

**Shelby County Plan Commission
Meeting Minutes
Tuesday
January 28, 2025**

Members Present:

Jason Abel
Mike McCain
Kevin Carson
Troy Merrick
Alicia Barr
Andrew Newkirk
Megan Hart
Jeff Powell

Members Absent:

None

Staff Present:

Desiree Calderella – Planning Director

Call to Order and Roll Call:

Kevin Carson called the January 28, 2025, meeting to order at 7:00 pm in Room 208 A at the Court House Annex.

Oath of Office:

Troy Merrick, Alicia Barr, and Andrew Newkirk took the oath of office.

Election of Officers:

Jason Abel nominated Kevin Carson for President. Jeff Powell seconded the nomination. Jason Abel moved to close nominations. Mike McCain seconded the motion. The Board unanimously elected Kevin Carson as President.

Jeff Powell nominated Jason Abel for Vice President. Mike McCain seconded the nomination. Megan Hart moved to close nominations. Troy Merrick seconded the motion. The Board unanimously elected Jason Abel as Vice President.

Jason Abel nominated Megan Hart for Secretary. Jeff Powell seconded the nomination. Mike McCain moved to close nominations. Jason Abel seconded the motion. The Board unanimously elected Megan Hart as Secretary.

PC Appointment to the BZA:

Kevin Carson moved to appoint Megan Hart to the BZA. Mike McCain seconded the motion. The Board unanimously appointed Megan Hart to the BZA.

PC Appointment of BZA Hearing Officer:

Megan Hart made a motion to appoint Dave Klene as the BZA Hearing Officer. Jeff Powell seconded the motion. The Board unanimously appointed Dave Klene as BZA Hearing Officer.

Approval of Minutes:

Jason Abel made a motion to approve the minutes from November 26, 2024. Megan Hart seconded the motion. The minutes were approved by Kevin Carson, Jeff Powell, Jason Abel, and Megan Hart (only these members who attended the Nov. meeting remain on the Board in 2025).

Old Business:

RZ 24-09 – RUSH REZONING: FINDINGS OF FACT

Megan Hart made a motion to adopt the Findings of Fact indicated in the January 28, 2025, meeting materials and Jason Abel seconded the motion. The Findings of Fact indicated in the meeting materials were adopted by Kevin Carson, Jeff Powell, Jason Abel, and Megan Hart (only these members who attended the Nov. meeting remain on the Board in 2025).

RZ 24-11 – BASS REZONING: Rezoning of 1.5-acres from the A2 (Agricultural) District to the R1 (Single- Family Residential) District to allow for a one-lot Simple Subdivision. Located approximately 90-feet north of 5754 N 500 W, Fairland, Brandywine Township.

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

Jason Bass explained that he intends to create the lot and build a house on family land.

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

Jason Abel asked if the petitioner perceived any drainage issues.

Jason Bass explained that his family had added tile on their farmland to the south and that drainage would cross under CR 500 W through a culvert.

Jeff Powell advised the petitioner to consider plans for a drainage outlet.

Jeff Powell asked about the width of the strip of land between the lot and adjacent residential lot to the south and the proposed use of that strip of land.

Jason Bass indicated that the strip of land would be 90-feet wide and would remain tillable ground.

Megan Hart made a motion of vote on the petition and Jason Abel seconded that motion. **The petition was APPROVED 8-0.**

Jason Abel made a motion to adopt the Findings of Fact as stated in the Staff Report. Megan Hart seconded the motion. The Findings of Fact as stated in the Staff Report were adopted 8-0.

SD 24-12 – BASS SIMPLE SUBDIVISION: Simple Subdivision of a 1.5-acre single-family building lot from a 31.5-acre parent tract and waiver of Simple Subdivision prerequisites to allow for Simple Subdivision of property zoned R1. Located approximately 90-feet north of 5754 N 500 W, Fairland, Brandywine Township.

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

Jason Bass had no comment.

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

Jeff Powell indicated that the plat included a scrivener's errors.

Mike McCain made a motion of vote on the petition with a stipulation and Megan Hart seconded that motion. **The petition was APPROVED 8-0, with a stipulation:**

- 1. The scrivener's errors on the plat shall be corrected prior to recording of the plat.**

New Business:

RZ 25-01 – THEOBALD REZONING: Rezoning of 3-acres from the A1 (Conservation Agricultural) District to the RE (Residential Estate) District to allow for a one-lot Simple Subdivision. Located at 3179 N 775 E, Shelbyville, Union Township.

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

Scott Sumerford represented the petitioner. He indicated that the petitioner's grandparents currently own the land. He explained that the shape of the lot allows for construction of a house on slab at the highest point in the area while preserving tillable land on the remaining tract. He indicated that the petitioner had obtained soil tests and would have a perimeter drain outlet. He indicated that he does not expect any drainage issues.

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

Jeff Powell made a motion of vote on the petition and Mike McCain seconded that motion. **The petition was APPROVED 8-0.**

Megan Hart made a motion to adopt the Findings of Fact as stated in the Staff Report. Jeff Powell seconded the motion. The Findings of Fact as stated in the Staff Report were adopted 8-0.

SD 25-01 – THEOBALD SIMPLE SUBDIVISION: Simple Subdivision of a 3-acres from a 35.82-acre parent tract and waiver of Simple Subdivision design standards to allow a lot with 40- feet of road frontage (minimum 160-feet of road frontage required). Located at 3179 N 775 E, Shelbyville, Union Township.

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

Scott Sumerford represented the petitioner. He had no comment.

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

Jeff Powell made a motion of vote on the petition and Mike McCain seconded that motion. **The petition was APPROVED 8-0**

Discussion:

Shelby County Sub-Area Economic Development Plan: Brief overview of the intent and contents of the Plan and approval process.

Desiree Calderella provided a brief overview of the planning process for drafting of the Plan and indicated that the County's consultant, American Structurepoint, would now provide background on the intent and content of the Plan before the Board votes on the Plan at a subsequent meeting.

Philip Roth, with American Structurepoint, presented a PowerPoint (see Sub Area Plan file).

Jeff Powell asked what percentage of the land in the Plan designated for industrial development currently includes development. He asked if the study considered utilities when planning for development.

Desiree Calderella explained that most land designated for commercial or industrial development in Moral Township already includes existing development or has commercial or industrial zoning.

Philip Roth explained that limited water supply limits industrial development primarily to logistics.

Megan Hart asked if the proposed industrial areas in the Plan include existing industrial development.

Philip Roth stated the proposed industrial areas in the Plan include existing industrial development.

Jason Abel emphasized the importance of public outreach in this planning process.

Adjournment:

With no further business to come before the Board, Megan Hart made a motion to adjourn. Jason Abel seconded that motion. The meeting was adjourned.