

Shelby County Plan Commission

July 23, 2019 at 7:00 PM

Table of Contents

Agenda.....	3
Summary of Cases.....	4
RZ 19-08 Taylor Rezoning	4
Staff Report.....	6
Area & Zoning Map.....	8
Petitioner’s Findings of Fact.....	9
RZ 19-09 Caldwell Development, LLC Rezoning	10
Staff Report.....	10
Area & Zoning Map.....	14
Petitioner’s Statement of Intent.....	15
Petitioner’s Findings of Fact.....	17
RZ 19-10 Notice UDO Text Amendment.....	18
Proposed Ordinance Amendment	18
Examples of Current Legal Add Fees	19

MEETING AGENDA

Shelby County Plan Commission
July 23, 2019, 7:00 P.M.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Minutes from the May 28, 2019 meeting.

OLD BUSINESS

None.

NEW BUSINESS

RZ 19-08 – TAYLOR REZONING: A2 (Agricultural) District to the RE (Residential Estate) District and waiver request.

RZ 19-09 – CALDWELL DEVELOPMENT, LLC REZONING: A1 (Conservation Agricultural) District to the A4 (Agricultural Commercial) District.

RZ 19-10 – NOTICE TEXT AMENDMENT: Amendment to Article 9 to require that the Zoning Administrator publish legal notice in a newspaper of general circulation and pay the costs associated with such notice for all public hearings.

DISCUSSION

Comprehensive Plan – First Reading

ADJOURNMENT

The next regular meeting of the Shelby County Plan Commission is scheduled for Tuesday, August 27, 2019 at 7:00 PM.

Summary of Cases

RZ19-08 – TAYLOR REZONING

REQUESTS:

1. **Rezoning** of 20.25 acres from the A2 (Agricultural) District to the RE (Residential Estate) District to replat an existing simple subdivision.
2. **Waiver** to allow for lack of required road frontage (minimum 160-feet of frontage and minimum 160-feet of lot width required).

LOCATION: Jackson Township at the address 7400 W SR 252, Edinburgh.

STAFF RECOMMENDATION: **APPROVAL**, primarily because:

- The proposal is consistent with the recommendations for Suburban Residential areas as indicated in the Comprehensive Plan.
- The proposed subdivision would include lots similar in size to adjacent lots.
- Like the proposed subdivision, other adjacent lots have access through an easement.

RZ19-09 – CALDWELL DEVELOPMENT, LLC REZONING

REQUEST: **Rezoning** of 109.33 acres from the A1 (Conservation Agricultural) District to the A4 (Agricultural Commercial) District to allow for a compost operation.

LOCATION: Van Buren Township on the west side of 200 E, between SR 252 and the County line.

STAFF RECOMMENDATION: **APPROVAL**, primarily because:

- The compost operation must comply with IDEM environmental regulations and therefore should not significantly impact the soil, water, or air quality.
- The current zoning of all adjoining property not owned by the petitioner only allows for agricultural uses. The compost facility and other uses permitted in the A4 District would not impact the use of adjoining property for agricultural purposes.
- The proposal is consistent with the recommendations for Agriculture areas as indicated in the Comprehensive Plan.

RZ19-10 – NOTICE TEXT AMENDMENT

Amendment to Article 9 to require that the Zoning Administrator publish legal notice in a newspaper of general circulation and pay the costs associated with such notice for all public hearings.

PURPOSE OF AMENDMENT: Allows the Plan Commission Office to publish legal notice at the government rate, thereby eliminating costly publication fees for the petitioner.

Staff Report

CASE NUMBER: RZ 19-08
CASE NAME: TAYLOR REZONING – A2 (AGRICULTURAL) TO RE (RESIDENTIAL ESTATE)

CASE SUMMARY

REQUESTS:

1. **Rezoning** of 20.25 acres from the A2 (Agricultural) District to the RE (Residential Estate) District to replat an existing simple subdivision.
2. **Waiver** to allow for lack of required road frontage (minimum 160-feet of frontage and minimum 160-feet of lot width required).

LOCATION: Jackson Township at the address 7400 W SR 252, Edinburgh.

STAFF RECOMMENDATION: APPROVAL, primarily because:

- The proposal is consistent with the recommendations for Suburban Residential areas as indicated in the Comprehensive Plan.
- The proposed subdivision would include lots similar in size to adjacent lots.
- Like the proposed subdivision, other adjacent lots have access through an easement.

PROPERTY DESCRIPTION

Property Size: 20.25 acres.

Property Improvements: Vacant.

Surrounding Development: Single-Family residences at a density of approximately one residence per 7-acres, cropland, and wooded areas.

Current Zoning District: A2 (Agricultural) – Per the UDO, the district is established for general agricultural areas and buildings associated with agricultural production.

Proposed Zoning Districts:

RE (Estate Residential) – Per the UDO, the district is established for single-family detached dwellings in a rural or county setting.

- The district should be used for residential estates, hobby farming, and low density single-family detached dwellings on large lots.
- The district should be applied to existing development, new development and small area zoning.
- The Plan Commission should use this zoning district for existing developments and carefully for new residential development. Large subdivisions on well and septic systems are not favored.
- The Plan Commission should use this zoning district for existing developments and carefully for new residential development.

Comprehensive Plan Future Land Use: Suburban Residential

- Suburban residential primarily includes single-family detached residences in neighborhoods. Neighborhoods are characterized by a range of densities and may include neighborhood parks and community facilities such as churches and schools.
- Open space may be provided by clustering homes to preserve special natural features such as in a Conservation subdivision.

CASE DESCRIPTION

- In October of 2015 the Plan Commission and County Commissioners approved a rezoning of the subject property from A1 (Conservation Agricultural) to A2 (Agricultural) to allow for a Simple Subdivision, most likely with a waiver to allow a Simple Subdivision in the A2 District (the UDO does not permit a Simple Subdivision of property having the A2 zoning designation). Approval of the rezoning would eliminate the need for this waiver.
- Approval of the rezoning would also allow for lots smaller than five acres.
- Approval of the waiver would allow Lot 2 and Lot 3 to have less than the required road frontage.

Current Subdivision Configuration

Proposed Subdivision Configuration



*black dashed lines approximate 50-foot easement

Proposed Subdivision Summary			
	Lot 1	Lot 2	Lot 3
Proposed Use	Petitioner's New Residence	Petitioner's Current Residence	Petitioner's Son's Current Residence
Area	About 2.5 acres	About 13.38 acres	4.37 acres
Road Frontage	121.10 ft	50 ft (waiver required)	None (waiver required)
Access	Access through 50-foot easement on Lot 2	Direct access	Access through 50-foot easement on Lot 2

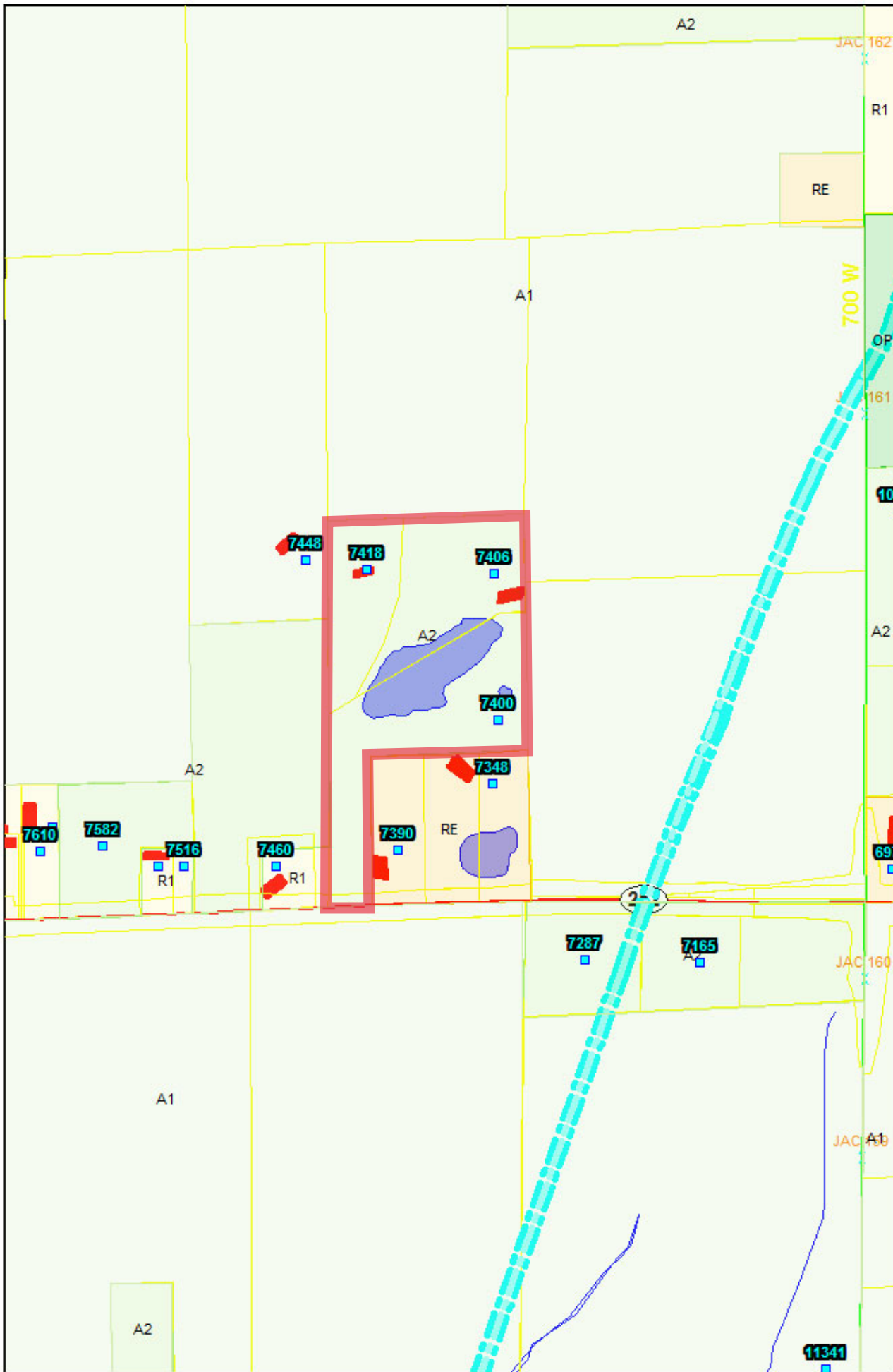
- The subdivision would utilize one driveway for all three lots. The driveway would lie on Lot 2 and include a 50-foot access easement.
- The petitioner has chosen to reconfigure the subdivision because they would like to have less yard to maintain with their new house.

STAFF ANALYSIS OF FINDING OF FACTS - REZONING

1. The Comprehensive Plan
 - Approval would allow for the development of single-family residences as recommended for Suburban Residential areas by the Comprehensive Plan.
2. Current Conditions and the Character of Current Structures and Uses in Each District
 - The size of the proposed lots would be consistent with the size of residential lots in the area and several lots in the area have also have access by easement.
3. The Most Desirable Use for Which the Land in Each District Is Adapted
 - Development of the property would not eliminate any farm ground in active production and would likely increase the value of the property.
4. The Conservation of Property Values throughout the Jurisdiction
 - Development of the property in a similar manner as surrounding properties would have no apparent negative effect on property values.
5. Responsible Development and Growth
 - Development of the property consistent with the recommendations of the Comprehensive Plan and in a similar manner as surrounding properties represents responsible development and growth.

APPLICANT/OWNER INFORMATION

Applicant: Paul Taylor Owner: Paul & Vickie Taylor
 7406 W SR 252
 Edinburgh, IN 46124



- Shelby Co Zoning**
Feature Name:
- a1
 - a2
 - op
 - r1
 - re
- Water
 - County Boundary
 - Well
 - Public Parks / Recrea
 - Parcels
 - Roads
 - Well Head Protection
- Culvert Inventory
 - Addresses
- Water
 - Septic Trench
 - Surface Drain
 - Roads
 - Railroads
 - Highways
 - Interstate Ramps
 - Electrical Lines



**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: Paul Taylor

Case #: _____

Location: 7406 W SR 252 Edinburg, In 46124

1. The request is consistent with the Shelby County Comprehensive Plan because: _____

None site consist of 2 others along 252

2. The request is consistent with the current conditions and the character of structures and uses in each district because: _____

Surrounding houses on residential lots

3. The request is consistent with the most desirable use for which the land in each district is adapted because: _____

of the limited usefulness of this acreage in conjunction with rest of property.

4. The request is consistent with the conservation of property values throughout the jurisdiction because: _____

ITS a home site, it would not.

5. The request is consistent with responsible growth and development because: It is consistent

with houses along 252

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?

Staff Report

CASE NUMBER: RZ 19-09
CASE NAME: CALDWELL DEVELOPMENT, LLC REZONING – A1 (CONSERVATION AGRICULTURAL) TO A4 (AGRICULTURAL COMMERCIAL)

CASE SUMMARY

REQUEST: Rezoning of 109.33 acres from the A1 (Conservation Agricultural) District to the A4 (Agricultural Commercial) District to allow for a compost operation.

LOCATION: Van Buren Township on the west side of 200 E, between SR 252 and the County line.

STAFF RECOMMENDATION: APPROVAL, primarily because:

- The compost operation must comply with IDEM environmental regulations and therefore should not significantly impact the soil, water, or air quality.
- The current zoning of all adjoining property not owned by the petitioner only allows for agricultural uses. The compost facility and other uses permitted in the A4 District would not impact the use of adjoining property for agricultural purposes.
- The proposal is consistent with the recommendations for Agriculture areas as indicated in the Comprehensive Plan.

PROPERTY DESCRIPTION

Property Size: 109.33 acres.

Property Improvements: Vacant cropland and woodland.

Surrounding Development: Cropland and one single-family residence not owned by the petitioner.

Current Zoning District: A1 (Agricultural) – Per the UDO, the district is established for the protection of agricultural areas and buildings associated with agriculture.

Proposed Zoning District: A4 (Agricultural Commercial) – Per the UDO, the district is established for commercial and industrial uses directly related to agriculture and compatible with rural/agricultural areas.

- Should include commercial and industrial uses directly related to agricultural operations and compatible with the character of the area.
- Should be applied to existing or new development adjacent to agricultural land.
- The Plan Commission should use this zoning district for agricultural uses and other commercial and industrial uses that are supportive of agricultural operations.
- The Plan Commission should protect the adjacent agricultural land and operations from uses that may conflict with their continued operation through the use of appropriate buffers and setbacks.

A4 District Permitted Uses

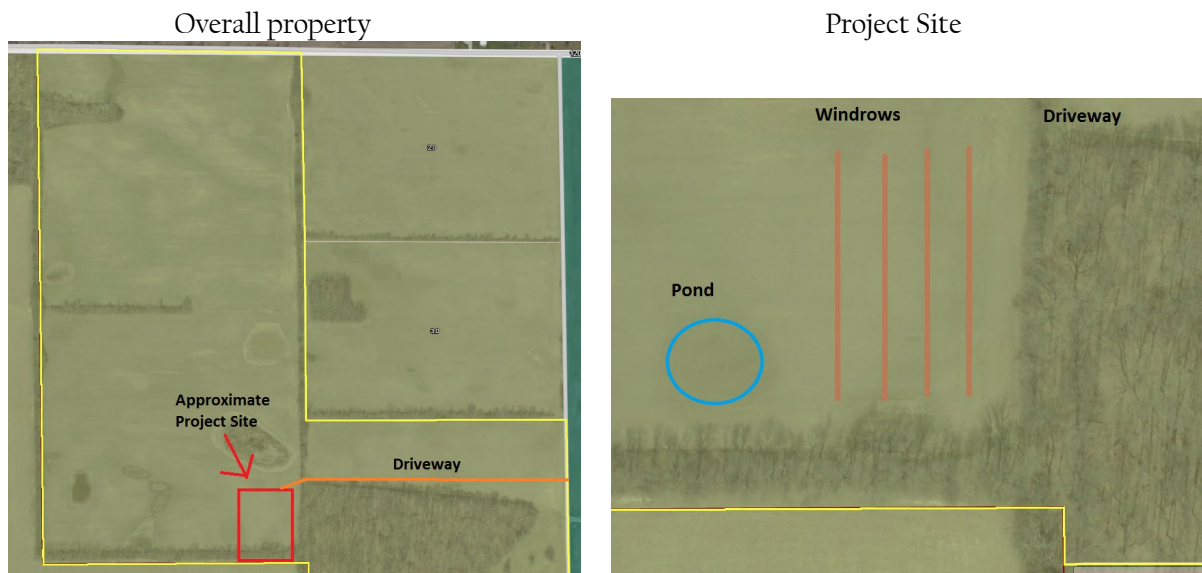
Agricultural Uses	Commercial Uses	Industrial Uses
agricultural crop production	farm implement sales	bio-diesel production ≤ 5,000 gallons per year
equestrian exercise facility	farmers market	food processing
equestrian training facility	equestrian trailer sales	heavy equipment repair
grain elevator	plant nursery	liquid fertilizer storage/distribution
processing of agricultural products	research laboratory	outdoor storage
raising of farm animals	stable	storage tanks (nonhazardous)
sale of agricultural products	tack shop	welding
stable (private)	testing laboratory	
storage of agricultural products	tools/equipment sales/rental	
agricultural tourism (accessory)	veterinarian clinic/hospital	
	veterinarian supply	
	kennel (special exception)	

Comprehensive Plan Future Land Use: Agriculture

- Traditional farming practices as well as accessory residential and other agriculture related uses occur within this designation. Crop production, livestock (grazing and confined animal feeding operations), timber production, agricultural production and storage centers (such as grain elevators); agricultural research; stables, wineries, and other natural and food production related activities are suitable for this designation.
- Agricultural uses with adequate setbacks and buffers can be compatible with new development.

CASE DESCRIPTION

- Description of Operation
 - Composting of food processing waste.
 - Approximately 25,000 + dry tons of material composted annually.
 - Compost unloaded onto clay pad and materials then complied into windrows (long line of compost material). Windrows turned over periodically for about a month. A constructed pond with compacted clay lined bottom will contain all liquid materials generated by compost. Liquids will be reintroduced back into the composting material.
- The petitioner stated that they intent to use only the area of the property shown below for the composting operation, however may expand the operation to other portions of the 109.33-acre property in the future.



- The compost material would include pre food scraps (such as stems and leaves of harvested plans), raw food scraps (such as overstock and expired food products), and post food scraps (such as leftover organic materials from food processing) primarily provided by local and non-local grocery stores.
- The petitioner plans to use the processed compost as fertilizer for their farm and plans to sell the fertilizer to other local farms.
- Composting operations typically require Indiana Department of Environmental Management (IDEM) Office of Land Quality approval. The petitioner applied for an Industrial Waste Product permit on June 20th, 2019. The permit requires notice of application to adjoining landowners, the Board of County Commissioners, and in the Shelbyville Newspaper. IDEM has policies in place to monitor the site during operation.
- Staff recommended that the petitioner apply for a rezoning to the A4 District because the district permits processing and storage of agricultural products, food processing, and outdoor storage.

STAFF ANALYSIS OF FINDING OF FACTS

1. The Comprehensive Plan

- The Plan recommends traditional farming practices as well as accessory residential and other agriculture related uses, as well as agricultural production and storage centers for properties designated for future agricultural uses. The proposed use involves the processing and storage of an agricultural product (food) for use for agricultural purposes (fertilizer).
- The proposed operation would be located at least 300 feet from property lines and existing forested areas would provide a buffer between the use and adjoining properties.

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

- The current zoning of all adjoining property not owned by the petitioner only allows for agricultural uses. The compost facility and other uses permitted in the A4 District would not impact the use of adjoining property for agricultural purposes.
3. The Most Desirable Use for Which the Land in Each District Is Adapted
 - The Comprehensive Plan recommends agricultural uses for the subject property. The proposed use involves the processing and storage of an agricultural product (food) for use for agricultural purposes (fertilizer).
 4. The Conservation of Property Values throughout the Jurisdiction
 - The compost operation must comply with IDEM environmental regulations and therefore would not impact the value of adjacent properties.
 5. Responsible Development and Growth
 - The proposed zoning district is consistent with the recommendations of the Comprehensive Plan.

APPLICANT/OWNER INFORMATION

Applicant: Caldwell Development LLC
10064 N 300 E
Morristown, IN 46161

Applicant's Attorney: McNeely Stephenson, J. Lee McNeely
2150 Intelliplex Drive, Suite 100
Shelbyville, IN 46176



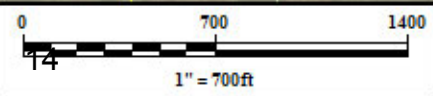
Fiber Optic Facilities
 COMPANY:
 - - - MCI
 - - - RUSH SHELBY E

Natural Gas Distribution
 COMPANY:
 - - - FOUNTAIN TOWN

Shelby Co Zoning
 Feature Name:
 a1
 a2
 a3
 r1
 re

Water
 County Boundary
 Corporate Limits
 Well
 Parcels
 Roads
 Well Head Protection
 Culvert Inventory
 Addresses

Water
 Corporate Limits
 Septic Trench
 Surface Drain
 Roads
 Closed Roads
 Railroads
 Highways
 Electrical Lines





MCNEELY
STEPHENSON

ATTORNEYS AT LAW

J. Lee McNeely
Direct Dial: 317-825-5151
E-mail: J.L.McNeely@msth.com
Shelbyville Office

June 25, 2019

Shelby County Plan Commission

Re: Rezone Request for Shelby County Parcel #73-03-04-200-001.000-020, Located on North 200 East, Morristown, IN 46161

Dear Plan Commission Members:

This letter serves as a letter of intent for the proposed zoning map amendment for a 109.33 acre parcel located on North 200 East, Morristown, IN 46161, also known as Parcel Number: 73-03-04-200-001.000-020 (the "Property"). McNeely Stephenson represents the owner of the subject property, Caldwell Development, LLC ("Caldwell Development"). Caldwell Development is requesting to rezone the Property from A1 – Conservation Agricultural to A4 – Agricultural Commercial.

The Property is currently being used primarily for agricultural and farming uses, and is zoned A1. Caldwell Development, and its related entities, desire to have the Property rezoned to A4 to accommodate modifications in the use of the Property, and if approved, a compost operation will be constructed on the Property. During operations, compost, which will consist of food scraps, will be hauled and unloaded onto a clay pad to be constructed on the Property. The compostable materials will be put into windrows, and those windrows will be turned over periodically to aid the composting process. All runoff and other materials associated with the compost will be contained in a pond that will be constructed on, and contained within, the Property. The final compost product will be used as fertilizer supporting agricultural production.

Composting operations typically require Indiana Department of Environmental Management ("IDEM") approval, and on June 20, 2019, a Hybrid Permit for a Compost Facility was filed with IDEM, outlining proposed operations at the Property if the rezone request is granted. With IDEM approval, supervision, and monitoring, the County can be sure that the composting operation is safe and follows all proper procedures and protocols.

To facilitate this proposed use of the Property, Caldwell Development believes a rezone from the current zoning classifications to A4 would be most appropriate, because the A4 district allows for "commercial and industrial uses directly related to agriculture and compatible with



Shelby County Plan Commission
June 24, 2019
Page Two

rural and agricultural areas.” Specifically, the Permitted Uses applicable and allowed under A4 zoning include “processing of agricultural products” and “food processing,” which would encompass the proposed use. This Rezone Request is appropriate for the Property because it is in a largely rural area, and the proposed uses will be directly related to agriculture.

The Shelby County Comprehensive Plan encourages promotion of a “variety of farming activities,” and of agricultural expansion – the proposed use is a logical progression of agricultural uses, and continues to promote growth and development in the County, while preserving agricultural uses. The compost produced at the Property will be utilized as fertilizer, which will again support a variety of other agricultural activities in our community.

At this time, Caldwell Development is seeking a favorable recommendation to rezone the Property from its current A1 zoning to A4. The proposed A4 zoning designation is the most appropriate zoning designation for the Property and its proposed future uses.

Yours truly,

McNEELY STEPHENSON

A handwritten signature in black ink, appearing to read 'J. Lee McNeely', written over the printed name. The signature is fluid and cursive, with a long vertical line extending downwards from the end of the name.

J. Lee McNeely

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: J. Lee McNeely, on behalf of Caldwell Development LLC

Case #: _____

Location: N 200 E, Morristown, IN 46161; Parcel No. 73-03-04-200-001.000-020

1. The request **is** consistent with the Shelby County Comprehensive Plan because: The future use map states that this parcel is best suited for continued agricultural use, and the County should "Promote a variety of farming activities." The proposed use after rezoning is consistent with the Comprehensive Plan and promotes agricultural expansion.
2. The request **is** consistent with the current conditions and the character of structures and uses in each district because: The proposed use will remain agricultural, utilizing equipment and techniques similar to those used in traditional farming operations, with simply a different type of product as the output.
3. The request **is** consistent with the most desirable use for which the land in each district is adapted because: ^{If this Rezone} Request is granted, the land will still be used for production of agricultural related products, which is the most desirable use - the requested zoning would simply allow for a greater variety of agricultural uses.
4. The request **is** consistent with the conservation of property values throughout the jurisdiction because: All surrounding properties are currently agricultural uses, and the proposed use would remain agriculture based, therefore there should not be any impact to surrounding property values.
5. The request **is** consistent with responsible growth and development because: In order to preserve land to be used exclusively for agricultural purposes, other agricultural related uses, such as this proposed use, should be encouraged, allowing for the land to be preserved and for growth to occur.

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?

ORDINANCE NO. 2019 -

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF SHELBY COUNTY, INDIANA, AMENDING THE SHELBY COUNTY UNIFIED DEVELOPMENT ORDINANCE - SPECIFICALLY ARTICLE 9: PROCESSES

WHEREAS, the Board of Commissioners of Shelby County, Indiana recognize the need for orderly growth and development within Shelby County and those areas within its planning jurisdiction;

WHEREAS, Shelby County has an existing Unified Development Ordinance that regulates development within its jurisdictional areas;

WHEREAS, Shelby County desires to update its development regulations to meet current economic conditions, current trends, and to promote quality growth;

WHEREAS, Public Notice was given for at least one public hearing as required by Indiana Code 36-7-4-604; and

WHEREAS, the Shelby County Plan Commission has approved the amendment to the Unified Development Ordinance as required by Indiana Code 36-7-4-605.

NOW, THEREFORE, BE IT ORDAINED, by the Board of Commissioners of Shelby County, Indiana as follows:

1. That Article 9, Sections 9.08-D-3, 9.10-E-3, 9.11-E-3, 9.13-E-3, 9.14-E-3, 9.17-E-3, and 9.18-E-3, of the Shelby County Unified Development Ordinance are amended are amended as follows:

Public Notice: The following public notice standards apply:

a. The applicant shall notify all interested parties of the public hearing by regular US Postal Service mail a minimum of ten (10) days before the public hearing. All costs associated with providing notice to interested parties shall be borne by the applicant.

b. The Zoning Administrator shall publish legal notice in a newspaper of general circulation a minimum of ten (10) days before the public hearing. All costs associated with providing legal notice in a newspaper of general circulation shall be borne by the Plan Commission.

c. The Zoning Administrator shall be responsible for providing proof of published notice to the Plan Commission and including proof in the case file.

This Ordinance shall be in full force and effect upon its passage, approval, and publication pursuant to Indiana law.

AFFP
Zoning Curry

Affidavit of Publication

STATE OF INDIANA)
COUNTY OF SHELBY) SS

NOTICE OF PUBLIC HEARING BY THE SHELBY COUNTY BOARD OF ZONING APPEALS.

Notice is hereby given that the Shelby County Board of Zoning Appeals, on 2/23/19, at 7:00 P.M. in Conference Room 200A at 25 W Polk St, Shelbyville, IN, will hold a public hearing on a request by petitioner Wendy Curry for consideration of the following land use petition located at 4950 W Range Rd, Shelbyville.

Sarah Wicks, being duly sworn, says:

That she is Accounting Clerk of the The Shelbyville News, a daily newspaper of general circulation, printed and published in Shelbyville, Shelby County, Indiana; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:
January 30, 2019

VARIANCE OF USE to allow for an outdoor wedding venue the RE (Residential Estate) District.

VARIANCE OF DEVELOPMENT STANDARDS to follow are:
1. A wedding venue and single-family residence on the same lot (one primary structure per lot permitted)
2. Unpaved parking areas (paved parking areas required in the RE District)
3. Lack of identified accessible parking spaces (signs and striping of handicap spaces required)

Interested persons desiring to present their views upon the request, either in writing or verbally, will be given the opportunity to be heard at the above-mentioned time and place. Copies of the petition may be examined at the office of the Shelby County Plan Commission, located at 25 W Polk St, Shelbyville. Office hours are Monday through Thursday, 7:00 A.M.-5:00 P.M. For more information, please call the Planning Director at 317-421-8365.

Publisher's Fee: \$ 295.80

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Charles A. Webb

Subscribed to and sworn to me this 30th day of January 2019.

Carlena Songer
Carlena Songer, Notary Public 4/10/2024

60190937 61014718

WENDY CURRY
4950 W RANGE RD
SHELBYVILLE, IN 46176

AFFP
Zoning

Affidavit of Publication

STATE OF INDIANA)
COUNTY OF SHELBY) SS

NOTICE OF PUBLIC HEARING BY THE SHELBY COUNTY BOARD OF ZONING APPEALS.

Notice is hereby given that the Shelby County Board of Zoning Appeals, on 5/14/19, at 7:00 P.M. at 25 W Polk St, Shelbyville, IN, will hold a public hearing on a request by petitioner Michael Hardesy for consideration of a land use petition located at 204 W Clark Ln, Fairland.

Sarah Wicks, being duly sworn, says:

That she is Accounting Clerk of the The Shelbyville News, a daily newspaper of general circulation, printed and published in Shelbyville, Shelby County, Indiana; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:
May 01, 2019

VARIANCE OF DEVELOPMENT STANDARDS on the Shelby County Unified Development Ordinance to allow for:
*A 2000 sq. ft. lawn (necessary structure area exceeding 3X the area of the footprint of the residence of permitted). Proposed residence will be approximately 2200 sq. ft.
*Lack of landscaping along the east property line (landscape buffer yard required along property line adjoining property in the A2 (Agricultural) District).
*Crested driveway (paved driveway required).

Interested persons desiring to present their views upon the request, either in writing or verbally, will be given the opportunity to be heard at the above-mentioned time and place. Copies of the petition may be examined at the office of the Shelby County Plan Commission, located at 25 W Polk St, Shelbyville. Office hours are Mon. through Thur., 7:00 A.M.-5:00 P.M. For more information please call the Planning Director at 317-992-0338.

Publisher's Fee: \$ 189.10

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Charles A. Webb

Subscribed to and sworn to me this 1st day of May 2019.

Carlena Songer
Carlena Songer, Notary Public 4/10/2024

60191558 61034840

Michael Hardesy
204 Pancranni Ave
Fairland, IN

AFFP
Zoning

Affidavit of Publication

STATE OF INDIANA)
COUNTY OF SHELBY) SS

NOTICE OF PUBLIC HEARING BY THE SHELBY COUNTY BOARD OF ZONING APPEALS.

Notice is hereby given that the Shelby County Board of Zoning Appeals, on 4/9/19, at 7:00 P.M. in Conference Room 208 A at 25 W Polk St, Shelbyville, IN, will hold a public hearing on a request by petitioners Jeffrey & Deborah Sweet for consideration of the following land use petition located at 5752 E River Rd, Waldron

Sarah Wicks, being duly sworn, says:

That she is Accounting Clerk of the The Shelbyville News, a daily newspaper of general circulation, printed and published in Shelbyville, Shelby County, Indiana; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:
March 21, 2019

VARIANCE OF USE to allow for a wedding and event venue in the A2 (Agricultural) District.

Interested persons desiring to present their views upon the request, either in writing or verbally, will be given the opportunity to be heard at the above-mentioned time and place. Copies of the petition may be examined at the office of the Shelby County Plan Commission, located at 25 W Polk St, Shelbyville. Office hours are Monday through Thursday, 7:00 A.M.-5:00 P.M. For more information, please call the Planning Director at 317-421-8365.

Publisher's Fee: \$ 163.34

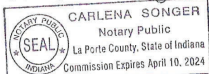
That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Charles A. Webb

Subscribed to and sworn to me this 21st day of March 2019.

Carlena Songer
Carlena Songer, Notary Public 4/10/2024



60191249 61028426

Jeff Sweet
5752 E River Rd
Waldron, IN 46182