

**Shelby County Plan Commission  
Meeting Minutes  
Tuesday  
May 28, 2019**

**Members Present:**

Terry Smith  
Scott Gabbard  
Taylor Sumerford  
Doug Warnecke  
Chris Ross  
Steve Mathies

**Members Absent:**

Mike McCain  
Charity Mohr  
Kevin Carson

**Staff Present:**

Desiree Calderella – Planning Director  
Mark McNeely – Plan Commission Attorney

**Call to Order and Roll Call:**

Doug Warnecke called the May 28, 2019 meeting to order at 7:00 pm in Room 208 A at the Court House Annex.

**Approval of Minutes:**

Chris Ross made a motion to approve the minutes from April 23, 2019. Terry Smith seconded the motion. The minutes were approved 6-0.

**Public Hearings:**

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

**New Business**

**RZ 19-07 – HILL FARM REZONING: Rezoning from the A1 (Conservation Agricultural) District to the A2 (Agricultural) District to allow for a Simple Subdivision. The property is located in Moral Township at approximately 5550 W 900 N, Fountaintown.**

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

Jeff Powell, surveyor for the petitioner, had no additional comment.

The board opened the hearing for public comment.

Charlene Popp asked if the subdivision would include more than two houses.

The Board closed the public comment portion of the hearing.

Jeff Powell verified that the subdivision would only allow for two new single-family residences.

Q: Steve Mathies – What plans does the petitioner have for development of the lots?

A: Jeff Powell – No plans for one lot and the other lot has a buyer.

Desiree Calderella verified that the Ordinance would not allow for additional subdivision of the property for five years.

Q: Steve Mathies – How many driveways are planned?

A: Jeff Powell – One for each lot.

Chris Ross made a motion to vote on the petition and Steve Mathies seconded that motion. **The petition was approved 6-0.**

The Board adopted the following findings of fact:

1. The request is consistent with the Shelby County Comprehensive Plan.
2. The request is consistent with the current conditions and the character of current structures and uses in each district.
3. The request is consistent with the most desirable use for which the land in each district is adapted.
4. The request is consistent with the conservation of property values throughout the jurisdiction.
5. The request is consistent with responsible development and growth.

**SD 19-07 – HILL FARM SIMPLE SUBDIVISION: Primary Plat of a 2-lot Simple Subdivision and a waiver request to allow for simple subdivision of property in the A2 (Agricultural) District. The property is located in Moral Township at approximately 5550 W 900 N, Fountaintown.**

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

Jeff Powell, surveyor for the petitioner, had no additional comment.

The board opened the hearing for public comment. None was heard. The Board closed the public comment portion of the hearing.

Terry Smith asked Desiree Calderella to explain the waivers and she provided an explanation.

Chris Ross made a motion to vote on the petition and Steve Mathies seconded that motion. **The petition was approved 6-0.**

**Discussion**

**Rules of Proceedue**

The Board said they would like a simple rule of procedure. They also asked that continuances requested after mailed notice not be allowed without approval from the Board. Desiree Calderella said she would put together rules of procedure for review at a future meeting.

**Adjournment:**

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

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**Doug Warnecke**  
**President**

**Date**

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**Scott Gabbard**  
**Secretary**

**Date**