

**SHELBYVILLE PLAN COMMISSION
SUMMARIZED MEETING MINUTES
February 23, 2026**

Members Present: Mike Claxton, Betsy Means-Davis, Scarlett Tinsley-Price, Duane Schuler, James Garrett, Doug Cassidy, Gary Nolley, Winnie Soviar, Carter Hall, Joe Lux, Tyler Comstock

Members Absent: None

Staff Present: Adam Rude, Mike Evans

Approval of Minutes: Scarlett Tinsley-Price motioned to approve the January 7, 2026 Special Plan Commission meeting minutes and Duane Schuler seconded the motion. Voice vote passed 11 - 0.

Old Business: None

New Business: *2026-01 Summerfield Housing Addition Subdivision Standard Waiver Relief from Article 6, Section 6-08-d-1a to allow the front loading area of the garage to exceed 40% of the overall width of the primary structure's front elevation.*

Brian Tuehy(?), petitioner's representative walked the board through a slide presentation and explained the reason for the petition. Mr. Tuehy said the petitioner has agreed with all the conditions in the staff report.

- Mike Claxton asked why this would only affect a select number of homes and Mr. Tuehy said that's what staff had asked them to do and this only pertains to lots yet to be developed.
- Betsy Means-Davis had no questions.
- Scarlett Tinsley-Price had no questions.
- Duane Schuler asked if any feedback from current homeowners had been received concerning this change. Mr. Tuehy said no. He had one call from a neighbor just inquiring what the notice was for.
- James Garrett asked how many additional floor plans would be offered. Lee Phillips, with DR Horton said that right now, 2 or 3 additional floor plans would be offered but they get evaluated and changed frequently so it could lead to a few more than that.
- Gary Nolley had no questions.
- Winnie Soviar had no questions.
- Carter Hall had no questions.
- Joe Lux had no questions.
- Tyler Comstock had no questions.

- Doug Cassidy asked if the current bump out on the garage would give more storage. Mr. Tuehy said it definitely gives more space in the garage but buyers don't want to spend the extra money for that and the garage is sufficiently sized without it.
- Gary Nolley clarified that they're just providing additional options.

With no further questions or comments from the board, Mr. Cassidy closed comment from the board and opened it to the public.

No one from the public spoke so Doug closed public comment and reopened it to the board for a motion. James Garrett motioned to approve the subdivision standards waiver as presented and imposing the recommended conditions in the planning staff's report and Findings of Facts. Duane Schuler seconded the motion. Ballot vote: Mike Claxton - yes, Betsy Means-Davis - yes, Scarlett Tinsley-Price - yes, Duane Schuler - yes, James Garrett - yes, Doug Cassidy - yes, Gary Nolley - yes, Winnie Soviar - yes, Carter Hall - yes, Joe Lux - yes, Tyler Comstock - yes. Motion carried 11 - 0.

Miscellaneous Business:

Discussion: Adam Rude explained to the board that the planning staff invited Arbor Homes to make a presentation of a future request that will be brought before the Plan Commission at a later date. Bridgett Mudd, with Arbor Homes walked the board through Arbor's slide presentation and discussed their PUD Amendment which would add their "Rival" series homes in addition to what's currently approved for the development. They would have 111 Arbor Homes and 146 Rival homes giving them 257 homes in Isabelle Farms. Sales have gone slower than anticipated so they're hoping to use the Rival homes to make home ownership more affordable.

- Mike Claxton had no questions.
- Betsy Means-Davis had no questions.
- Scarlett Tinsley-Price had no questions.
- Duane Schuler asked if Rival is a different home builder or it is part of Arbor Homes. Ms. Mudd said it's a part of Arbor Homes. Mr. Schuler said one of the concerns brought up when Isabelle Farms was originally developed was the exact thing you're doing now - requesting changes to what was approved. While he's in favor of more affordable housing, his concern as a neighbor in Rolling Ridge is the same now as it was then. Rolling Ridge is not a high density subdivision, has much larger homes and lots and those residents were and are still concerned about the effect homes in Isabelle Farms would have on their property values. Duane asked Adam if they consider this, could the board then request concessions similar to what they just did with Summerfield's waiver request. Adam Rude said yes.
- James Garrett asked if Arbor Homes had a target price point for this home series. Ms. Mudd said the current Arbor Homes are selling for around \$300,000 and the Rival series would start around \$200,000.

- Gary Nolley commented that he thought houses were being built out there at a pretty rapid rate and asked if it was different from what they had anticipated. Ms. Mudd said currently they're selling around 2.5 homes a month and they'd like to see 4.5 homes sold per month. Gary said if he had a \$300,000 home and his neighborhood was going to start building homes worth $\frac{1}{3}$ less, he wouldn't be very happy. While he agrees with Mr. Schuler that Shelbyville needs affordable homes, he's not sure he wants them in the same neighborhood. Ms. Mudd said that they had taken the planning staff to see a development with the Rival homes in Martinsville, Indiana and since she's not been with Arbor long, it was her first time seeing them as well and she was pleasantly surprised with them.
- Winnie Soviar said she had the same concerns with the proposed homes being in the same neighborhood. Winnie said she's also concerned with the added traffic in the area and asked how many more lots there would be. Ms. Mudd said the density wouldn't change with 257 homes total. She said it may add 10 more homes but the density would still be the same.
- Mr. Hall had no further comments.
- Joe Lux asked an inaudible comment. Ms. Mudd said those are the Arbor Homes. More inaudible comments by Mr. Lux. Mr. Nolley commented that they'd be across the street from each other and that he didn't like that. Mr. Lux said that Isabelle Farms is kind of a gateway to the city and he wouldn't want to minimize that, saying if these homes were going to be located along the Michigan Road side of the development he might be more amendable to it. More discussion followed. Mr. Lux reminded Ms. Mudd that what was originally asked for by Arbor Homes is what the Plan Commission approved and he thinks they should proceed with what they had originally been approved for at least along North Riley Highway. Scarlett Tinsley-Price said she'd be curious to see what the feedback is from adjoining property owners when notification is sent out.
- Tyler Comstock clarified that on the video presentation, the ones in yellow were the ones being proposed. Tony Bagoto(?), from Arbor Homes discussed lot sizes. Tyler expressed concern about the 4000 sf minimum lot area when 5,045 sf is the minimum lot area required and if it gets below that, it would require new drainage calculations and possibly revisions. Discussion ensued. Mr. Schuler clarified that the 4000 sf should actually be 5000. More discussion followed.
- Gary Nolley said he'd rather see these homes along North Michigan Road versus North Riley Highway due to the possible effect on property values saying that you're going to get a different type of neighbor in a \$200,000 home versus a \$300,000.
- Winnie Soviar asked how old the subdivision in Martinsville is and Mr. Bagoto said it was just begun this year. Ms. Soviar asked if they had other Rival series subdivisions and Mr. Bagoto said they have one in Decatur township that has Rival and Arbor homes. He went on to say that it was planned that way so the people who are buying Arbor homes there know about the Rival ones. He said Isabelle Farms would be the first time they've added Rival homes to an existing Arbor subdivision.
- Betsy Means-Davis said she could maybe see putting the Rival homes on the Michigan Road side because the neighbors there are more suitable. Mr. Nolley said he agrees and that makes more sense. Discussion followed.

- Doug Cassidy pointed out that the current sign says “homes starting at \$200” but Mr. Bagoto’s saying they actually start at \$300. Mr. Bagoto said the average selling price is \$325,000 but start in the higher 2’s. Arbor has more options that increase the price. Doug asked Adam if they allow this, could Crest Drive be shut off. Discussion followed with Adam saying he’d have to look into it to see if it was an option.
- Gary Nolley asked if there was an HOA and if there would then be 2 HOAs. Mr. Bagoto said there currently is an HOA and it would cover the entire subdivision. Discussion followed.
- Doug Cassidy encouraged Arbor to use local construction people.

Joe Lux informed the board he needed to leave the meeting in order to take care of a personal matter.

Adam Rude addressed the board to let them know about the number of petitions that would be coming before the board in March and some of them will have a large number of notifications sent out therefore there may be a change in location for the March meeting, possibly Breck Auditorium. Discussion followed.

Winnie Soviar said she has a conflict to make the board aware of. She’s a county fringe resident who serves on the city plan commission as the Shelby County democrat representative. Due to her position on the city’s plan commission, she also serves on the city’s board of zoning appeals. The conflict is that she will no longer be able to serve on the BZA due to that board’s meeting dates. She’s discussed the problem with Mike Claxton, the other county resident serving on the city’s plan commission but he could have a conflict also due to a previous commitment. Ms. Soviar said that through discussion with Mr. Claxton, together they could work it out in the event one of them couldn’t attend a meeting, the other one would. Adam will do some research to see what’s legally allowed.

Someone Doug Cassidy identified as “Ms. Runnebohm” approached the podium but her comments were inaudible. Discussion followed about rental property.

Richard Kittson, 138 Luna Place, resident of Arbor Homes said while he and his wife are very much for affordable housing, they believe this proposal to be “out of left field” and they had no idea about this when they bought their house for slightly less than \$300,000 and would be concerned about property values. Discussion followed. Mr. Kittson said there’s a serious problem with auto accidents at the roundabout at Isabelle Farms. Discussion followed between Mr. Kittson and board members.

Duane Schuler asked Adam if he could speak to the legislature’s efforts to reduce local plan commissions’ ability to require certain architectural standards. Adam said it’s been an issue for a lot of years and it would strip a lot of control for local jurisdictions. Adam’s not sure where it stands today.

Adjournment: No audible motion or second.

