

**Decatur County Area Plan Commission
June 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, June 5, 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 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 May 1, 2024 Minutes:** Sheila Kirchoff made a motion to approve minutes as mailed; Brad Schutte seconded the motion which was approved unanimously.

* **APC Petition 2024-9 – Cecil Ison** is requesting to rezone lots 41, 42, & 43 in Ebenezer Nutting’s Addition to The Town of New Point from an R-2 zoning classification to a B-2 zoning classification. This request falls under Decatur County Ordinance Article 11. The property is owned the by the petitioner and is located at 8348 E CR 200 S, Greensburg, in **Salt Creek Township**.

Cecil Ison: I own Ison’s Family Pizza in Batesville. The building we are talking about is the Post Office building in New Point. It has been a Post Office for well over 100 years. On the other side of the building used to be the Mid Town Diner, then a donut shop. My goal in this change of the zoning is to put a Pizza Shop in there, a sister to what we do in Batesville. I have had numerous people from the town and county who are all looking forward to us being able to do this. I didn’t know what the zoning was when I bought it, assumed it was business. But in the research process I knew I needed to rezone now. **Todd;** when was it converted to an R-2? **Krista;** I think it always was an R-2. **Cecil;** we have already invested quite a bit in the building, I will continue to fix the building if this doesn’t go through. We have put all new windows in, and a new roof later this summer. We have Beverly Wilson come down and repaint all of the old lettering on the side of the building, GW Metz General Merchandising & We Sell Bryce’s Mothers Bread. When we are done with this, we plan for the building to be there another 100 years. **Todd;** I will say that there is Napoleon Water there and the New Point Town Council has approved this request. **Jay;** on the zoning, there is some small oversights in the small towns. **Paul;** I appreciate you following the procedures in place. It would seem logical (inaudible) not a residential property that the actual structure was designed for. **Krista;** the reason we wanted to go through this is that there are apartments there and the Post Office will remain. In order to be a B zoning, it didn’t fit in an R zone, to have a residence in a B zone the livings space and the business there cannot be more than 50% of living space. He is at 50% business and 50% living space. Everything works right into a B zone. **Scott;** so you are keeping the apartments, correct? **Cecil;** yes.

Brad Schutte made a motion to vote on APC 2024-9; **Tom Cherry** seconded the motion with all members present voting yes. **Todd;** your petition does pass, as you go forward with the process stay in touch with the ladies in the office, congratulations!

* **APC Petition 2024-10 – Mark & Greta Schabel** are requesting to subdivide two (2) approx. 5 acres parcels out of 24.060 acres and rezone approx. 2.99 acres of each 5-acre parcel 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 #920(7) & 915. The property

is owned by the petitioners and is located just East of 8815 W CR 1300 S, Westport, in **Jackson Township**.

Mark Schabel: we will deed the 2 parcels to our daughters and their husbands and they are going to build homes. **Todd;** the septic is all taken care of. **Ryan;** looks like it is all in order.

Ryan Kennelly made a motion to vote on APC 2024-10; **Tom Cherry** seconded the motion with all members present voting yes. **Todd;** congratulations your petition passes, stay in touch with the ladies in the office as you go through the building process.

Scott Smith made a motion to adjourn the meeting at 6:44 p.m.; Sheila Kirchhoff seconded the motion with all members present signifying by saying aye.

ATTEST

Secretary, Sheila Kirchhoff
Decatur County Area Plan Commission

President, Todd Mauer
Decatur County Area Plan Commission