

# Shelby County Plan Commission

November 25, 2025, at 7:00 PM

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# MEETING AGENDA

Shelby County Plan Commission  
November 25, 2025

## CALL TO ORDER

## ROLL CALL

## APPROVAL OF MINUTES

Minutes from the October 28, 2025, meeting.

## OLD BUSINESS

None.

## NEW BUSINESS

**RZ 25-15 – CLARK REZONING:** Rezoning of 5.81-acres from the A1 (Conservation Agricultural) District to the RE (Residential Estate) District to allow for a one-lot Simple Subdivision. Located at 9795 N 500 E, Morristown, Hanover Township.

**SD 25-14 – CLARK SIMPLE SUBDIVISION:** Simple Subdivision of a 5.810-acre, single-family building lot from a 71.74-acre parent tract. Located at 9795 N 500 E, Morristown, Hanover Township.

## APPROVAL OF 2026 PLAN COMMISSION MEETING CALENDAR

## DISCUSSION

None.

## ADJOURNMENT

The next regular meeting of the Shelby County Plan Commission is scheduled for Tuesday, **December 23, 2025, at 7:00 PM.**

## Meeting Information

**Location:** Conference Room 208A of the Shelby County Courthouse Annex Building, 25 West Polk Street, Shelbyville, Indiana

**Time:** 7PM

**Zoom Link:** <https://us06web.zoom.us/j/83969857254?pwd=3FhX1R1F6cnMo0itc3pyjbCknSV2BF.1>

**Password:** Shelby

## Board Members & Staff

**Kevin Carson, President:** Appointed by County Commissioners, Term 1/1/25 – 1/1/29

**Jason Abel, Vice President:** Commissioners Representative, Term 1/1/25 – 1/1/26

**Megan Hart, Secretary:** Appointed by County Commissioners, Term 1/1/23 – 1/1/27

**Tony Sipes, Member:** Appointed by Extension Board, Term 4/1/25 – 4/1/26

**Troy Merrick, Member:** Council Representative, Term 1/1/25 – 1/1/26

**Jeff Powell, Member:** County Surveyor

**Mike McCain, Member:** Appointed by County Commissioners, Term 1/1/22 – January 1/1/26

**Alicia Barr, Member:** Appointed by County Commissioners, Term 1/1/25 – 1/1/29

**Andrew Newkirk, Member:** Appointed by County Commissioners, Term 1/1/25– 1/1/29

**Desiree Calderella, Planning Director**

**Jody Butts, Board Attorney**

## Property Details

**Location:** 9795 N 500 E, Morristown, Hanover Township.

**Property Size:** 5.81-acres.

**Current Land Use:** Cropland

### Current Zoning Classification

**A1 (Conservation Agricultural)**

*This district is established for the protection of agricultural areas and buildings associated with agricultural production.*

### Proposed Zoning Classification

**RE (Residential Estate)**

*This district is established for single-family detached dwellings in a rural or country setting.*

### Future Land Use per Comp Plan

#### Agriculture

*The purpose of this category is to provide for traditional agricultural practices (such as crop production and livestock grazing) and modern agricultural practices (such as agricultural research facilities and CAFOs). Rural home sites may also occur within this category; however, the emphasis should remain on agriculture. New residential subdivisions that remove prime farmland from production should be discouraged. The residential density of this category should be one lot for every five acres.*

### Surrounding Development

	Zoning	Land Use
North	A1	Cropland
South	A1	Cropland
East	A1	Cropland
West	A1	Cropland

# Staff Report

**Case Number:** RZ 25-15 / SD 25-14

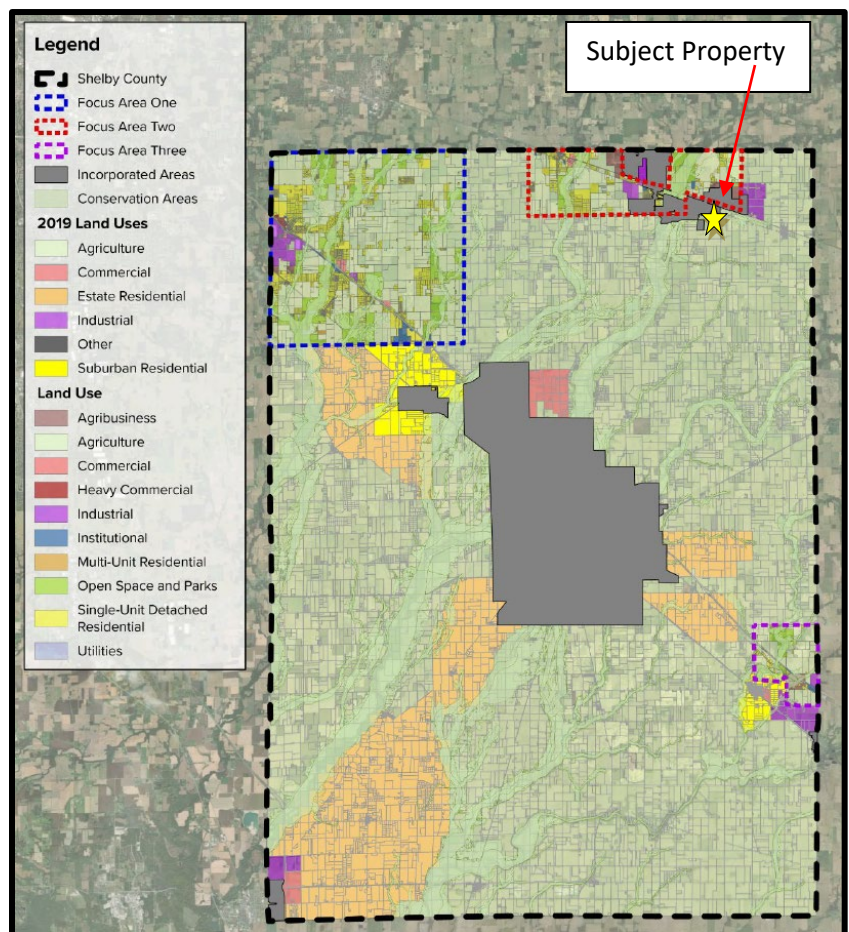
**Case Name:** Clark Rezoning – A1 (Conservation Agricultural) to RE (Residential Estate) & Clark Simple Subdivision

## Requests

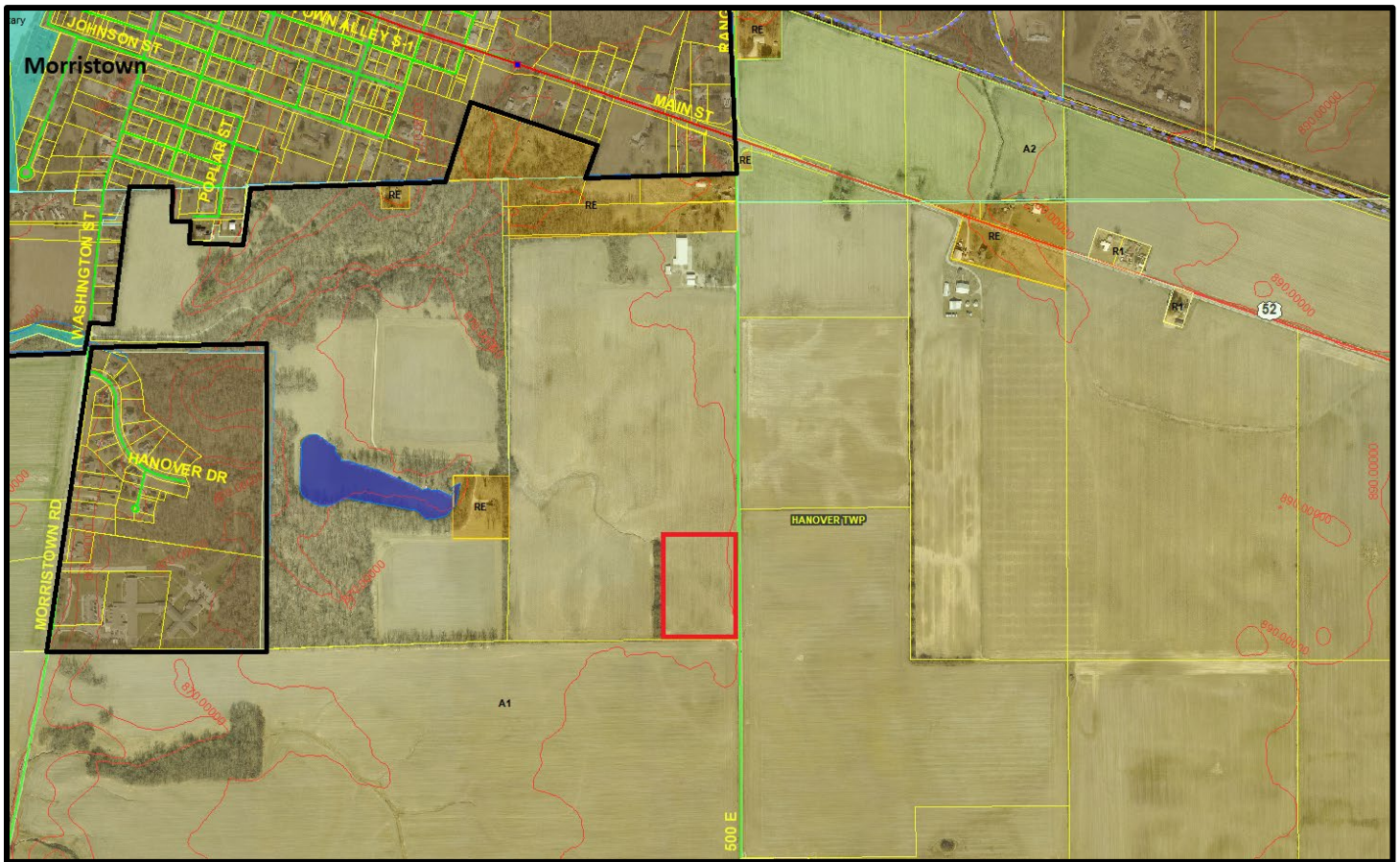
**Rezoning** of 5.81-acres from the A1 (Conservation Agricultural) District to the RE (Residential Estate) District to allow for a one-lot Simple Subdivision.

**Simple Subdivision** of a 5.810-acre, single-family building lot from a 71.74-acre parent tract.

## Future Land Use Map



## Property Map



## Case Description

- Approval of the requests would allow for development of one, 5.81-acre single-family residential building lot.
- The property lies within a ½-mile of the Town of Morristown. The surrounding area includes predominantly cropland.
- The USDA Soil Survey classifies the property as 'Prime Farmland if Drained.'
- Fiberoptic and gas utilities lie within the right-of-way of CR 500 E and within proximity of the south property line of the subject property.
- The Technical Advisory Committee (TAC) / Site Plan Review Committee would review a detailed site plan including structure layout, elevation of development, drainage infrastructure, and septic system design for compliance with County codes prior to issuance of permits for a new single-family residence.



## Staff Analysis Findings of Fact

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**Rezoning:** In accordance with IC 36-7-4-603 and the UDO, when considering a rezoning, the Plan Commission shall pay reasonable regard to:

**1. Current Conditions and the Character of Current Structures and Uses in Each District**

The property lies within a ½-mile of the Town of Morristown. The Town includes high-density residential development and community services to support residential use of the property.

**2. The Most Desirable Use for Which the Land in Each District Is Adapted**

The property lies within a ½-mile of the Town of Morristown. The Town includes high-density residential development and community services to support residential use of the property.

**3. The Conservation of Property Values throughout the Jurisdiction**

Development of the property for residential purposes would have no perceivable impact on property values throughout the County.

**4. Responsible Development and Growth**

The property lies within a ½-mile of the Town of Morristown. The Town includes high-density residential development and community services to support residential use of the property. The Technical Advisory Committee (TAC) / Site Plan Review Committee would review a detailed site plan including structure layout, elevation of development, drainage infrastructure, and septic system design for compliance with County codes prior to issuance of permits for a new single-family residence.

**5. The Comprehensive Plan**

Approval of the rezoning would not result in the residential density of the area exceeding one lot per five acres as recommended for rural residential development in agricultural areas by the Comprehensive Plan.

**Simple Subdivision:** Staff has reviewed the proposed plat and has determined:

1. The subdivision of land is consistent with the Shelby County Comprehensive Plan.
2. The subdivision of land satisfies the development requirements of Article 06: Subdivision Types.
3. The subdivision of land satisfies the standards of Article 07: Design Standards.
4. The subdivision of land satisfies any other applicable provisions of the Unified Development Ordinance.
5. The subdivision of land satisfies the construction requirements of Shelby County's Construction Standards.

## Staff Recommendation

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Staff recommends **APPROVAL of the Rezoning and Simple Subdivision** primarily because the property lies within a ½-mile of the Town of Morristown. The Town includes high-density residential development and community services to support residential use of the property.

*Applicant/Owner Information*

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Applicant: Bob & Jessica Clark  
11260 N 250 E  
Morristown, IN 46161

Surveyor: Scott T Sumerford  
3149 N Riley Hwy.  
Shelbyville, IN 46176

Owner: Marjorie L. Clark  
9795 N 500 E  
Morristown, IN 46161



FINAL PLAT FOR

CLARK SIMPLE SUBDIVISION



BASIS OF BEARINGS:  
INDIANA STATE PLANE GRID  
(EAST ZONE 1301)  
SCALE: 1 INCH = 200 FEET



NORTHEAST CORNER SECTION 13.14.7  
Railroad spike found 0.6' below asphalt in the  
centerline of the road recently by the county  
Surveyor's Office, prior to resurfacing operations.  
This spike was set over two stacked cornerstones  
of the original survey. The monument is a 10 foot  
boulder is called for in the old stone records by  
County Surveyor Miller in 1868.

N 1610.443.06  
E 32253.131

PROPOSED LOT 1  
Shelby County Surveyor Monument at  
closing corner, but not located for the  
purpose of this survey. Monument by  
county has being 148.22 feet south of  
the northeast corner. Moned ss 12.28  
feet from the northeast corner. The  
boulder is called for in the old stone records by  
County Road 500 East: Minor Collector

SURVEYORS REPORT

The clients are building a new dwelling for themselves at the south end of the Clark farm, opposite  
end of the existing family homestead to the north. This plat is creating a separate division and the  
new lot will be rezoned to a residential type zoning.

In accordance with Title 865, Article 1, Chapter 12, Section 12, of the Indiana Administrative Code,  
the following report explains the theory of location applied in retracing the lines and corners of the  
parent tract, and the location of the corners and amount of uncertainty in  
these lines and corners because of the following:

A) Availability and condition of reference monuments.

- The necessary corners of the quarter section, two sides, have already been perpetuated by the  
County Surveyor, County Road 500 East has just been milled and resurfaced during the  
process of this survey. The two corners in the road were located and verified by the County  
Surveyor, prior to the new pavement. There are currently no surface monuments representing  
the quarter section corners.

- The northeast corner of Lot 1 was set in the milled surface, just before the new top surface  
was applied. No monument at the southeast lot corner (1/4 corner) was set. Two offset stakes  
were placed at a distance of 20 feet from the section line, on the west side of the road. This  
was done for line preservation purposes.

B) Occupation or possession lines

- The south line of Lot 1 falls fairly close to very limited fence line remnants. Most of the fence  
has disappeared. The west line of Lot 1 was placed along the eastern edge of a wide tree row.

C) Clarity or ambiguity of record descriptions

- The written title to the parent tract is described in an older metes and bounds format as 82  
rods wide by 140.5 rods north to south. It does not call out the west line of the half quarter  
section. The property to the west of the parent tract was not investigated for its bounds. Title  
might resolve to a common aliquot line if fully researched, but this was not pursued for the  
purpose of the subject division.

- No issues or conflicts were encountered with adjoining titles in respect to Lot 1.

D) Relative positional accuracy of measurements

- The lines and corners retraced or established by this survey have been executed meeting Title  
865, Indiana Administrative Code 1.12.7 and falls under a Suburban Survey Classification with  
a relative positional accuracy of 0.13 feet + 100 ppm.

SURVEY CERTIFICATION

I hereby certify that this survey was performed under my direct supervision and to the best of my  
knowledge and belief was executed to minimum standards of practice as contained in Rule 12, of  
Title 865, Article 1 of the Indiana Administrative Code.

DATE: November 25, 2025

Signed: \_\_\_\_\_

Scott T. Sumnerford

Registration Number: 9800017

CENTER OF SECTION 13.14.7  
Small pointed stone found 0.2' above grade with cross  
on peak. It lies 11.2' south of a 6x6 wood corner post  
set in 1868. The stone is located in the center of the  
stone found and perpetuated by the County Surveyor in  
2006. This stone was established by County Surveyor  
Nickols, recovered by County Surveyor Miller in 1868  
and County Surveyor Dugan in 1873.

N 1607714.02  
E 31964.14

N 88°57'23" E 1363.26'

S 88°57'23" W 2726.53'

[West 82' rod(s) 1353']

N 88°57'23" E 1363.26'

[South 140' 1/2 rods]

N 88°57'23" E 444.00'

S 00°23'15" E 570.00'

N 00°23'15" W 2679.63' (1/4 line)

[North 140' 1/2 rods]

N 88°57'23" E 444.00'

S 00°23'15" E 570.00'

N 00°23'15" W 2679.63' (1/4 line)

[South 140' 1/2 rods]

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# Shelby County Plan Commission

25 West Polk Street, Room 201  
Shelbyville, Indiana 46176  
(317) 392-6338

Planning Director  
Desiree Calderella

The following are the meeting dates for the Shelby County Plan Commission (SCPC) and the Shelby County Board of Zoning Appeals (BZA) for 2026. All Plan Commission and BZA meetings begin at 7:00 p.m. unless noted/announced otherwise.

## Shelby County Plan Commission

<u>SCPC Scheduled Meetings</u>	<u>SCPC Application Deadline</u>	<u>SCPC Legal Notice Deadline*</u>
January 27, 2026	January 6, 2026	January 15, 2026
February 24, 2026	February 3, 2026	February 12, 2026
March 24, 2026	March 3, 2026	March 12, 2026
April 28, 2026	April 7, 2026	April 16, 2026
May 26, 2026	May 5, 2026	May 14, 2026
June 23, 2026	June 2, 2026	June 11, 2026
July 28, 2026	July 7, 2026	July 16, 2026
August 25, 2026	August 4, 2026	August 13, 2026
September 22, 2026	September 1, 2026	September 10, 2026
October 27, 2026	October 6, 2026	October 15, 2026
November 24, 2026	November 3, 2026	November 12, 2026
December 22, 2026	December 1, 2026	December 10, 2026

\*Completed Preliminary Plats are due by the Notice Deadline