

**Decatur County Area Plan Commission  
December Minutes 2024**

The regularly scheduled meeting for the Decatur County Area Plan Commission was called to order by Todd Mauer at 7:02 p.m. on Wednesday, December 4, 2024 and 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 7 board members present with Tom Hunter and Brad Schutte absent. Also attending the meeting was Melissa Scholl – APC Attorney, Tim Ortman – Interim Area Plan Director and Debbie Martin – Administrative Assistant.

\* **APC Petition 2024-21 – Paul & Hayley Trenkamp** – are requesting to subdivide approx. 2.5 acres out of 33.51 acres and to rezone approx. 2.5 acres from an A-1 zoning classification to an A-2 zoning classification to build a single family detached dwelling. This request falls under Decatur County Ordinance Article 9, 920(7) & 915. The property is owned by the petitioners and is located just South of 9750 E Base Road in Greensburg in **Salt Creek Township**.

**Paul;** We bought the property back in June and we want to eventually live there. We want to take by that red there. The upper building to the north closest to the creek that's where the house would sit. Eventually we will tear that down. (Inaudible). Septic has been approved and installed. **Todd;** Questions or comments from the board members? **Shiela;** Was there a house on that property before? **Paul;** There was not. (Inaudible) **Todd;** Any other questions or comments? Not hearing any I'll look for questions or comments from adjoining landowners.

Shiela Kirchoff made motion to vote on Petition 2024-21, Tom Cherry seconded with all members present voting yes.

\* **APC Petition 2024-22 – Anita Scheidler** – is requesting to subdivide approx. 8.0 acres out of 24.19 acres and rezone approx. 2.99 acres from an A-1 zoning classification to an A-2 zoning classification for construction of a single-family detached dwelling. This request falls under Decatur County Ordinance Article 9, 920(7) & 915. This property is owned by the petitioner and is located at 3610 E CR 400 S, Greensburg, in **Marion Township**.

**Anita;** We are wanting to plot out this land for our son, on the east side, he's planning to build a house there. **Todd;** The red box? **Mr. Scheidler;** The small narrow red box would be approximately 8 acres. And then where you see the pointer there, the house would sit in the field just to the east which would be to the right of the pointer. **Todd;** Questions or comments from the board members. **Anita;** We have septic approval and driveway approval. **Todd;** Any questions or comments? Any adjoining property owners? Not hearing any, I'll look for a motion.

Scott Smith made a motion to vote on petition 2024-22; Ryan Kennelly seconded with all members present voting yes. Shiela Kirchoff obtained from voting.

\* **APC Petition 2024-23 – Alex & Chaylyn Sefton** – are requesting to subdivide approx. 1.5 acres out of 4.20 acres and rezone approx. 1.5 acres from an A-1 zoning classification to an A-2 zoning classification for construction of a single-family detached dwelling. This request falls under Decatur County Ordinance Article 9, 920(7) & 915. The property is owned by Michael & Kay Sefton and is located behind 2535 N State Road 3, Greensburg, in **Washington Township**.

**Alex Sefton;** The plan is to subdivide that off the property that my wife and I would own and then the southernmost building in the box in the back using the existing garage area. **Todd;** You say the house will be there by the building? Are you putting a new driveway in or just using the driveway? **Alex;** We will be using my dad's driveway. **Todd;** The house in the back, does it have an easement out? **Mike Sefton;** There is an easement to get back there, if you look at the light yellow box and likewise, they can use my driveway. **Todd;** Looks like you have your soil test done and your septic approved. Questions or comments from board members? **Missy;** Is there room to get additional driveways in if needed? (Inaudible) **Ryan Kennelly;** does there have to be a legal easement? **Jay Schoettmer;** He just has to have 50 ft of road frontage. Or just you can use it as long as they get along. **Ryan;** If they didn't get along or it sold or something like that, what width does that have to be. **Jay;** He's got 50 feet of road frontage but outside of that as long as its' 50'. **Missy;** I would just make sure that it has the ability for a modification in the future there. **Alex;** I think based on what was drawn up in Beacon it is 50 feet at least. **Missy;** it doesn't matter about the width; it matters the frontage to the road. **Tim Ortman;** Have you talked to INDOT about access to State Road 3? **Alex;** We have not. **Debbie Martin;** Did Mitch talk to the State when he built back there? **Mike;** Not that I know of, which he's not planning to put in a driveway. I don't like easement only because I am a realtor. So, I want them to be able to have access to the highway once I'm dead and gone. So that there's not a problem and someone saying they can't use the driveway. I don't want them to have trouble driving to the road if needed. We actually had it drawn out where it was squared out behind us but, I wanted them to be able to drive to the road if you have to. So that's why we went on to the north and took it all the way to the road not because that's the property he's going to put a fence around but because that gets him access to the highway if he needs it. **Missy;** Tim what is your experience on getting this approved? **Tim Ortman;** Right now, it probably wouldn't be bad but as time goes on it probably could make less and less access rights so just having 3 driveways there, I think it would be beneficial to pose the question to INDOT to make sure you get those 3 driveways that close and that they would permit them. **Missy;** and is there anything as the state gives a preapproval? **Tim;** I think you probably could. If you got the permit and didn't build the driveway, the permit would still be there. **Missy;** Right, I would tend to agree with Tim, down the road may not be the best way to wait for it. If the goal is that we preserve what needs to be preserved for the independent parcels in the future, we need to go ahead and get those accesses approved from the state. If you don't use them now just don't use them but have them and just hold onto them and then they're there if you ever need to create that because I know that if you get too many in a row in the line of sight they have very strict criteria on how they approve those and as they let more people build or acquire them in the area down the road, you may have lost your window of opportunity. **Tim;** So, I guess it may be such a thing that you have to join yellow (referencing the overhead map) and come off if you have too many access points, they may want you sharing access points. **Ryan;** How are we, everything that comes to us has to have a driveway, right? (Conversation between Ryan & Jay, inaudible) So we didn't have it or not. If they want that done, they're going to want ... I agree with you just wondering that if everything fell apart in their family and they couldn't agree. **Missy;** Point well taken, Ryan & Tim, just for I think you know for down the road you don't know what down the road means. The rules may change for what they grant, and it may get tougher to get access. Today this would not be required that you get it taken care of but maybe sooner than later. **Tom Cherry;** How about ag driveways, in and out of fields? **Tim;** The only thing I can see being a concern is the distance between the three to where they want the two of them sharing. **Ryan;** I really think it's something you guys need to be aware of because it could end up you're making an investment adding on to that building, putting the house in there there's no access to it, if the state wouldn't allow you to do that it's going to have to sell with your dad's house because he owns the way to reach your house. That's just

giving you some advice. It's probably not going to affect our county or anything like that. **Todd;** Do we have any adjoining property owners? Not hearing anything I will look for a motion.

Tom Cherry made a motion to vote on petition 2024-23; Ryan Kennelly seconded with all members present voting yes.

Sheila Kirchhoff made a motion to adjourn at 7:30 p.m.; Scott Smith seconded the motion with all present signifying aye.

ATTEST

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Secretary, Sheila Kirchhoff  
Decatur County Area Plan Commission

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President, Todd Mauer  
Decatur County Area Plan Commission