

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

Members Present:

Chris Ross
Kevin Carson
Scott Gabbard
Doug Warnecke
Charity Mohr
Mike McCain

Members Absent:

Steve Mathies
Terry Smith
Taylor Sumerford

Staff Present:

Desiree Calderella – Planning Director
Mark McNeely – Plan Commission Attorney

Call to Order and Roll Call:

Doug Warnecke called the February 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 November 27, 2019. Chris Ross seconded the motion. The minutes were approved 6-0.

Scott Gabbard made a motion to approve the minutes from January 22, 2019. Kevin Carson 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 19-02 – BALLARD REZONING: Rezoning of 5 acres from the A2 (Agricultural) District to the RE (Residential Estate) District to allow for a Simple Subdivision. The property is located in Hendricks Township at the address 4643 W 100 S, Shelbyville.

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

Andy Scholle represented the petitioner. He had no comments.

The board opened the hearing for public comment. None was heard. 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. 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 19-02 – BALLARD SUBDIVISION: Primary Plat of a 2-lot residential subdivision and a waiver request to allow for subdivision of a tract less than 6-acres. The property is located in Hendricks Township at the address 4643 W 100 S, Shelbyville.

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

Andy Scholle represented the petitioner. He had no comments.

The board opened the hearing for public comment. None was heard. 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. It was approved 6-0.

The Board adopted the following findings of fact for the waiver request:

1. The granting of the waiver will not be determinantal to the public safety, health, and/or welfare.
2. The granting of the waiver will not be injurious to the reasonable use and development of other property.

3. The conditions upon which the request for a waiver is based are unique to the property for which a waiver is sought and are not applicable generally to other property.
4. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a hardship to the owner would result if the strict letter of these regulations were carried out.
5. The waiver will not contradict the intent of the Shelby County Zoning Ordinance or Comprehensive Plan.

Discussion

Small Cell Facilities Ordinance

Desiree Calderella presented an overview of the proposed ordinance.

There Board had a conversation about raising permit fees for small cell facilities due to the commercial nature of the facilities.

Desiree Calderella stated that she would determine if the County could assess a higher fee for permits that include multiple small cell facility poles. She stated that she would send the ordinance to the Plan Commission prior to the next meeting for further review.

Development Plan Review

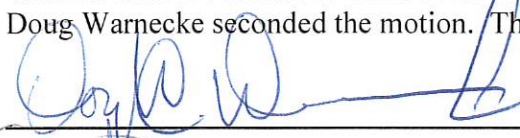
Staff and the Board had a discussion concerning the application of development plan review to non-agricultural and non-residential building permits. Both parties agreed that the ordinance should apply to all projects as written, however Staff should propose an amendment to the ordinance that provides an exemption related to the size of the project at a future meeting.

Comprehensive Plan

Doug Warnecke asked Staff to place an item on the agenda to discuss the Comprehensive Plan in March and to send the Plan Commission members draft of the document. Staff agreed.

Adjournment:

With no further business to come before the Board, Chris Ross moved to adjourn, and Doug Warnecke seconded the motion. The meeting was adjourned.

 26 MAR 19

President

Date

Secretary

Date

 3/26/19

