

Decatur County Area Plan Commission
August Minutes 2024

The regularly scheduled meeting for the Decatur County Area Plan Commission was called to order by Todd Mauer at 6:30 p.m. on Wednesday, August 7, 2024, at the Greensburg Community High School. Tom Hunter notified all in attendance of the emergency exits and where to go if inclement weather. Todd Mauer read the following: *to comply with Title VI of the Civil Rights Act of 1964, Decatur County requests that participants in this meeting complete a voluntary, anonymous survey that is available on the table in the back of the room.* There were 9 board members present. Also attending the meeting was Melissa Scholl – APC Attorney, Krista Duvall – Area Plan Director and Debbie Martin – Administrative Assistant.

* **Approval of July 10, 2024 Minutes:** Brad Schutte made a motion to approve minutes as mailed; Sheila Kirchhoff seconded the motion which was approved unanimously.

* **APC Petition 2024-12 – Randall Stone** - requesting to subdivide two (2) approx. 2.1 acre parcels out of 4.208 acres and rezone approx. 2.10 acres on each parcel from an A-1 zoning classification to an A-2 zoning classification to sell as buildable parcels. This request falls under Decatur County Ordinance Section Number 920(7) & 915. The property is owned by Randall & Beverly Stone and is located west of 5855 W County Rd 500 S, Greensburg in **Sand Creek Township**.

Randall Stone: I am splitting the parcel in question, originally 8 acres there. I sold the house and 4 acres off so I left the 4 acres, I cannot run cattle on there because there is not shelter so I am wanting to split equally for housing.

Ryan Kennelly made a motion to vote on APC 2024-12; Sheila Kirchhoff seconded the motion with all members present voting yes. Todd; your petition passes, stay in touch with the office as the process goes forward, congratulations.

* **APC Petition 2024-14 – Dennis Tebbe** - requesting to subdivide an approx. 3-acre parcel and an approx. 1.5-acre parcel out of the 40.654-acre parcel and rezone approx. 2.99 acres of parcel #1 and approx. 1.5 acres of parcel #2 from an A-1 zoning classification to an A-2 zoning classification for construction of a single-family detached dwelling on each parcel. This request falls under Decatur County Ordinance Section Number 920(7) & 915. The property is owned by the petitioner and is located at 6813 E CR 200 N, Greensburg in **Fugit Township**.

Dennis Tebbe: We plan to downsize, will sell the remaining 35 acres. We will build our home on the larger lot and then my daughter will build on the other lot. **Ryan;** was there area you moved dirt on the property where your soil samples were taken? **Dennis;** yes. **Ryan;** you may need to revisit that so you don't run into trouble there. **Dennis;** the soil samples area was undisturbed, that was over the hill. **Ryan;** oh, ok. Looks like everything else is in place.

Scott Smith made a motion to vote on APC 2024-14; Tom Cherry seconded the motion with all members present voted yes. **Todd;** congratulations, your petition passes, stay in touch with the office, this is just the first step, they will lead you through from here.

Scott Smith made a motion to adjourn the meeting at 6:40 p.m.; all members signified by saying aye.

ATTEST

Secretary, Sheila Kirchhoff
Decatur County Area Plan Commission

President, Todd Mauer
Decatur County Area Plan Commission