

**Shelby County Plan Commission
Meeting Minutes
Tuesday
April 27, 2021**

Members Present:

Doug Warnecke
Chris Ross
Terry Smith
Scott Gabbard
Steve Mathies
Taylor Sumerford

Members Absent:

Mike McCain
Charity Mohr
Kevin Carson

Staff Present:

Desiree Calderella – Planning Director
Jodie Butts – Plan Commission Attorney

Call to Order and Roll Call:

Doug Warnecke called the April 27, 2021 meeting to order at 7:00 pm in Room 208 A at the Court House Annex.

Approval of Minutes:

Chris Ross made a motion to approve the minutes from March 23, 2021. Scott Gabbard seconded the motion. The minutes were approved 6-0.

Public Hearings:

Old Business

None.

New Business

SD 21-05 – GRIFFEY SIMPLE SUBDIVISION: Subdivision of one 2.96-acre building lot from a 74-acre parent tract. Located east of and adjoining 8291 S 500 W, Edinburgh, Jackson Township.

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

Scott Sumerford represented the petitioner. He stated that a member of the family who owns the parent tract planned to build a house on the property.

The Board opened the hearing for public comment. There was none. The Board closed the public comment portion of the hearing.

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

RZ 21-06 – PAUL REZONING: Rezoning of 2.111 acres from the A1 (Conservation Agricultural) District to the RE (Residential Estate) District to allow for a one-lot Simple Subdivision. Located at 3136 E 500 S, Waldron, Shelby Township.

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

Scott Sumerford represented the petitioner. He stated that a member of the family who owns the parent tract planned to build a house on the property.

The Board opened the hearing for public comment. There was none. The Board closed the public comment portion of the hearing.

Steve Mathies made a motion to vote on the petition and Terry Smith 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 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 growth and development.

SD 21-06 – PAUL SIMPLE SUBDIVISION: Subdivision of one 2.111-acre building lot from an 80-acre parent tract. Located at 3136 E 500 S, Waldron, Shelby Township.

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. There was none. The Board closed the public comment portion of the hearing.

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

RZ 21-07 – CARLTON REZONING: Rezoning of 4 acres from the A1 (Conservation Agricultural) District to the RE (Residential Estate) District to allow for a one-lot Simple Subdivision. Located south of and adjoining 10787 N 800 E, Arlington, Hanover Township.

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

Jeff Powell represented the petitioner. He stated that the daughter of the property owned planned to build a house on the property and that the petitioner would continue to farm the portion of the property not used as a building site.

The Board opened the hearing for public comment. There was none. The Board closed the public comment portion of the hearing.

Chris Ross made a motion to vote on the petition and Terry Smith 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 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 growth and development.

SD 21-07 – CARLTON SIMPLE SUBDIVISION: Subdivision of one 4-acre building lot from a 35-acre parent Tract and waiver to allow a side lot line not within a 15-degree angle to the right-of-way. Located south of and adjoining 10787 N 800 E, Arlington, Hanover Township.

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

Jeff Powell represented the petitioner. He had no additional comment.

The Board opened the hearing for public comment. There was none. The Board closed the public comment portion of the hearing.

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

Discussion

Ordinance Amendments - Fence & Wall Standards, Driveway Standards, Accessory Structure Placement, Floodplain Setback, Sewer & Water Standards, Facade Orientation

Desiree Calderella provided a summary of the proposed amendments.

Adjournment:

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

Doug Warnecke
President **Date**

Scott Gabbard
Secretary **Date**