

**Shelby County Plan Commission
Meeting Minutes
Tuesday
September 24, 2019**

Members Present:

Taylor Sumerford
Doug Warnecke
Chris Ross
Charity Mohr
Kevin Carson

Members Absent:

Mike McCain
Steve Mathies
Terry Smith
Scott Gabbard

Staff Present:

Desiree Calderella – Planning Director
Mark McNeely – Plan Commission Attorney

Call to Order and Roll Call:

Doug Warnecke called the July 23, 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 July 23, 2019. Charity Mohr seconded the motion. The minutes were approved 5-0.

Public Hearings:

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

New Business

RZ 19-11 – MORGAN RAMPLEY REZONING: A2 (Agricultural) District to the RE (Residential Estate) District. Located at 7547 & 7578 S 750 E, Saint Paul.

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

Andy Scholle represented the Morgans and Rampleys. He 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.

Kevin Carson made a motion to vote on the petition and Chris Ross seconded that motion. The petition was **APPROVED 5-0**.

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 19-11 – MORGAN RAMPLEY SIMPLE SUBDIVISION - PRIMARY APPROVAL: To allow for subdivision of 8.658 acres into a 4.306-acre lot and a 4.352-acre lot. Located at 7547 & 7578 S 750 E, Saint Paul.

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

Andy Scholle represented the Morgans and Rampleys. He 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.

Charity Mohr made a motion to vote on the petition and Kevin Carson seconded that motion. The petition was **APPROVED 5-0**.

RZ 19-13 – BEATY REZONING: I2 (High Intensity Industrial) District to the RE (Residential Estate) District. Located at 5292 W 100 N, Boggstown.

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

Peter DePrez represented the Beatys. He 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.

Kevin Carson made a motion to vote on the petition and Chris Ross seconded that motion. The petition was **APPROVED 5-0**.

The Board adopted the following findings of fact:

6. The request is consistent with the Shelby County Comprehensive Plan.
7. The request is consistent with the current conditions and the character of current structures and uses in each district.
8. The request is consistent with the most desirable use for which the land in each district is adapted.
9. The request is consistent with the conservation of property values throughout the jurisdiction.
10. The request is consistent with responsible development and growth.

**PUBLIC HEARING ON THE SHELBY COUNTY COMPREHENSIVE PLAN:
Recommendation to the Shelby County Commissioners. Applicable to
Unincorporated Shelby County and the Town of Fairland.**

Desiree Calderella explained that the plan included three minor changes from the draft reviewed by the Board in July. She stated that Staff recommends a favorable recommendation to the County Commissioners of the current draft of the Plan.

Cory Daly from HWC Engineering was present to answer any questions.

The Board had a discussion concerning compatibility between the County Comprehensive Plan and the Shelbyville Comprehensive Plan and the timeframe for updating the Plan.

Chris Ross made a motion to recommend approval of the Plan to the County Commissioners. Charity Mohr seconded that motion. The Plan was given a **FAVORABLE** recommendation, **5-0**.

Discussion

Revisions to Plan Commission and Building Inspector Monthly & Annual Reports

Desiree Calderella explained that she had found a consultant to consolidate the excel reports and to add an autofill feature. The Board was agreeable to hiring the consultant.

Hearing Officer

Desiree Calderella presented a proposed ordinance to establish a hearing officer procedure for routine BZA cases. The Board was agreeable to proceeding with a public hearing on the ordinance at the next Plan Commission meeting.

Adjournment:

With no further business to come before the Board, Charity Mohr made a motion to adjourn. Kevin Carson seconded that motion. The meeting was adjourned.

Doug Warnecke
President

Date

Scott Gabbard
Secretary

Date