

**Shelby County Plan Commission  
Meeting Minutes  
Tuesday  
October 22, 2019**

**Members Present:**

Taylor Sumerford  
Doug Warnecke  
Chris Ross  
Charity Mohr  
Kevin Carson  
Terry Smith

**Members Absent:**

Mike McCain  
Steve Mathies  
Scott Gabbard

**Staff Present:**

Desiree Calderella – Planning Director  
Mark McNeely – Plan Commission Attorney

**Call to Order and Roll Call:**

Doug Warnecke called the October 22, 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 September 24, 2019. Charity Mohr 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 19-14 – BULL & BRANCH REZONING: A1 (Agricultural) District to the RE (Residential Estate) District. Located at 5176 W SR 252, Edinburgh.**

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

Scott Sumerford represented the petitioner. He indicated that his client sought to subdivide the property to build a new home.

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

Kevin Carson made a motion to vote on the petition and Charity Mohr seconded that motion. The petition 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 19-14 – BULL & BRANCH SIMPLE SUBDIVISION: To allow for subdivision of a 5-acre lot from a 96.9-acre parent tract. Waivers to allow for a lot with 50-feet of frontage and with side lot lines greater than a 15-degree angle to the ROW. Located at 5176 W SR 252, Edinburgh.**

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

Scott Sumerford represented the petitioner. He had no additional comment.

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

Kevin Carson made a motion to vote on the petition and Chris Ross seconded that motion. The petition was **APPROVED 6-0**.

### **Discussion**

None.

### **Adjournment:**

With no further business to come before the Board, Chris Ross made a motion to adjourn. Kevin Carson seconded that motion. The meeting was adjourned.

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**Doug Warnecke**  
**President**

**Date**

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**Scott Gabbard**  
**Secretary**

**Date**