

### Meeting Agenda: February 10th, 2026

Location: Common Council Chambers, Shelbyville City Hall

Public Meeting Zoom Link: <https://us06web.zoom.us/j/99742203768>

- The Board of Zoning Appeals will conduct a pre-meeting at 6:30 PM
- Call to Order – 7:00 PM
- Roll Call
- Election of Officers
  - President
  - Vice President
  - Secretary
- Approval of Minutes
  1. [December 9, 2025](#)
- Old Business:
  1. **BZA 2025-16 – Aaron Callis 2205 N. Michigan Rd** – A petition by Aaron Callis for 4 Development Standards Variances, at the property located at 2208 N Michigan Rd. Shelbyville, IN 46176 to construct and operate a rental storage barn for boats, campers, and trailers. 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*

**(This Case has been continued to the March meeting, at the petitioner’s request)**
- New Business:
  1. **BZA 2026-01 – Timothy Vanzo; Use Variance:** A petition by Timothy Vanzo, seeking a Use Variance to allow the western side of property to be used for residential, while maintaining the eastern portion of the structure as warehouse/warehouse storage. This petition is located at 818 S Pike Street, in the *IL – Light Industrial* zoning district.
    - [Staff Report](#)
    - [Application](#)
    - [Proposed Site Plan and Building Elevations](#)
  2. **BZA 2026-02 – Timothy Vanzo; Development Standards Variance:** A petition by Timothy Vanzo, seeking three (3) development standards variances. This petition is located at 818 S Pike Street, in the *IL – Light Industrial* zoning district. The requested variances are as follows:
    - A. UDO 5.55-E; *Setback Standards, Minimum Front Yard Setback*
    - B. UDO 5.55-F; *Setback Standards, Minimum Side Yard Setback*
    - C. UDO 5.36-H; *Bufferyard Landscaping Standards, Buffer Yard “Type 3”*
    - [Staff Report](#)
    - [Application](#)

- [Proposed Site Plan and Building Elevations](#)

- **Discussion**

1. Annual Joint PC/BZA Meeting

- **Adjournment**

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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
VACANT	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)	1/1/2026-12/31/2029
James (Vince) Bradburn	City of Shelbyville Mayor (IC 36-7-4-902-1)	1/1/2026- 12/31/2029
Sarah Newkirk	City of Shelbyville Mayor (IC 36-7-4-902-1)	2/10/2026 - 12/31/2029
James Garrett III	Shelbyville Plan Commission (IC 36-7-4-902-3)	1/1/2026 - 12/31/2029
Winifred (Winnie) Soviar	Shelbyville Plan Commission (IC 36-7-4-903-a-2)	1/7/2026 - 12/31/2026