

**Decatur County Area Plan Commission  
November 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, November 6, 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 8 board members present with Tom Hunter being absent. Also attending the meeting was Melissa Scholl – APC Attorney, Tim Ortman – Interim Area Plan Director, Andy Sholle – County Surveyor and Debbie Martin – Administrative Assistant.

\* **Approval of Minutes: August 7, 2024.** Sheila Kirchhoff made a motion to approve the minutes as mailed; Scott Smith seconded and all in attendance signified by saying aye.

\* **APC Petition 2024-17 – Westport Wesleyan Church / Jeffrey Moore** – is requesting to rezone approx. 3.9067 acres from an A-1 zoning classification to an A-2 zoning classification to build a church. This request falls under Decatur County Ordinance Article 9, 920(5). The property is owned by the Westport Wesleyan Church and is located at 601 E Main Street, Westport in **Sand Creek Township**.

**Jeffery Moore;** Ultimately the project is Westport Wesleyan has been in Westport since 1915. We have outgrown our current facility, we bought that property about 4 acres over at 601 E Main which is in the city limits of Westport and there is lots of properties built around it, but the zoning hasn't caught up with it. It's still zoned as A1 even though there are lots of houses built on it. So, when we came to pull permits to build the church, the first step they said we needed to make sure that it complied with the Decatur County Ordinance and to build a church in Decatur County it has to be an A2, so we are asking to go from an A1 to an A2. **Todd Mauer;** Looks like the Westport Town Council has reviewed and granted the approval for this request so that part is taken care of, and Westport water is good with it. Any questions from board members? Any questions or comments from adjoining property owners? Not hearing any I will look for a motion. **Scott Smith** made a motion to vote on petition 2024-17; Sheila Kirchhoff seconded the motion with all members present voting yes. **Todd;** Your petition has carried. Stay in touch with the office through the process. This is just the first of many steps. Congratulations.

\* **APC Petition 2024-18 – Brian Schwering** – is requesting to subdivide approx. 2.5 acres out of 80 acres and rezone approx. 2.5 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. This property is owned by Shirk's Wynnwood, Inc. and is located just South of 3601 N CR 200 E, Greensburg, in **Washington Township**.

**Brian Schwering;** We want to rezone 2.5 acres and it's in a corner of an 80-acre tract. It's rough ground, hilly with woods around most of it and a creek running through it and we'd like to rezone it and eventually build a house on it. **Todd;** On the one map I had it shows it on the west side, but I assume it's on the east side? **Brian;** no, it's on the West side. **Todd;** On the west side like where you grew up. No on the road in between there, on 200. (Inaudible) **Brian;** Yes, I farm the rest of the farm, but I don't farm that corner, it's not really good for anything else. **Todd;** Any other questions or comments from board members? Anything from adjoining property owners? Not hearing any I will look for a motion Brad Schutte made motion to vote on petition 2024-18; Tom Cherry seconded with all members present voting yes. **Todd;** Your petition carries. Stay in contact with the office during the building process. Congratulations.

\* **APC Petition 2024-19 – Donald & Kathy Butz** - requesting to subdivide approx. 4.2 acres out of 34.828 acres and rezone approx. 2.99 acres out of the approx. 4.2 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 the petitioners and is located at 1852 N CR 80 NE, Greensburg, in **Washington Township**.

**Donald;** We want to build a smaller home. My wife and I had 6 children, and we don't have 6 children at home anymore. We're just looking to build a smaller home. I'm 74 and it's getting to be harder to take care of just something for my wife later. **Todd;** Looks like the septic and everything has been approved and the Highway Dept. has been there. Question or comments from board members? Nothing from the board I will look for adjoining property owners. **Brian Keith;** My wife and I are adj property owners. We support their petition. **Todd;** Any other comment if not I will look for a motion on petition 2024-19. Scott Smith made motion to vote on petition 2024-19; Shiela Kirchoff seconded the motion with all members present voting yes. **Todd;** Your petition does carry. Stay in contact with the office.

\* **APC Petition 2024-20 – Patrick Graue** - is requesting to subdivide approx. 2.99 acres out of 18.907 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. The property is owned by the petitioner and is located at 1878 E CR 820 S, Greensburg, in **Marion Township**.

**Patrick Graue;** Basically, my wife and I own the two adjoining parcels in this particular instance are looking to build a 60 x 40 pole barn with temporary living quarters and approximately 800 sq ft and then we plan to build a permanent home on the other parcel after that's been completed. Going to keep the home in the 60 x 40 as an in-laws suite type thing and storage so we're requesting to rezone it. **Todd;** Questions or comments from the board members? **Ryan Kennelly;** Is that how it's going to be surveyed off? The sketch I have just shows inside the red lines, seems like it's just got just narrow strips of land around it and out by the road. I'm assuming you all own it. **Patrick;** Yes, we have 44.5 acres total in this particular parcel is the 18 acres. The front field where we plan on building and then the 2 additional fields in the back. **Ryan;** I just don't know if we should square up the sideline sold off. That line to the west would be the bottom of the map is plane well I mean probably to stay that well as far as that know I'm just saying those lines maybe should continue to the west and just square off that versus having something so long and you've got whatever to the west is in a flood plain, small areas. I'm just asking the question if our board should consider that or if you're open (inaudible). **Patrick;** The lines were just drawn as a rough area based on the flood plain on GIS. We actually have a survey scheduled through Scholle's on Friday this week to where it will be more squared off and direct for the 2.99. **Ryan;** What do you think Andy? **Andy;** (Inaudible) Driveway? **Patrick;** No, it's going to be basically where it narrows out on that drawing, I think it's 300 ft on that side of the bridge there across the creek and then it's kind of split dead even in the center part of that parcel on that road frontage. **Brad Schutte;** (Inaudible) **Patrick;** So originally county highway came out and inspected where our driveway was going to be and approved it. And then when we went to apply for this permit we were told by the office that it needed to be approved by the town of Millhousen, which we did get the letter from the town of Millhousen approving location as well because it sits on a hill. **Andy;** With the topography and I mean I think that's the best spot I mean even if it doesn't touch that west line. There's already an existing residence on the 44 acres this, would have to be a completely new parcel if you know how many acres it makes at 4 - 5 acres and then rezone to 2.99. **Ryan;** I just my thought was the residence and if it was survey off the draw the residence would own all the way around it other than maybe 50 ft strip out by the road. **Andy;** I guess it depends how many acres you want to if you wanted to include that strip over to the west boundary line as part of the property where your house is sitting but still include the hillside. **Patrick;** Are you talking about the house that's currently on the parcel right now? Which house are you referring to? The new one? **Ryan;** So the west is what he's talking about is this strip over here like if you took this property line over and just made

this one piece of property yeah, this way, you're not leaving that even though that's a flood plain you're still going to be building up here. **Brad**; That's fine if it needs go we were just told 2.99 so I just went on Beacon you can make this 5 acres 2.99. **Jay Schoettmer**; (Inaudible) Todd: are you good? **Ryan**; I'm good. **Todd**; Any other questions or comments from the board members? If not, I'll look for adjoining property owners. We have nothing from adjoining property owners I'll look for a motion. **Brad Schutte** made a motion to vote on petition 2024-20; Shiela **Kirchoff** seconded the motion with all members present voting yes. **Todd**; Congratulations the petition passes. Stay in contact with the office as you go through the building process and good luck.

Sheila Kirchoff made a motion to adjourn the meeting at 6:55 p.m.; Brad Schutte seconded the motion and all members signified by saying aye.

ATTEST

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Secretary, Sheila Kirchoff  
Decatur County Area Plan Commission

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President, Todd Mauer  
Decatur County Area Plan Commission