland.

## Staff Analysis

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Staff has reviewed the proposed plat and has determined:

1. The subdivision of land is consistent with the Shelby County Comprehensive Plan.
2. The subdivision of land satisfies the development requirements of Article 06: Subdivision Types., pending approval of a waiver allow for subdivision of a tract less than 6-acres.
3. The subdivision of land satisfies the standards of Article 07: Design Standards.
4. The subdivision of land satisfies any other applicable provisions of the Unified Development Ordinance.
5. The subdivision of land satisfies the construction requirements of the Shelby County's Construction Standards.
6. Allowing for a waiver of the 6-acre minimum tract requirement would allow for development of property not currently used for agricultural production. Therefore, the approval of the waiver would not contradict the purpose of the UDO or recommendations of the Comprehensive Plan.

## Staff Recommendation

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**APPROVAL** primarily because the subdivision would allow for development of property not currently used for agricultural production.

### *Applicant/Owner Information*

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Applicant:	Susan Engelbrecht 1647 S 200 W Greenfield, IN 46140	Surveyor:	Scott T. Sumerford 3149 N Riley Hwy. Shelbyville, IN 46176
Owner:	Engelbrecht, Sarah 5/18 & Susan H 5/18 & Susan Hawk 1/9 and Blue Paluta, LLC 4/9 1647 S 200 W Greenfield, IN 46140		

# Engelbrecht Simple Subdivision

Part of the Northeast & Northwest Quarters of Section 15, Township 14 North,  
Range 7 East, Hanover & Van Buren, Townships, Shelby County, Indiana.

Client: Susan Engelbrecht

Owner: ENGELBRECHT, SARAH 5/18 & ENGELBRECHT, SUSAN H 1/6 & BLUE PALUTA, LLC 4/9 & ENGELBRECHT, SUSAN HAWK 1/9  
Site Address: 2429 East 1000 North, Morristown, IN 46161

**Description of the parent 4.444 acre tract owned by ENGELBRECHT, SARAH 5/18 & ENGELBRECHT, SUSAN H 1/6 & BLUE PALUTA, LLC 4/9 & ENGELBRECHT, SUSAN HAWK 1/9 recorded in Instrument 2010000116.**  
AN UNDIVIDED FIVE-EIGHTEENTHS (5/18) INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE:

A PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND A PART OF THE WEST HALF OF THE NORTHEAST QUARTER ALL IN SECTION 15, TOWNSHIP 14 NORTH, RANGE 7 EAST, IN SHELBY COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15, SAID POINT BEING A RAILROAD SPIKE; THENCE SOUTH 89 DEGREES 40 MINUTES 10 SECONDS EAST ON AND ALONG THE NORTH LINE OF SAID QUARTER SECTION 118.84 FEET TO A PK NAIL; THENCE SOUTH 00 DEGREES 30 MINUTES 20 SECONDS WEST ON AND ALONG AN EXISTING FENCE LINE AND ITS EXTENSION 228.00 FEET TO A 5/8" X 24" IRON PIN, THENCE NORTH 89 DEGREES 57 MINUTES 11 SECONDS WEST 848.44 FEET TO A 5/8" X 24" IRON PIN IN AN EXISTING FENCE LINE; THENCE NORTH 00 DEGREES 44 MINUTES 30 SECONDS EAST ON AND ALONG SAID FENCE LINE 228.00 FEET TO A PK NAIL SET ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 15, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON AND ALONG SAID NORTH LINE 728.66 FEET TO THE POINT OF BEGINNING, CONTAINING 4.444 ACRES, MORE OR LESS.

**New description for Lot #1, being a 2.170 acre tract split per this survey from the 4.444 acre tract owned by ENGELBRECHT, SARAH 5/18 & ENGELBRECHT, SUSAN H 1/6 & BLUE PALUTA, LLC 4/9 & ENGELBRECHT, SUSAN HAWK 1/9 recorded in Instrument 2010000116.**

A part of the Northwest quarter of Section 15 in Township 14 North, Range 7 East, Van Buren Township, Shelby County, Indiana, being created from a survey (Job # 18-2020) by Jeffery Powell and being more particularly described as follows:  
Commencing at a railroad spike marking the Northeast corner of the said quarter section per the Shelby County ties, thence South 89 degrees 21 minutes 15 seconds West (Bearings based on NAD 83, Indiana East, State plane Coordinates) along the North line of the said quarter section a distance of 315.75 feet to a mag nail, said point being the point of beginning of the tract herein described; thence South 00 degrees 35 minutes 56 seconds East a distance of 228.32 feet to a Powell capped rebar set on the South line of a 4.444 acre tract recorded in Instrument 2010000116; thence South 89 degrees 24 minutes 04 seconds West along the said South line a distance of 415.68 feet to the Southwest corner of the said 4.444 acre tract, said point being marked by a 5/8" rebar; thence North 00 degrees 05 minutes 45 seconds East along the West line of the said 4.444 acre tract a distance of 228.00 feet to a point on the North line of the said quarter section and being the Northwest corner of the said 4.444 acre tract, said point being marked by a mag nail; thence North 89 degrees 21 minutes 15 seconds East along the North line of the said quarter section a distance of 412.92 feet to the point of beginning, containing 2.170 acres more or less and being subject to any and all easements, right of ways and restrictions.

**New description for Lot #2, being a 2.274 acre tract split per this survey from the 4.444 acre tract owned by ENGELBRECHT, SARAH 5/18 & ENGELBRECHT, SUSAN H 1/6 & BLUE PALUTA, LLC 4/9 & ENGELBRECHT, SUSAN HAWK 1/9 recorded in Instrument 2010000116.**

A part of the Northwest & Northeast quarters of Section 15 in Township 14 North, Range 7 East, Van Buren & Hanover Townships, Shelby County, Indiana, being created from a survey (Job # 18-2020) by Jeffery Powell and being more particularly described as follows:  
Beginning at a railroad spike marking the Northwest corner of the said Northeast quarter section per the Shelby County ties, said point also being the point of beginning of the tract herein described; thence North 89 degrees 41 minutes 15 seconds East (Bearings based on NAD 83, Indiana East, State plane Coordinates) along the North line of the said Northeast quarter section a distance of 118.84 feet to the Northeast corner of a 4.444 acre tract recorded in Instrument 2010000116 and being marked by a mag nail; thence South 00 degrees 08 minutes 25 seconds East along the East line of the said 4.444 acre tract a distance of 227.99 feet to the Southeast corner of the said 4.444 acre tract, said point being marked by a Powell capped rebar; thence South 89 degrees 24 minutes 04 seconds West along the South line of the said 4.444 acre tract a distance of 432.76 feet to a Powell capped rebar; thence North 00 degrees 35 minutes 56 seconds West a distance of 228.32 feet to a mag nail set on the North line of the said Northwest quarter section; thence North 89 degrees 21 minutes 15 seconds East along the North line of the said quarter section a distance of 315.75 feet to the point of beginning, containing 0.618 acres in the said Northeast quarter section & 1.656 acres in the said Northwest quarter section and containing in all 2.274 acres more or less and being subject to any and all easements, right of ways and restrictions.

## Surveyor's Report:

This report is in accordance with Title 865, Article 1.1, Chapter 12, Sections 1 through 34, of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of: Availability and condition of the reference monuments. Occupation or possession lines. Clarity or ambiguity of the record description used and / or adjoiner's description. This survey falls within the classification of a Suburban survey and therefore has a Relative position accuracy of 0.13 feet plus 100 parts per million.

## Purpose of the survey:

The purpose of this survey is to retrace the overall boundary of the 4.444 acre tract owned by ENGELBRECHT, SARAH 5/18 & ENGELBRECHT, SUSAN H 1/6 & BLUE PALUTA, LLC 4/9 & ENGELBRECHT, SUSAN HAWK 1/9 recorded in Instrument 2010000116 and to split it into two lots per the owners instructions. The field work was performed on February 10, 2020 and other dates.

## Availability and condition of the reference monuments:

The section corners found and held per this survey are as follows:

1. NW cor., NW1/4, 15-14-7, Found a railroad spike 3" below the surface per the county ties.
2. NE cor., NW1/4, 15-14-7, Found a railroad spike 4" below the surface per the county ties.
3. NE cor., NE1/4, 15-14-7, Found a 5/8" rebar 2" below the surface per the county ties.
4. SE cor., NW1/4, 15-14-7, Established per the record deed distance & was only used to calculate the area in the NE1/4.

There was also a 5/8" rebar found at the Southwest corner of the 4.444 acre tract, No monuments were found at the other corners and they were marked per this survey as shown on the survey plat. The uncertainty associated with the said corners are represented on the hereon drawn survey plat and within this report by Record vs Measured vs Calculated.

## Occupation or possession lines:

County Road 1000 North is along the North line of the surveyed tract, there is an existing fence line along the East and West lines of the 4.444 acre tract and a multiple different line along the South line of the 4.444 acre tract that range from ~23' South to ~37' North of the line. The found occupation line are as noted on the survey plat.

## Clarity or ambiguity of the record description used and / or adjoiner's description:

There were no ambiguity with the record description used per this survey.

## Relative position accuracy of Measurements:

This survey falls within the classification of a Rural survey and therefore has a Relative position accuracy of 0.13 feet plus 100 parts per million plus the above stated uncertainties.

Note: The proposed Subdivision is located in a special flood hazard ZONE X, per the FEMA Flood Insurance rate map number 18145C0065C, the accuracy of this flood hazard statement is subject to map scale uncertainty in location or elevation on the referenced flood insurance rate map.

Note: At least three deciduous trees with a caliper measurement of over 4-in shall be preserved on the lot.

Note: the building set back lines are 50' Front for primary & accessory structures and 30' Side & Rear for primary & 10' for accessory structures.



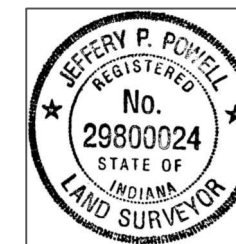
## Surveyor Certification:

I, the undersigned, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; and I do hereby further certify that I have surveyed the real estate described in the caption above and that I have subdivided the same into two tracts as shown on the hereon drawn plat. This plat correctly represents said survey and subdivision in every detail. Monuments shown are in place as located.

Witness my hand this 15 day of December, 2020.

*Jeffery P. Powell*

Jeffery P. Powell  
Registered Land Surveyor  
No. 29800024



## Owners Certification:

I, **Susan Engelbrecht**, do hereby certify that we are the owners of the property described in the above captioned and that as such owners we have caused the said above described property to be surveyed and subdivided as shown on the hereon drawn plat, as our free and voluntary act and deed.

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 2020.

**Susan Engelbrecht**

## Notary Certification:

I, \_\_\_\_\_, a Notary Public in and for said County and State, do hereby certify that **Susan Engelbrecht**, Personally known to me to be the same person whose name is subscribed to the above certificate appeared before me this day in person and acknowledged that they signed the above certificate as their own free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public

## Plan Commission Approval:

Approved by the Shelby County Plan Commission in accordance with Subdivision Regulations with waivers of design standards.

By: \_\_\_\_\_ Date \_\_\_\_\_  
Doug Warnecke, President Plan Commission

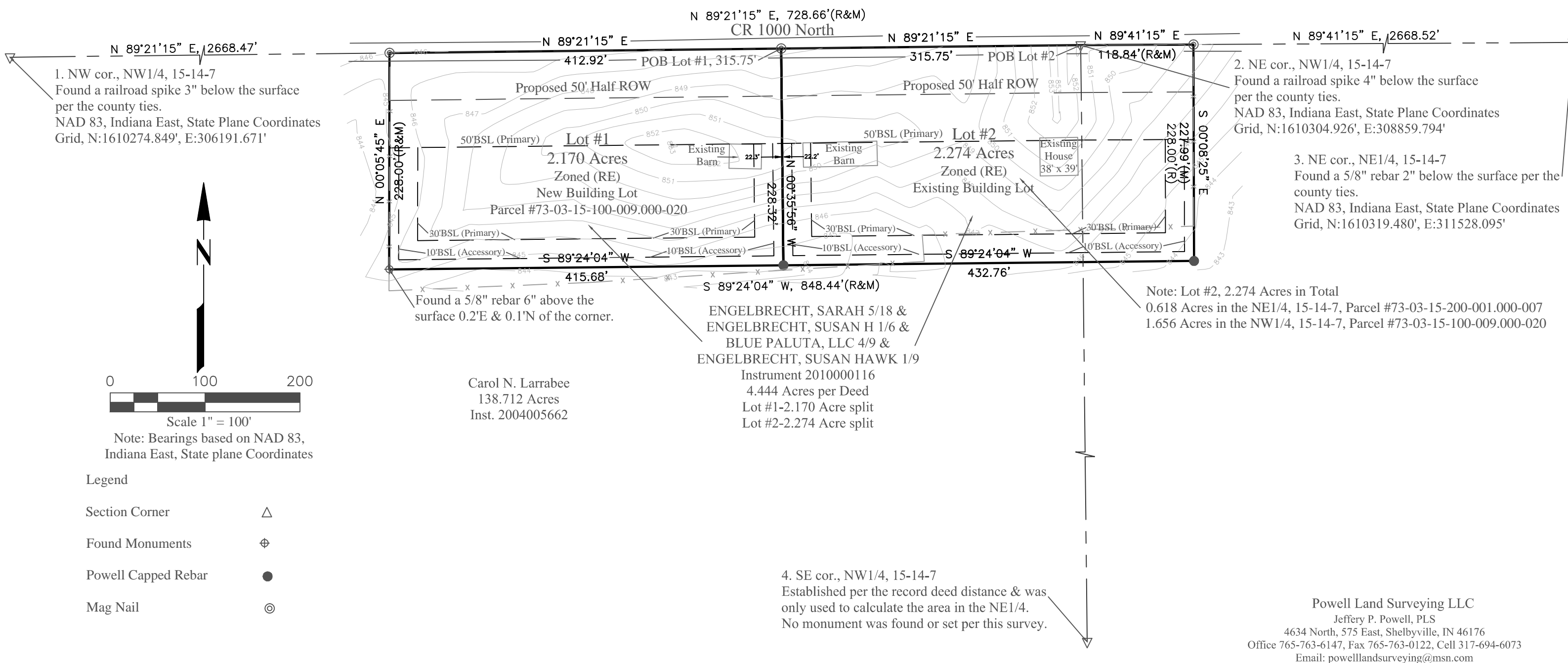
By: \_\_\_\_\_ Date \_\_\_\_\_  
Scott Gabbard, Secretary Plan Commission

## Re-zoning Approval:

Shelby County Commissioners Rezoning Ordinance # \_\_\_\_\_  
was approved by the Shelby County Commissioners on \_\_\_\_\_

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law."

*Jeffery P. Powell*



Property Details

**Location:** 2343 & 2345 N Michigan Rd, Shelbyville, Marion Township.

**Property Size:** 1.13 acres.

**Current Land Use:** Multiple-Family Residential (2 units).

**Current Zoning Classification**

RE (Residential Estate)

*This district is established for single-family detached dwellings in a rural or country setting.*

**Proposed Zoning Classification**

M1 (Multiple-Family Residential)

*Intent:* This district is established for small-scale, two and three-family housing units.

*Plan Commission:* Use this zoning district for existing developments and carefully for new multiple-family residential development.

*Development Standards:* Enact stringent development standards to protect the quality of life for tenants and surrounding zoning districts.

**Future Land Use per Comp Plan**

Incorporated Planning Area / Gateway Mixed-Use

*The mixed-use classification can be a variety of things to developers and city officials. This mixed-use classification on the Future Land Use Map is intended for gateway-type development. In this case, mixed use development can mean retail, office, and multi-family residential. These uses may be located on the first or second flood of a scale-appropriate building or serve as a stand-alone building. This gateway mixed-use classification gives flexibility to the types of uses best suited for the gateway areas of the city.*

**Surrounding Development**

	Zoning	Land Use
North	A2	Cropland
South	A2	Cropland
East	R1	Multi-Family Residential
West	A2	Cropland

# Staff Report

**Case Number:** RZ 20-17

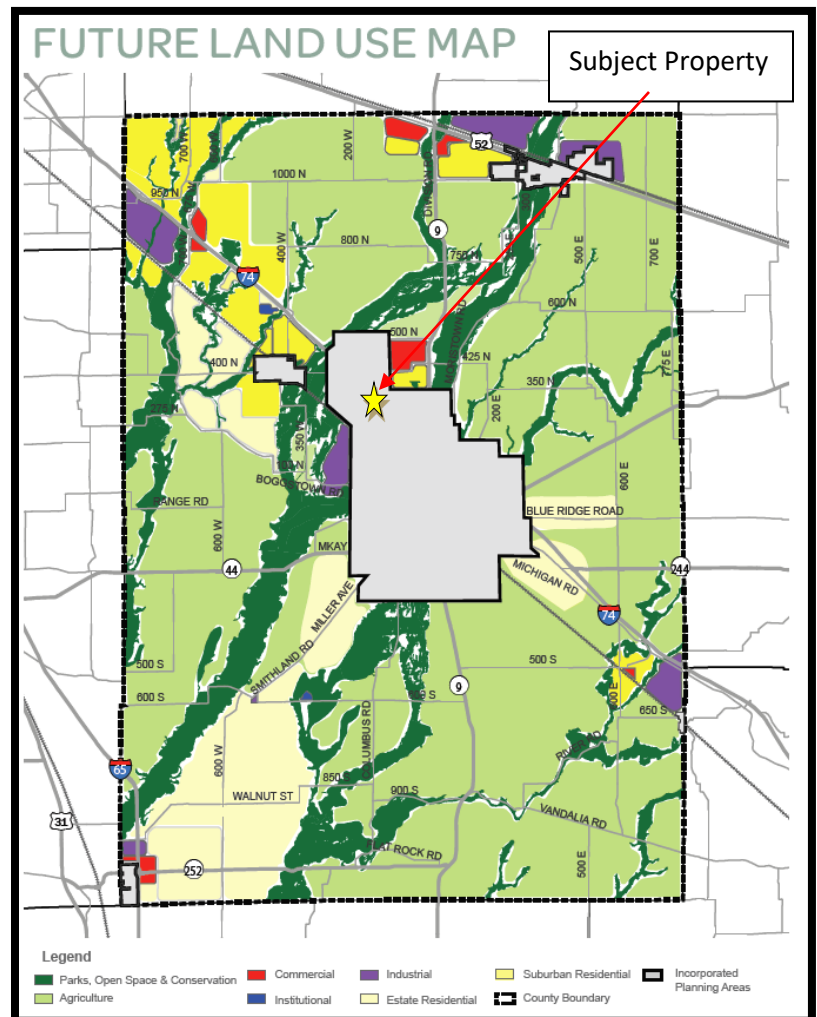
**Case Name:** Christie Rezoning – RE (Residential Estate) to M1 (Multiple-Family)

**Requests**

**Rezoning** of 1.13 acres from the RE (Residential Estate) District to the M1 (Multiple-Family) District to allow for three dwelling units.

**Variance of Development Standards** to allow for a dwelling unit within an accessory structure.

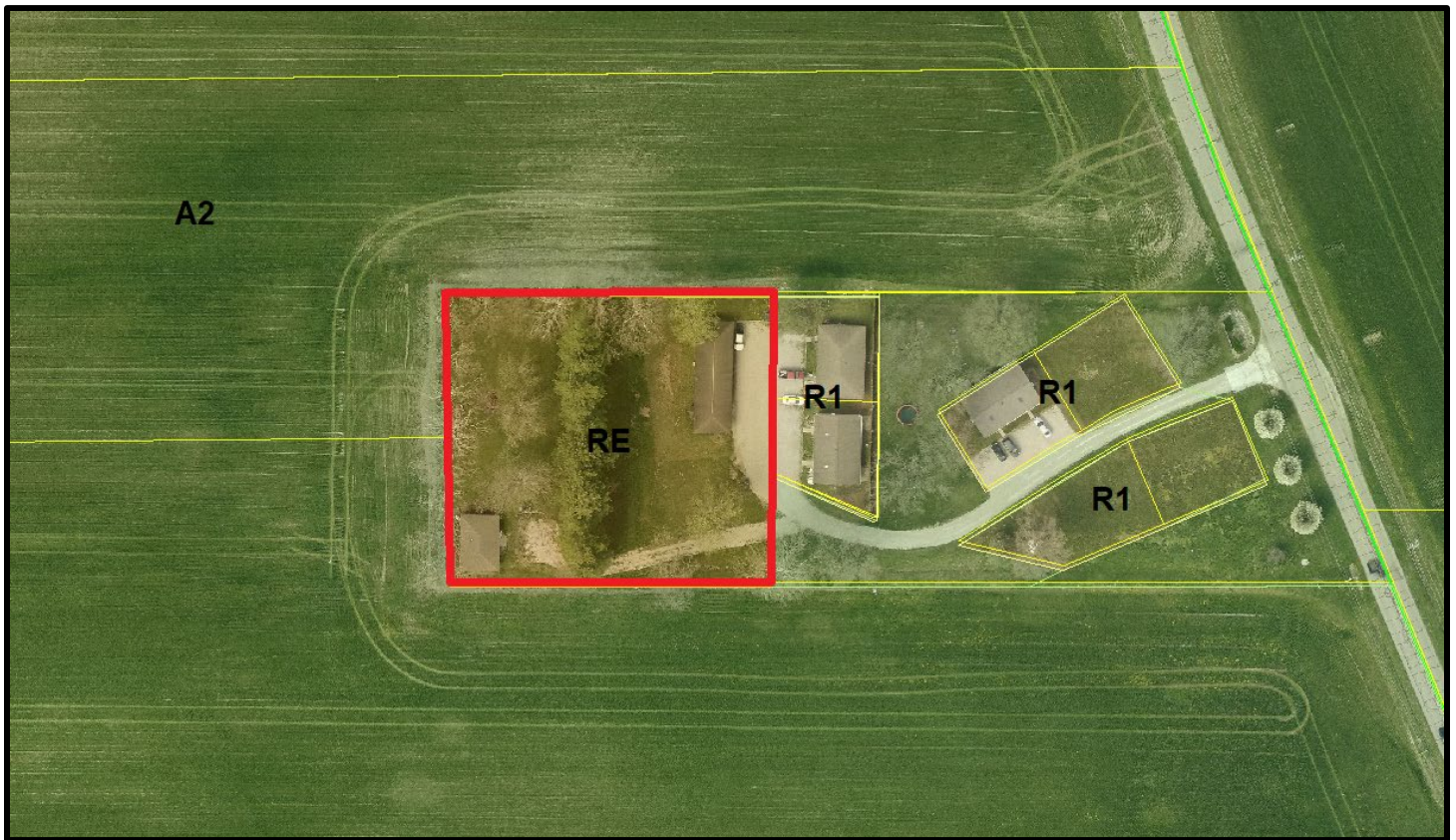
**Future Land Use Map**





## Property Map

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## Zoning History

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- 1960 – The current structures were constructed on the subject property.
- 1961 – The County adopted zoning regulations.
- 1978 – The Plan Commission approved a rezoning of the subject property and the properties to the east ( acreage of 1.03, .15, .14, .12, .12,.12, .12) from A (Prime Agricultural Cropland) to R2 (General Residence). The R2 designation allowed for two-family and multi-family dwellings.
- 1985 – A duplex was constructed on one of the properties to the east.
- 1999 – The subject property and properties to the east retained the R2 designation when the County updated the County-wide zoning maps.
- Mid 2000s – Two duplexes were constructed on the properties to the east.
- 2008 – The County assigned the property the RE zoning designation and the properties to the east the A2 and R1 zoning designations when updating the County-wide zoning maps. The properties likely received these designations due to lot size rather than historical use of the properties.

## Case Description

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- The subject property currently includes a duplex and an accessory structure. The petitioner plans to purchase the property, lease the units in the duplex, and remodel the accessory structure into a third dwelling unit.
- The petitioner does not plan to construct any additional dwellings on the property.
- The subject property has access to Michigan Rd along a gravel driveway within a 22-foot-wide access easement on the adjoining property to the east. The deed to the subject property references this easement.
- The petitioner stated that the duplex utilizes an on-site septic system. He plans to connect the third dwelling unit to a lift station utilized by the duplexes east of the property.
- The M1 District permits two- and three-unit multiple-family dwellings, however, only permits one primary structure per lot. Therefore, the existing accessory structure would remain an accessory structure after approval of the rezoning. UDO Section 5.04, D prohibits occupancy of accessory structures: *Prohibited for Occupancy: A permitted accessory structure shall not be utilized for human occupancy.* Therefore, the petitioner would need to obtain a variance from this requirement to allow for remodel of the structure into a dwelling unit. The petitioner has included this request with the rezoning application for review by the Hearing Officer at the December Plan Commission meeting.
- The UDO includes a higher-intensity multi-family district: M2 (Multiple-Family Residential). This district permits more than one primary dwelling, however, does not permit single-, two-, or three-family units. Due to the current regulations of the UDO and historical use of the property, Staff recommended that the petition apply for a rezoning to M1 and a development standards variance.

## Staff Analysis Findings of Fact

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**Rezoning:** In accordance with IC 36-7-4-603 and the UDO, when considering a rezoning, the Plan Commission shall pay reasonable regard to:

**1. Current Conditions and the Character of Current Structures and Uses in Each District**

Rezoning for the property to a multi-family zoning designation would not conflict with adjacent multi-family development.

**2. The Most Desirable Use for Which the Land in Each District Is Adapted**

A multi-family zoning does not conflict with the historical or current use of the property.

**3. The Conservation of Property Values throughout the Jurisdiction**

Approval of the rezoning would not alter the use or appearance of the property.

**4. Responsible Development and Growth**

A multi-family zoning does not conflict with the historical or current use of the property.

## 5. The Comprehensive Plan

The Gateway Mixed-Use Designation recommends a variety to uses, including multi-family residential development.

### Development Standards Variance

**1. State Requirement: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Staff Analysis: Remodel of the building into a dwelling unit would require a building permit and the structure must comply with all building codes and sanitation requirements prior to final inspection.

**2. State Requirement: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Staff Analysis: The addition of one additional dwelling unit to the property would not conflict with the multi-family residential character of the area and would not add a significant amount of traffic to the shared driveway.

**3. State Requirement: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in use of the property.**

Staff Analysis: A strict application of the ordinance would not allow for development of the property consistent with the character of the area.

### Staff Recommendation

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**APPROVAL of the Rezoning and Development Standards Variance** primarily because approval would allow for use and development of the property consistent with the historical and current use of the property.

### Applicant/Owner Information

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Applicant:	Chad Christie	Owner:	Jeremie Ivie
	2446 Colinbrook Pkwy		2355 N Michigan Rd.
	Greenwood, IN 46143		Shelbyville, IN 46176

## Statement of Intent

To Whom it May Concern,

I am looking to get the property at 2343/2345 N. Michigan Road rezoned from single family residential (R1) to multi-family residential (RM). The parcel currently has a single-story duplex (2 bed, one bath each side) on it along with a separate single story structure that I would like to turn into another single unit (2 bed, one bath) in the future. This parcel is also adjacent to other properties that contain three additional single-story duplexes in total. All duplexes are nice block/brick buildings that have been well maintained. Surrounding these duplexes is open farmland that is currently for sale so there are no immediate neighbors in this area. With the casino, army national guard, and a hospital in the area there is a need for reasonably priced housing nearby.

Please inquire if any additional information is needed regarding my request to change zoning.

Thank you,

Chad Christie



**APPLICATION FOR REZONING**  
**FINDINGS OF FACT**

The applicant (or their representative) must fill out the findings of fact on the following pages. The Plan Commission may review the applicant's findings of fact to assist with their decision-making process. Please see below for general guidance related to completing the findings of fact.

Applicant: Chad Christie

Case #: \_\_\_\_\_

Location: 2343/2345 N. Michigan Road, Shelbyville, IN 46176

1. The request is consistent with the Shelby County Comprehensive Plan because: Future land use for this area appears to be mixed use and light industrial. Multifamily use would work well as part of or adjacent to these zoning types.
2. The request is consistent with the current conditions and the character of structures and uses in each district because: There are currently three other multifamily (duplex) structures in close proximity to this parcel along with a multifamily unit already existing on the parcel.
3. The request is consistent with the most desirable use for which the land in each district is adapted because: This parcel already contains one multifamily (duplex) unit.
4. The request is consistent with the conservation of property values throughout the jurisdiction because: Providing affordable housing and improving the existing structures will make it a desirable place for locals to call home.
5. The request is consistent with responsible growth and development because: The current parcel has an existing multifamily unit and, with limited other housing in the area, provides affordable housing for future job growth.

**General Guidance – Rezoning (not to be considered legal advice):**

**Finding 1:** How is the proposed new zoning designation consistent with the future land use of the property identified in the Comprehensive Plan? If you do not know the future land use of the property, please ask the Planning Director.

**Finding 2:** How is the proposed use, and/or other possible future uses permitted in the proposed zoning district, similar to surrounding structures and uses of land?

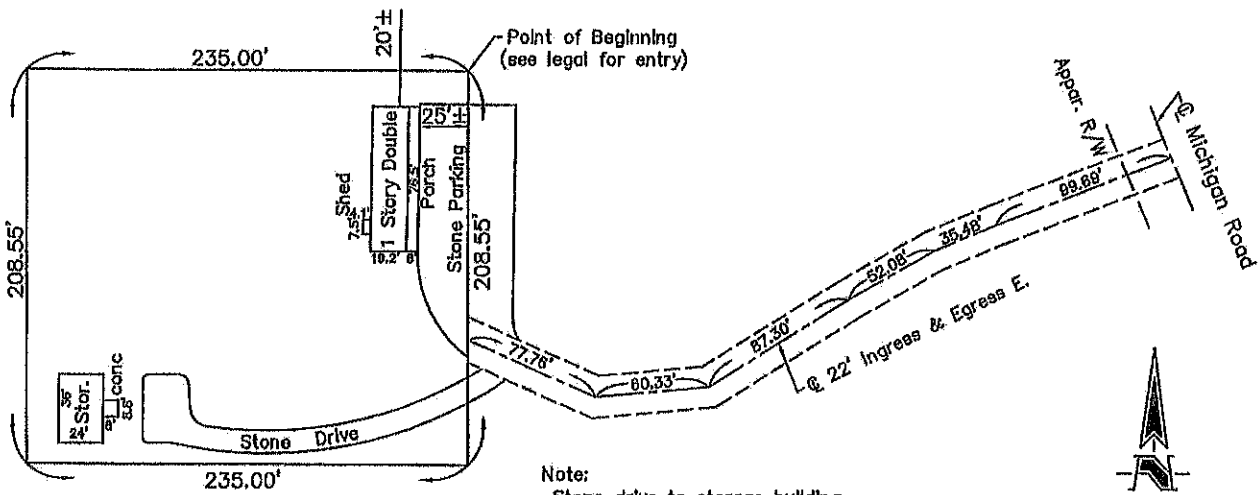
**Finding 3:** Why is the proposed use, and/or other possible future uses permitted in the proposed zoning district, the most desirable use for the land?

**Finding 4:** Explain why the proposed use, and/or other possible future uses permitted in the proposed zoning district, would not negatively impact property values.

**Finding 5:** Why is the change in zoning designation consistent with responsible growth and development?

# SURVEYOR LOCATION REPORT

I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-12 for a SURVEYOR LOCATION REPORT.

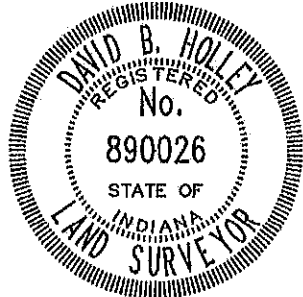


Note:  
Stone drive to storage building extends past Ingress/Egress E., crossing adjoiner's tract.

Scale: 1" = 100'

**P&H**  
ENGINEERING/SURVEYING LLC

5251 S. East Street #1  
INDIANAPOLIS, IN 46227  
PHONE: (317) 974-5555  
FAX: (317) 974-5570



CERTIFIED: 10/28/2020  
*David B. Holley*  
David B. Holley  
Professional Surveyor,  
Indiana #890026  
Job No.: 20101051  
Sheet 2 of 3

# Shelby County Plan Commission

25 West Polk Street, Room 201

Shelbyville, Indiana 46176

(317) 392-6338

Planning Director

Desiree Calderella

The following are the meeting dates for the Shelby County Plan Commission (SCPC) and the Shelby County Board of Zoning Appeals (BZA) for 2021. All Plan Commission and BZA meetings begin at 7:00 p.m. unless noted/announced otherwise.

## Shelby County Plan Commission

<u>SCPC Scheduled Meetings</u>	<u>SCPC Application Deadline</u>	<u>SCPC Legal Notice Deadline*</u>
January 26, 2021	January 5, 2021	January 16, 2021
February 23, 2021	February 2, 2021	February 13, 2021
March 23, 2021	March 2, 2021	March 13, 2021
April 27, 2021	April 6, 2021	April 17, 2021
May 25, 2021	May 4, 2021	May 15, 2021
June 22, 2021	June 1, 2021	June 12, 2021
July 27, 2021	July 6, 2021	July 17, 2021
August 24, 2021	August 3, 2020	August 14, 2021
September 28, 2021	September 7, 2021	September 18, 2021
October 26, 2021	October 5, 2021	October 16, 2021
November 23, 2021	November 2, 2021	November 13, 2021
December 28, 2021	December 7, 2021	December 18, 2021

\*Completed Preliminary Plats are due by the Notice Deadline