

Decatur County Area Plan Commission
August Minutes 2022

The regular scheduled meeting for the Decatur County Area Plan Commission was called to order by Brad Schutte at 7:00 p.m. on Monday, August 15, 2022. There were 6 board member present with Todd Mauer and Paul Stone absent. Also attending the meeting was Melissa Scholl, APC Attorney, Krista Duvall – Area Plan Director and Debbie Martin – Administrative Assistant.

Brad Schutte opened the meeting 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.*

* **Approval of July 6, 2022 Minutes** – with a motion by Tom Cherry and a second by Jay Schoettmer the minutes were approved as mailed.

* **APC Petition 2022-17 – Nutrien Ag – Maurice Jordan** is petitioning to “**Rezone**” approx. 11.21 acres from an A-1 zoning classification to a I-1 zoning classification for Business Expansion. This request falls under Decatur County Ordinance **Section Number #1200**. This property is located: 473 S County Rd 350 W, Greensburg in **Washington Township**.

Maurice Jordan: We are purchasing property from Koors, the original facility was built in 1968. (Referencing the overhead map) this part here was the original facility, presently we are squeezed in to our current property. We are ready to put in a new office building and future plans are to expand our shop. **Brad;** is the 11.21 acres all of those parcels put together? **Maurice;** that is everything. **Ryan;** the red property, is that already zoned? **Brad;** yes. **Tom C;** how many acres are in the new purchase? **Maurice;** I think right at 7.

Sheila Kirchoff made a motion to vote on APC 2022-17; Tom C. seconded the motion with all 6 members present voting yes. Brad; your petition passes.

* **APC Petition 2022-18 – Kyle McLeod** is petitioning to “**Subdivide**” approx. 16.446 acres into three parcels and “**Rezone**” approx. 2.99 acres on each 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 Number #920(7) & #915**. This property is located: Just East of 6891 W CR 1100 S, Westport in **Jackson Township**.

Kyle McLeod: We bought this property together, my son and his wife and Andrew Bruni is my son in law and my daughter. We need to divide it into three separate lots for each of us to build a house on. (Referencing the overhead map) this is where it will be divided for each of us. There will be one driveway coming in that will be part of lot two, it is 50 feet, and then we will share that driveway. **Brad;** what is your water source? **Kyle;** Westport water comes in to the next lot, it is our intent to run this down there but if we can’t get on that we will drill wells. **Ryan;** so the lower part will be with parcel 1? **Kyle;** yes, they will get the pasture ground. They need access to get back there so it is laid out this way. **Tom C.;** on the driveway, is there a current driveway into there? **Kyle;** there is not. **Tom C.;** so you will come off of 1100? **Kyle;** yes. The driveway will be 50 off of lot two. **Ryan;** how wide is that northwest corner, is that where they plan to build the house? **Kyle;** (referencing the overhead map) there will be a house right about here for Andrew and Marley, our house will be there and my sons house will be right about there. **Ryan;** on Andrews, how wide is that piece of parcel?

Kyle; 200 feet. The total parcel is 560 feet across there. **Brad;** Sheila brought up a good point, it might not be a bad ideal to just do an easement on the driveway. **Kyle;** we did ask the surveyor on that. 50 foot I think is what they recommended.

Ryan Kennelly made a motion to vote on APC 2022-18; Sheila Kirchhoff seconded the motion with all 6 members present voting yes. Brad; your petition passes, keep in touch with the office as you start your development.

With no other business before the board Ryan Kennelly made a motion to adjourn; Jay Schoettmer seconded the motion, the meeting adjourned at 7:16 p.m.

ATTEST

Secretary, Todd Mauer
Decatur County Area Plan Commission

President, Brad Schutte
Decatur County Area Plan Commission