

**Shelby County Plan Commission
Meeting Minutes
Tuesday
March 26, 2019**

Members Present:

Kevin Carson
Scott Gabbard
Doug Warnecke
Terry Smith
Steve Mathies
Taylor Sumerford

Members Absent:

Chris Ross
Charity Mohr
Mike McCain

Staff Present:

Desiree Calderella – Planning Director
Mark McNeely – Plan Commission Attorney

Call to Order and Roll Call:

Doug Warnecke called the March 26, 2019 meeting to order at 7:00 pm in Room 208 A at the Court House Annex.

Approval of Minutes:

Kevin Carson made a motion to approve the minutes from February 26, 2019. Scott Gabbard seconded the motion. The minutes were approved 6-0.

Public Hearings:

Doug Warnecke began the public hearing portion of the meeting by explaining the proceedings for the petitions.

New Business

RZ 19-03 – JOHNSON REZONING: Rezoning from the IS (Institutional) district to the RE (Residential Estate) district and to the I1 (Low Intensity Industrial) District to allow for a Simple Subdivision and operation of a small trucking company. The property is located in Moral Township at the address 8424 N 850 W, Fairland.

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

Deelite Johnson explained that the zoning of the property changed from industrial to institutional at the time of the development of the neighboring firefighter training facility.

The board opened the hearing for public comment. None was heard. The Board closed the public comment portion of the hearing.

Q: Taylor Summerford – Can your surveyor provide the state plane coordinates?

A: Deelite Johnson – Yes, he can do that for you. He said if there was anything else that was needed, he would be happy to provide that information.

Q: Kevin Carson – Who is purchasing the industrial lot?

A: Deelite Johnson - CAH Trucking owned by Charles Anthony Hansen. They currently rent her property in Acton.

Desiree Calderella verified that the business would not need further approval from the Plan Commission, however the future owner would need site plan approval and must comply with all zoning standards.

Deelite Johnson explained that the new owner plans to use the property to maintain dump trucks and that they would not bring more fill to the property.

The Board, Deelite Johnson, and Desiree Calderella discussed paving the entrance of the driveway onto the public road. They decided that they could not impose a condition because the entrance to the driveway is located on an adjacent property.

Q: Steve Mathies – Does the buyer know that he will need a compaction test prior to building on the lot.

A: Deelite Johnson – Yes.

Kevin Carson made a motion to vote on the petition and Steve Mathies seconded that motion. It was approved 6-0.

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 current 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 development and growth.

SD 19-03 – JOHNSON SIMPLE SUBDIVISION: Primary Plat of a 2-lot Simple Subdivision and waiver requests to allow for a simple subdivision of property in the I1 (Low Intensity Industrial) District, to allow for a lot with no road frontage, and to

