

NOTICE OF PUBLIC HEARING
BY THE
SHELBYVILLE BOARD OF ZONING APPEALS

Notice is hereby given that the Shelbyville Board of Zoning Appeals will hold a Public Hearing on **December 9, 2025 at 7:00 PM** in the Common Council Chambers at Shelbyville City Hall, 44 W Washington Street, to consider four petition(s):

- **BZA 2025-16** A petition by Aaron Callis for four (4) Development Standards Variances, for property located at 2205 N. Michigan Rd. Shelbyville, IN 46176 to construct an accessory structure for indoor storage of boats, campers, and trailers, and be granted relief from the “Home Occupation Standards”, regulating commercial operations at a residentially zoned property. The requested variances are from the following sections of the Unified Development Ordinance:
 - A-UDO 5.23-A-2: *Height Standards-Maximum Accessory Structure Height*
 - B-UDO 5.24-A: *Home Occupation Standards – Business Activities*
 - C-UDO 5.24-D: *Home Occupation Standards – Owner/ Operator*
 - D-UDO 5.24-G: *Home Occupation Standards – Business Area*
- **BZA 2025-21** A petition by 7-Eleven, seeking a Special Exception Use to allow for fuel sales in the Business Highway, Airport Compatibility Overlay, and Race Track Overlay district. This petition is for property located at 3901 N. Michigan Road, approximately 8.1 acres in size.
- **BZA 2025-22** A petition, by 7-Eleven, seeking a Special Exception Use to allow for a pole sign, one hundred feet tall, in the Business Highway zoning district, Airport Compatibility Overlay, and Race Track Overlay districts. This petition is for property located at 3901 N. Michigan Road, approximately 8.1 acres in size.
- **BZA 2025-23** A petition by 7-Eleven, seeking three variances to allow the construction of a Speedway Convenience Store with a Fueling Center for Passenger and Commercial vehicles at 3901 N. Michigan Road. The requested variances are from the following sections of the Unified Development Ordinance:
 - A-UDO 5.15-B, *Non-Residential Drive Standards*
 - B-UDO 5.62-A: *Incidental Free Standing Signs*
 - C-UDO 5.58-Q,C: *Interstate Pole and Pylon Sign Standards*
 - D-UDO 5.32-A-1-a: *Non-Residential Landscaping Standards, Foundation Plantings*
- **BZA 2025-24** A petition by Circle K/ Mac’s Convenience LLC, is seeking three variances to allow the construction of a Circle K Convenience Store with a Fueling Center for Passenger and Commercial vehicles at 2905 East St Rd 44. The requested variances are from the following sections of the Unified Development Ordinance:
 - A-UDO 5.15-B, *Non-Residential Drive Standards*
 - B-UDO 5.32-A-1-a, *Non-Residential Landscaping Standards*
 - C-UDO 5.09-C-3-g, *Commercial Standards, Customer Entrances & Internal Sidewalk Systems*

These applications may be examined at the office of the Plan Commission of the City of Shelbyville, Indiana in City Hall located at 44 West Washington Street, Shelbyville, Indiana, 46176, Monday through Friday between the hours of 8:00 AM and 4:00 PM. We encourage residents to view project information through the “Agenda Portal” on the City’s website at <https://www.shelbyville.in.gov/agendacenter>. City Staff will post documents to the website as they are completed and/or received.

Written comments in support of or in opposition to the petitions may be emailed to arude@cityofshelbyvillein.com or mailed to the Plan Commission Office (44 W. Washington Street, Shelbyville,

IN, 46176) or filed with the Plan Commission Secretary at the Public Hearing and will be entered into public record and considered by the Plan Commission at the hearing.

Public Hearings are open to the public and public comment will be heard at the meeting. The meeting will also be streamed via the City's Youtube page, a link to which can be found on the City's website. Public Comment will be taken in person and virtually via Zoom. Any member of the public that wishes to provide public comment virtually via Zoom on a petition must contact the Plan Commission Secretary no later than 24 hours prior to the meeting, pursuant to Plan Commission Res. 2021-01. The request to participate electronically can be submitted here: <https://shelbyville.in.gov/PlanningDept/VirtualParticipationRequest>

To attend/observe the public meeting use the following link:

<https://www.youtube.com/@cityofshelbyville/streams>

Pursuant to IC 5-14-9, the members of the Board of Zoning Appeals, their appointing authority, and terms of appointment are:

Name	Appointing Authority	Term of Appointment
Christopher Clark	City Council (IC 36-7-4-902-2)	1/1/2025 - 12/31/2028
Richard (Doug) Cassidy	City of Shelbyville Mayor (IC 36-7-4-902-1)	1/1/2023 - 1/4/2026
James (Vince) Bradburn	City of Shelbyville Mayor (IC 36-7-4-902-1)	1/24/2022 - 12/31/2025
Jeff Martin	City of Shelbyville Mayor (IC 36-7-4-902-1)	3/12/2025 - 12/31/2025
James Garrett III	Shelbyville Plan Commission (IC 36-7-4-902-3)	5/13/2024 - 1/31/2026
Winifred (Winnie) Soviar	Shelbyville Plan Commission (IC 36-7-4-903-a-2)	8/26/2024 - 8/26/2026