

Decatur County Area Plan Commission
May Minutes 2025

The regular scheduled meeting for the Decatur County Area Plan Commission was called to order by Todd Mauer at 7:00 p.m. on Wednesday, May 7, 2025. There were 8 board members present. Also attending the meeting was Melissa Scholl – APC Attorney, Doug Westerfeld – Area Plan Director and Debbie Martin – Administrative Assistant.

Todd Mauer opened the meeting and read the following: *to comply with the Title VI of the Civil Rights Acts 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.*

* **Minutes April 2, 2025: Brad Schutte** made a motion to approve as mailed; **Scott Smith** seconded with all members present signifying aye.

* **APC Petition 2025-10 – Charles (Jeff) Robbins** is requesting to rezone approx. 2.99 acres out of 5.88 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 Section Number 915 & 920(7). The property is owned by Conner Robbins and Charles Robbins and is located at just North of 607 Deer Run, Westport, in Sand Creek Township.

Jeff Robbins: stated that he is retiring and plans to build a home for himself and his wife, who is already retired, intending to live there part of the year and spend winters in Florida. No comments or objections were raised by adjoining property owners or board members. **Sheila Kirchhoff** made a motion to vote on APC 2025-10; **Tom Cherry** seconded the motion with all members presenting voting yes. **Todd:** your petition passes, stay in contact with Doug and the office for next steps.

* **APC Petition 2025-11 – Alexander Vannatta** is requesting to subdivide 5 acres out of 35 acres and to rezone approx. 2.99 acres from the 5 acres in 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 Section Number 915 & 920(7). The property is owned by Black Acres Inc. and is located just North of 6582 S CR 60 SW, Greensburg, in Sand Creek Township.

Tracy Vannatta: stated that the 5-acre section would be at the front of the parcel, and the rezoning is for a single dwelling for his family. Septic approval was mentioned, and the board confirmed that water and driveway access are available. No comments or objections were raised by adjoining property owners or board members. **Scott Smith** made a motion to vote on APC 2025-11; **Tom Cherry** seconded the motion with all member present voting yes. **Todd;** your petition passes, congratulations and stay in touch with the office.

* **APC Petition 2025-12 – Decatur County Commissioners** is requesting to rezone approx. 2.79 acres from an A-1 zoning classification to a B-3 zoning classification to build a Commercial Building. This request falls under Decatur County Ordinance Section Number 1145. The property is owned by the petitioner and is located just East of the intersection of 200 West and Park Road, Greensburg in Washington Township. **NOTE:** Brad Schutte abstained from hearing this petition and left the room during the discussion and vote.

Jeremy Pasel, Decatur County Commissioner: This project is part of the REDI 2.0 project that only a portion of the fairgrounds is being rezoned to avoid issues with Fire Marshal approval for livestock buildings and to maintain agricultural zoning for the remainder. The new community building will be located in the northwest corner of the fairgrounds to address topography and cost concerns, with parking on the west and northwest sides and use of existing driveways. The building is intended for multi-use, including exhibitions, conferences, and community events, and will be available for public rental except during the fair. The extension office will be relocated to the new building, and the existing extension office will be retained for storage or office use rather than demolished. The new community building will have seating for over 600, possibly up to 650 people, and will be large enough to accommodate tractors, semis, or grain trucks (not loaded). Overhead doors will allow equipment access coming off of Park Road. The project is part of a \$4 million total investment, with \$1,950,000 from State REDI funds, \$2 million local (including \$1.2 million from Commissioners/Council and approximately \$800,000 from fundraising and in-kind contributions). In-kind contributions may include electrical upgrades and work from business entities. Additional improvements include electrical upgrades across the grounds, burying power lines, and renovations to the farm and home bathrooms and horse barn/arena.

Demolition of the old community and Optimist buildings is complete, and asbestos removal has been finished. The Indiana Economic Development Commission audit has paused the release of REDI 2.0 funds statewide, but the Commissioners had purchased the building supplies prior to the tariffs and increase in cost and have decided to proceed using local funds. Council approval for local funding is pending, and a fundraising campaign is planned. The project timeline may be affected by the audit and funding delays.

Paul Stone made a motion to vote on APC 2025-12; **Scott Smith** seconded the motion with all members present voting yes.

* **APC Petition 2025-13 – Lester Gurley** is requesting to rezone approx. 2.99 acres out of Lot 1 consisting of 10.8 acres and 2.99 acres out of Lot 2 consisting of 10.8 acres from an A-1 zoning classification to an A-2 zoning classification to build a single family detached dwellings. This request falls under Decatur County Ordinance Section Number 915 & 920(7). The property is owned by the petitioner and is located just North of 4341 S CR 750 W Greensburg in Clay Township.

Lester Gurley: clarified property boundaries, including a small parcel to be given to neighbors for access, and explained driveway placement. He noted that driveways and other approvals have been obtained. Two neighboring property owners, Samuel Smith and Adam and Tracy Smith, submitted written objections citing concerns about loss of pristine environment, flooding, driveway placement near a creek, and water supply. The board discussed these concerns, noting that the driveways are on higher ground and not in the floodplain, and that drainage flows away from the objectors' properties. It was also noted that Adam and Tracy Smith had previously rezoned their own property for similar purposes less than two years ago.

Paul Stone made a motion to vote on APC 2025-13; **Brad Schutte** seconded the motion will all members present voting yes. **Todd**; your petition passes, stay in touch with the office. Congratulations.

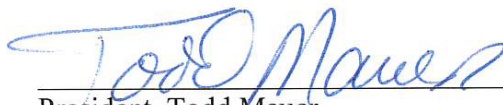
Sheila Kirchhoff made a motion to adjourn; **Paul Stone** seconded the motion and the meeting was adjourned at 7:37 p.m.

The video can be viewed at: <https://www.youtube.com/watch?v=Fnq5KAXIJBo&t=3s>

ATTEST



Secretary, Paul Stone
Decatur County Area Plan Commission



President, Todd Mauer
Decatur County Area Plan Commission