

**Shelby County Board of Zoning Appeals
Meeting Minutes
January 13, 2026**

Members Present:

Kevin Carson
Terry Knudson
Dave Klene
Megan Hart
Jim Douglas

Members Absent:

None.

Staff Present:

Desiree Calderella – Planning Director
Jody Butts – Attorney

Call to Order and Roll Call:

Dave Klene called the meeting to order at 7:00 pm in Room 208 A at the Court House Annex, Shelbyville.

Election of Officers:

Kevin Carson made a motion to keep the same slate of officers as the previous year: Dave Klene – President, Terry Knudson – Vice President, Megan Hart – Secretary. Terry Knudson seconded the motion. The motion was approved 5-0.

Approval of Minutes:

Megan Hart made a motion to approve the minutes from December 9, 2025. Jim Douglas seconded the motion. The minutes were approved 5-0.

Old Business:

None.

New Business:

BZA 26-01 – TRAVIS & LORI BECK: SPECIAL EXCEPTION – To allow a Type 2 Home Business (beauty salon) in the RE (Residential Estate) District. Located at 3785 W SR 44, Shelbyville, Hendricks Township.

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

Travis Beck explained that his wife plans to operate a one-chair beauty shop within an addition that they plan to build onto their house. He indicated that the business would have no signage, little to no advertising, and primarily serve family and friends.

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

Kevin Carson made a motion to vote on petition with stipulations and Terry Knudson seconded the motion. The petition was **APPROVED 5-0** with **stipulations**:

- 1. Operation of the business shall comply with Section 5.34 HB-02: Type 2 Home Business Standards of the Unified Development Ordinance.**
- 2. Business operations shall be limited to the Statement of Intent and Site Plan submitted with the variance application.**

Kevin Carson made a motion to adopt the Findings of Fact indicated in the Staff Report and Megan Hart seconded the motion. The Findings of Fact indicated in the Staff Report were adopted 5-0.

BZA 26-02 – ORVILLE BURCHETT: DEVELOPMENT STANDARDS VARIANCE – To allow for a 900 sq. ft. pole barn in the front yard [UDO Sec. 5.04 C] and resulting in the total area of all accessory structures on the property exceeding ½ the footprint of the house [UDO Sec. 5.07 F 1]. Located at 2212 S 125 E, Shelbyville, Shelby Township.

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

Orville Burchett indicated that he intends to store cars and personal items in the barn.

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

Jim Douglas asked about the height of the eve.

Orvill Burchett answered roughly 13-feet.

Dave Klene asked if the petitioner agreed with the stipulation recommended by Staff.

Orvill Burchett indicated that he agrees with the stipulation.

Kevin Carson made a motion to vote on petition with a stipulation and Megan Hart seconded the motion. The petition was **APPROVED 5-0** with a **stipulation**:

- 1. The pole barn shall not encroach past the front building line of the house on the adjoining property to the east. In the event that the existing accessory structures on the subject property prevent compliance with this stipulation, the Zoning Administrator may approve a minor deviation from this requirement.**

Jim Douglas made a motion to adopt the Findings of Fact indicated in the Staff Report and Megan Hart seconded the motion. The Findings of Fact indicated in the Staff Report were adopted 5-0.

Discussion

Residential Accessory Structure Standards Ordinance Review

Desiree Calderella outlined the revisions made to the proposed ordinance as indicated in the Staff Memo.

The Board agreed with the revisions.

Kevin Carson made a motion to forward a favorable recommendation on the ordinance as presented to the Plan Commission. Jim Douglas seconded the motion. The motion was APPROVED 5-0.

Adjournment:

With no further business to come before the Board, Kevin Carson moved to adjourn, and Megan Hart seconded the motion. The meeting was adjourned.