

**Shelby County Board of Zoning Appeals
Meeting Minutes
January 14, 2025**

Members Present:

Kevin Carson
Terry Knudson
Dave Klene
Megan Hart
Jim Douglas

Members Absent:

None.

Staff Present:

Desiree Calderella – Planning Director

Call to Order and Roll Call:

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

Election of Officers:

Kevin Carson nominated Dave Klene for President. Terry Knudson seconded the nomination. The Board unanimously elected Dave Klene as President.

Jim Douglas nominated Terry Knudson for Vice President. Dave Klene seconded the nomination. The Board unanimously elected Terry Knudson as Vice President.

Kevin Carson nominated Megan Hart for Secretary. Terry Knudson seconded the nomination. The Board unanimously elected Megan Hart as Secretary.

Approval of Minutes:

Dave Klene made a motion to approve the minutes from December 10, 2024. Megan Hart seconded the motion. The minutes were approved 5-0.

Old Business:

None.

New Business:

BZA 25-01 – JEFFREY L STANDEFORD: USE VARIANCE – To allow for agricultural use of property in the R1 (Single-Family Residential) District, including

construction of a barn and grain silos. Located east of and adjoining 7436 W State Road 44, Shelbyville, Hendricks Township.

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

Jeffrey L Standeford provided an overview of the petition and clarified the setback of structures from the property lines.

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

Kevin Carson expressed concern that the property would not have enough room for semis to maneuver around the silos. He indicated that he expressed this concern as a farmer rather than as a Board member considering zoning.

Jeffrey L Standeford provided a site plan showing how the semis would maneuver around the silos (see case file).

Megan Hart asked about the process for transferring a variance to future property owners and about the rationale for a use variance request rather than a rezoning request.

Desiree Calderella addressed these questions.

Terry Knudson made a motion to vote on the petition and Megan Hart seconded the motion. The petition was **APPROVED 5-0**.

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.

Discussion

None.

Adjournment:

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