

**Shelby County Plan Commission  
Meeting Minutes  
Tuesday  
May 26, 2020**

**Members Present:**

Doug Warnecke

Chris Ross

Kevin Carson - via conference call

Terry Smith - via conference call (joined call during hearing for RZ 20-06)

Scott Gabbard - via conference call

Charity Mohr - via conference call

Steve Mathies - via conference call (joined call during hearing for RZ 20-06)

**Members Absent:**

Taylor Sumerford

Mike McCain

**Staff Present:**

Desiree Calderella – Planning Director

Mark McNeely – Plan Commission Attorney - via conference call

**Call to Order and Roll Call:**

Doug Warnecke called the May 26, 2020 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 April 28, 2020. Scott Gabbard seconded the motion. The minutes were approved 5-0.

**Public Hearings:**

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

**New Business**

**RZ 20-04 – SUTHERLAND REZONING: Rezoning of ~8 acres from the A1 (Conservation Agricultural) District to the RE (Residential Estate) District to allow for four single-family residential building lots. Located at approximately 4498 W 800 N, Fairland, Moral Township.**

This petition was continued to June 23, 2020.

**SD 20-04 – SUTHERLAND SIMPLE SUBDIVISION: Three-lot Simple Subdivision & Waivers of Subdivision Design Standards allow for two lots having 25-feet of road**

**frontage (minimum 160-feet required) and to allow for a buildable remaining lot for four (4) building lots total (maximum of 3 building lots permitted for Simple Subdivisions). Located at approximately 4498 W 800 N, Fairland, Moral Township.**

This petition was continued to June 23, 2020.

**RZ 20-05 – LAMB REZONING: Rezoning of 1.584 acres from the RE (Residential Estate) District to the R1 (Single-Family Residential) District to allow for a two-lot Simple Subdivision. Located at 6801 W 500 N, Fairland, Sugar Creek Township.**

This petition was continued to June 23, 2020.

**SD 20-01 – JORDAN SIMPLE SUBDIVISION: Two-lot Simple Subdivision & Waivers of Subdivision Design Standards to allow a simple subdivision of a tract less than 6-acres and a lot with 60-feet of road frontage (minimum 160-feet of road frontage required). Located at 4450 W 300 N, Fairland, Brandywine Township.**

This petition was continued to June 23, 2020.

**RZ 20-06 – KLEEMAN REZONING: Rezoning of 7.63+/- acres from the A1 (Conservation Agricultural) District to the RE (Residential Estate) District to allow for development of one single-family residential lot. Also, a rezoning of 0.4+/- acres from the A1 (Conservation Agricultural) District to the IS (Institutional) District to assign the correct zoning designation to an existing cemetery. Located east and adjoining 6819 W 1050 N, Fountaintown, Moral Township.**

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

Roy G & Jennifer D Kleeman indicated that they plan to maintain the cemetery and that a group from Beech Grove has maintained the cemetery since 2011.

The Board opened the hearing for public comment.

Linda Mohr, who resides at 6601 W 1000 N, indicated that she does not oppose construction of a house on the property. She expressed concern with legal ownership of the cemetery and maintenance of the cemetery.

Bob Mohr, who owns the adjoining farm ground to the west, indicated that he does not oppose construction of a house on the property. He expressed concern with legal ownership of the cemetery and maintenance of the cemetery.

Robert Kissell, who owns the adjoining property to the east, asked if the County required the installation of an 8” drain tile for new residential development.

The Board closed the public comment portion of the hearing.

Chris Ross expressed that the petitioners intend to maintain the cemetery and the importance of ensuring maintenance of the cemetery long term.

Mark McNeely stated that ownership of the cemetery is outside the parameters of the Plan Commission and not relevant to the decision on the rezoning.

Jennifer Kleeman reiterated that she plans to maintain the cemetery.

Q: Kevin Carson – Will the barn lie in the floodplain.

A: Desiree Calderella – The site plan is not to scale, but if they build the barn in the floodplain it will need to comply with the standards of the Flood Hazard section of the Ordinance.

Kevin Carson made a motion to approve the petition and Charity Mohr seconded that motion. **The petition was APPROVED 7-0.**

**SD 20-03 – BLUE STAR MANOR SIMPLE SUBDIVISION: One-lot Simple Subdivision & Waivers of Subdivision Design Standards to allow for Simple Subdivision of property in the I2 District. Located on Frontage Road, east of 850 West and approximately ¾ mile from the Pleasant View exit, Moral Township.**

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

Peter DePrez represented the petitioner. He stated that the Final Plat would have the name Blue Star Industrial Park.

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

Q: Kevin Carson – Will any buildings lie in the floodplain?

A: Peter DePrez – No.

Chris Ross made a motion to approve the petition and Charity Mohr seconded that motion. **The petition was APPROVED 7-0.**

### **Discussion**

**None.**

### **Adjournment:**

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

*\*This meeting was conducted during the COVID-19 public health emergency. As permitted by the Governor's Executive Order 20-04, Kevin Carson, Terry Smith, Scott Gabbard, Charity Mohr, Steve Mathies, and Mark McNeely attended remotely via conference call and votes were taken by roll call rather than paper ballot.*

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**Doug Warnecke**  
**President**

**Date**

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**Scott Gabbard**  
**Secretary**

**Date**