

**Shelby County Plan Commission  
Meeting Minutes  
Tuesday  
December 22, 2020**

**Members Present:**

Doug Warnecke  
Chris Ross  
Terry Smith  
Kevin Carson  
Steve Mathies  
Taylor Sumerford  
Mike McCain

**Members Absent:**

Scott Gabbard  
Charity Mohr

**Staff Present:**

Desiree Calderella – Planning Director (via conference call)  
Mark McNeely – Plan Commission Attorney

**Call to Order and Roll Call:**

Doug Warnecke called the December 22, 2020 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 December 1, 2020. Terry Smith seconded the motion. The minutes were approved 7-0.

**Public Hearings:**

**Old Business**

None.

**New Business**

**SD 20-10 – ENGELBRECHT SIMPLE SUBDIVISION: Subdivision of 4.444 acres into a 2.170-acre building lot and 2.274-acre lot including an existing single-family residence and waiver of subdivision design standards to allow for Simple Subdivision of a tract less than 6-acres. Located at 2429 E 1000 N, Morristown, Van Buren & Hanover Townships.**

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

approval.

Jeff Powell represented the petitioner. He did not have any additional comment.

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

Kevin Carson said he applauds any person who can find a piece of property in Shelby County to build on that does not use up good farmland.

Kevin Carson made a motion to vote on the petition and Chris Ross seconded that motion. **The petition was APPROVED 7-0.**

**RZ 20-17 – CHRISTIE REZONING: Rezoning of 1.13 acres from the RE (Residential Estate) District to the M1 (Multiple-Family) District to allow for three dwelling units. Located at 2343 & 2345 N Michigan Rd, Shelbyville, Marion Township.**

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

Chad Christie provided an overview of the petition.

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

Kevin Carson explained that the petitioner does not propose an unusual use of the property.

Desiree Calderella explained that Mr. Christie would need to apply for a permit to remodel the accessory structure into a dwelling unit, and that he would need approval of the proposed waste disposal facilities from the Health Department prior to obtaining the remodel permit.

Kevin Carson made a motion to vote on the petition and Chris Ross seconded that motion. **The petition was APPROVED 7-0.**

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 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 growth and development.

**Adjournment:**

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

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**Doug Warnecke**  
**President**

**Date**

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**Scott Gabbard**  
**Secretary**

**Date**