

Shelby County Plan Commission

June 25, 2024, at 7:00 PM

Table of Contents

Agenda.....	3
SD 24-06 Schwier Simple Subdivision.....	4
Staff Report	4
Plat.....	6

MEETING AGENDA

Shelby County Plan Commission
June 25, 2024, at 7:00 P.M.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Minutes from the May 28, 2024, meeting.

OLD BUSINESS

None.

NEW BUSINESS

SD 24-06 – SCHWIER SIMPLE SUBDIVISION: Simple Subdivision of 38.197-acres into three building lots (3.265-acres, 32.047-acres, & 2-acres). Located East and south of and adjoining 9174 N 250 E, Morristown, Hanover Township.

DISCUSSION

None.

ADJOURNMENT

The next regular meeting of the Shelby County Plan Commission is scheduled for Tuesday, **July 23, 2024, at 7:00 PM.**

Property Details

Location: East and south of and adjoining 9174 N 250 E, Morristown, Hanover Township.

Property Size: 38.197-acres.

Current Land Use: Cropland

Current 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

Parks, Open Space, & Conservation

The purpose of this category is to provide for passive and active recreational activities, permanent preservation of significant natural areas, and preservation of natural features within clustered developments. This category applies to public and private lands.

Surrounding Development

	Zoning	Land Use
North	RE	Estate Residential
South	RE	Estate Residential
East	A2	Estate Residential / Agricultural
West	RE	Woodland

Staff Report

Case Number: SD 24-06

Case Name: Schwier Simple Subdivision

Request

Simple Subdivision of 38.197-acres into three building lots (3.265-acres, 32.047-acres, & 2-acres).

Property Map



Case Description

- The petitioner proposes to subdivide the property into three lots which he intends to sell as single-family building lots. The petitioner currently has a buyer for Lot 3 located at the northeast corner of the property.
- On October 24, 2023, the Plan Commission recommended approval of a rezoning of the property from A1 (Conservation Agricultural) to RE (Residential Estate). The County Commissioners approved the rezoning on November 13, 2024. The petitioner had also applied for waivers which would have allowed for subdivision of the property into more than three lots through the Simple Subdivision process. The Plan Commission denied these waivers.
- The Technical Advisory Committee (TAC) / Site Plan Review Committee would review a detailed site plan including structure layout, elevation of development, drainage infrastructure, and septic system design for compliance with County codes prior to issuance of permits for each new single-family residence.

- Per State Code, the Plan Commission must approve any subdivision of property that complies with local subdivision code. The proposed subdivision complies with local subdivision code.

Staff Analysis Findings of Fact

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.
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 Shelby County's Construction Standards.

Staff Recommendation

APPORVAL

Applicant/Owner Information

Applicant/Owner:	Schwieb & Co., LLC 6158 W 300 S New Palestine, IN 46163	Surveyor:	Todd Burgman – Smith Design Group 1467 W Arlington Rd. Bloomington, IN 47404
------------------	---	-----------	--

