

Decatur County Area Plan Commission
August Minutes 2021

The regular scheduled meeting for the Decatur County Area Plan Commission was called to order by Brad Schutte at 7:10 p.m. on Wednesday, August 4, 2021. There were 6 board member present. Absent was Jeff Hermes, Tom Cherry and Todd Mauer. Also attending the meeting was Melissa Scholl – APC Attorney, Krista Duvall – Area Plan Director, Debbie Martin – Administrative Assistant and Andy Scholle – Decatur County Surveyor and Kevin Fleetwood.

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.*

* The minutes of the June 2, 2021 regularly scheduled APC monthly meeting were approved as mailed.

* **APC Petition 2021- 17 Robert Koors** is requesting to rezone approx. 2.99 acres out of 35.787 acres from an A-1 zoning classification to a A-2 zoning classification to construct a single family detached dwelling. This request falls under Decatur County Ordinance Section Number 920(7) & 915. The property is owned by the petitioner and is located just North of 541 S CR 850 E, Greensburg in **Salt Creek Township**.

Robert Koors: My wife and I would like to build a single-family home. **Brad;** is there rural water there? **Robert;** yes. **Brad;** it appears everything is in order, is your drive access going to run parallel to that line? **Robert;** yes, we will bring it back along the fence line, we want to keep as much of the tillable ground as possible so that it can be farmed.

Paul Stone made a motion to vote on APC 2021-17; Sheila Kirchhoff seconded the motion with all members present voting yes. **Brad;** you petition has been approved, please keep in touch with the office.

* **APC Petition 2021- 18 Andrew Bennett** is requesting to subdivide approx. 2.99 acres out of 77.64 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 Section Number 920(7) & 915. The property is owned by the petitioner and is located just West of 641 E CR 1000 S, Westport in **Sand Creek Township**.

Price Bennett: I am here on behalf of my dad, I am wanting to buy the land, I plan to put a pole barn there for equipment. **Krista;** Price can you verify on this map where you are wanting to put this, referencing the map in the folder. **Price;** verified the location. **Brad;** are you going to go in the middle of that piece that you have marked off? **Price;** yes. **Sheila;** is it a building with living quarters? **Price;** no, it will be more like a shop. **Jay;** why does he need a rezone if he is not going to live in it? He could just survey it off and put a pole barn on it. **Krista;** his dad said that he thought he would build a house there. **Price;** I will build a house there at some point down the road. **Randy Bennett;** I'm Andy's dad, I think he plans to start out with a pole barn

and then building a house when he is able to afford it. This is where he is starting right now. **Brad;** it looks like everything is in order as far as building a house, you have soil borings that are in a certain spot, you will need to maintain the integrity of that or you will have a lot of headaches, especially if you don't build the house for a year to two. You also need to bear in mind that the soil borings are only typically good for two years and they may or may not make you do another set of borings. **Sheila;** is it best to rezone now Krista? **Krista;** yes, if he wants to build a home in the future.

Paul Stone made a motion to vote on APC 2021-18; Eric Whitaker seconded the motion with all members present voting yes. **Brad;** your petition is passes, just keep in touch with the office and keep in mind on that septic field. They will remind you when you come in for the building permit for the pole barn. **Randy Bennett;** Andy has a school house on that property, is he able to get grants to fix it? **Brad;** you are talking to the wrong group, we can't give you an answer on that.

* **APC Petition 2021- 19 Gary Lee** is requesting to rezone approx. 2.50 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 Section Number 920(7) & 915. The property is owned by Lois Weber and is located just East of 4758 E CR 400 S, Greensburg in **Marion Township.**

Gary Lee: We are planning to build a retirement home, this has been in the family for over 100 years. It will be a year or two. There is rural water across the road. **Brad;** the location of the house would probably be up close to the road? **Gary;** yes, just the same as the other house. **Brad;** that is a rough little hillside, it's good for a house. **Krista;** some of that property is in a flood plain, you will want to make sure to keep that in mind. **Brad;** just stay well above that and you will be fine.

Sheila Kirchoff made a motion to vote on APC 2021-19; Paul Stone seconded the motion with all members present voting yes. **Brad;** keep in touch with the office once you get started.

With no other business before the board the meeting was adjourned at 7:26 p.m.

ATTEST

Secretary, Todd Mauer
Decatur County Area Plan Commission

President, Brad Schutte
Decatur County Area Plan Commission

