

**Decatur County Area Plan Commission Minutes**  
**August 3, 2016 at 7:00 P.M.**  
**1<sup>st</sup> Floor Meeting Room of Decatur County Courthouse**

The regular scheduled meeting for the Decatur County Area Plan Commission was called to order by Albert Armand at 7:10 P.M. on Wednesday, August 3, 2016. Absent from this meeting was Joey Roberts, Blake O'Mara and Kevin Fleetwood giving us 6 members present. Also present at the meeting were Krista Duvall--Decatur County Area Plan Director, Kenny Buening – Decatur County Building Commissioner, Debbie Martin - Administrative Assistant and Melissa Scholl – BZA & APC Attorney.

A copy of the meeting agenda and the attendance registrar is attached to these minutes and incorporated by reference. By consensus, the APC Board approved the minutes for the meeting on July 6, 2016 as written and presented.

\* **APC Petition 2016-13 - Michael & Marita Menkedick** are petitioning to “rezone” approximately 1.5 acres in an A-1 Zoning Classification to an A-2 zoning classification to add living quarters to an existing structure. This request falls under Decatur County Ordinance Section Number 920 (7). This property is located just north of 4654 S Co Rd 60 E, Greensburg, In 47240 in Marion Township.

Michael stated that he is planning on restoring the barn with living quarters. A single family dwelling.

**Board comments and questions:**

**Board;** So this is just a living space in the old barn that you are going to restore? **Michael;** yes, a single bedroom, kitchen. **Board;** sounds like a major undertaking. It looks like it fits the neighborhood ok. Looks like it scores good. **Board;** the house is on another parcel so that works out. **Board;** no variance to go with this and is the septic in line? **Krista;** he will be moving the parcel lines to obtain his minimum acres.

With no other questions or comments from the board or the audience Andy Scholle made a motion to vote on APC Petition 2016-13; Bill Dieckman seconded. All members present voted yes.

\* **Jeff / Todd Mauer** – Sign Violation; discussion on letter received.

Don Mauer stated that he received a notice on a sign that he put up on his property that he wasn't allowed to place in an A-1 zoning classification. His son is trying to start a small business to take planter monitors and planter equipment, check it out, and redo it if needed. The sign is advertising that business. It is back off the highway, I have talked to the neighbors and no one complained, I have had several comments on the sign. We are a county that is promoting agriculture, not everyone can farm 10,000 acres. We are just farmers trying to do another service for other farmers to make a little extra money.

**Board;** What is the size of sign? **Don;** 10" wide by 66" high. **Board;** Our ordinance just doesn't allow a sign like that, I know there are a lot of signs out there and smaller but a sign that size is too large. **Don;** it's back off the road, with the corn fields you can't see it until you get fairly close to it. Not something that sticks out there. It's a nice looking sign that's not going to bother anyone, I don't know why anyone would Complain other than someone who was trying to get a sign and got turned down. The people in the community like the sign, especially the people in Sandusky. **Board;** You did not get a permit as our ordinance requires. **Don;** I didn't know I needed a sign permit on my own property, there is probably people in here that didn't know that either. **Board;** The letter that was sent Krista, was that just a letter informing him that he needed to come in and get a permit? Or that he was in violation of the zoning ordinance? **Krista;** The letter stated that he was in violation of the ordinance and he needed to remove the sign. **Board;** does he have another option to get a sign permit? **Krista;** there is no business sign permitted in an A-1 zoning classification. **Board;** would he have to ask for a variance or a special exception, a conditional use or something? That he can also operate this business? Are you selling seed or what? **Don;** no, it's planter parts repairs. **Board;** it is precision planting parts, accessories, monitors, etc. Every farmer uses them. It's just a service they provide to service them. **Board;** What I think is the people that know what they are doing out there that it is a huge addition to our county and agriculture. No disputing that. The standard is we have to know how we are going to handle this one so that we can live with it down the road, whether you take the sign down and start over, or how will we handle this since the sign is already up. It doesn't seem to be blocking the public safety issue. The issue is how we move Forward with this. Whether with a special exception or exemption and make it a 5 year renewable. However The board sees fit. **Missy;** the ordinance doesn't say that and that is the problem. It does not mention this in the ordinance. Maybe advertisements should be through a different path, not through the sign. Businesses will benefit and use it but that sign is not the only avenue in which he can advertise the business. They don't have a location for a business but are adding a sign to that parcel. **Board;** does he have to rezone the building? **Missy;** is there actually a building for the business? Is there an approved location for the business? I don't have the diagram. **Don;** basically a large tool shed and there is a 17x14 room where we check the planter parts. The other part of the shed is to store our farm machinery. **Missy;** and that's just on an A-1 zoned parcel? Yes. **Board;** and this sign stands in front of that shed in the yard **Missy;** We need to give approval to operate the business there first. **Board;** he got approval to build the building on their A-1 property but after the building was built they progressed into this planter parts service. **Missy;** So that part would need to be addressed. They would have to get a 5 year conditional use. The problem is signage for that it is still way too large for what we would approve. **Board;** so they would have to get a variance for the size of the sign? **Missy;** yes, how much bigger is this sign? **Krista;** not a whole lot bigger, the maximum is 50 square feet. **Missy;** it would be a two step process and only for the maximum of the five years for the conditional use. **Board;** So a maximum 5 year conditional use with renewable? They can come back after 5 years and subject to what the rules are at the time that they return. **Board;** I think we need to make sure we are setting the correct standards, especially for those who come after this. **Board;** So he needs to get approval for the business? **Krista;** He needs to get the following; 1.) a conditional use to run a business in an A-1 zoning classification, 2.) a variance for the sign and 3.) a sign permit. **Board;** Can all of that can be done? **Krista;** yes. **Board;** Which is what a typical business would do in the county? **Missy;** yes, we have done several of those. **Albert;** The intent of the letter is not to make it hard for you but the way our ordinances are written, you need to follow proper procedures. **Board;** The sign is what brought you here tonight but the business needs to be handled properly in the counties eyes with the zoning. It will be seamless and smooth when we get this all done. Other businesses had to do the same thing that we are asking you to do. **Albert;** You need to stop by the office and see Krista. She will let you know what

steps need to be taken so that you can become compliant with county ordinances.

**P.O.P. (People over Pigs)**--They have nothing for this meeting.

With no other business, the meeting was adjourned at 7:27 P.M.

Respectfully submitted by Debbie Martin, Administrative Assistant.

ATTEST

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Secretary, Andy Scholle  
Decatur County Area Plan Commission

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President, Albert Armand  
Decatur County Area Plan Commission