

**Decatur County Board of Zoning Appeals Minutes**  
**Decatur County Courthouse**  
**150 Courthouse Square**  
**Meeting Room**

The regular scheduled meeting of the Decatur County Board of Zoning Appeals was convened at 7:11 p.m. on Wednesday, September 3, 2025, at the Decatur County Courthouse. The meeting was called to order by Rick Hoeing. 4 Board Members were present with Scott Smith joining remotely. Also attending the meeting was Melissa Scholl – BZA Attorney, Doug Westerfeld – Area Plan Director and Debbie Martin – Administrative Assistant.

Rick Hoeing 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 Findings of Facts – August 6, 2025**

**Rick:** you all should have received the findings of facts. If there are no comments, we'll entertain a motion for approval.

**Paul:** I move that we approve the findings of facts as they were mailed to us from the August 6th meeting; Janey Livingston seconded the motion for approval of the finding of facts. All those in favor signify by saying aye. Aye. Opposed same sign. Finding facts are approved.

**\* BZA 2025-2 – John Marcelletti for Richard Charles Redelman** will present BZA Petition 2025-2 requesting a “Permanent Special Exception” as provided in the Decatur County Zoning Ordinance Section 925 (9) to place a wireless communication tower and a “Variance” as provided in the Decatur County Ordinance Section 945 (4) to the required maximum height of 30’ to 295’ for a wireless communication tower. The property is currently owned by Richard Charles & Kimberly Mae Redelman and is located just West of 247 E County Road 500 S, Greensburg in Marion Township.

**John Marcelletti:** Verizon Wireless and APC Towers to construct an XL tower there on the Redelman property. We originally came by in April and placed it a little bit further west of his property. It was determined that we should move it to the east to avoid a lot of homes. We are now, as you mentioned, building a 295-foot top of steel with a four-foot lightning rod equaling 299 feet. Verizon's antennas will be at the 290-foot center line. The site has been approved by the FAA with determination of no hazard. It will be a guyed tower with guide anchors hanging off as shown in the photo above. There will be lighting at the top of the tower. Any tower over 200 feet does require lighting. The tower is also being designed to accommodate multiple additional wireless carriers in hopes to promote future co-locations. The nearest tower in the area is probably well over three miles. The area is in dire need of some cell phone service. If there's any questions, I'd be happy to answer.

**Rick:** Questions from the board? Open up to the public. Any questions or comments from the public? Seeing none, I'll entertain a motion.

**Paul Stone** made a motion to vote on BZA 2025-2; **Andrew Brunni** seconded the motion. Rick clarified that we are voting on both the Variance and the Special Exception. All 4 members present in the room voted yes. Scott Smith appeared remotely but did not participate on the vote. **Rick:** your petition is approved, stay in touch with the office as you continue the process. Thank you.

\* **BZA 2025-3 - Matthew John** requesting a “Conditional Use” to operate a retail store to sell farm fresh food, produce and other retail items. The request falls under Decatur County Ordinance Section 935. The property is currently owned by Tim Callahan and is located at 7336 W Co Rd 300 S, Greensburg in Clay Township.

**Matt:** My day job is the Department Chair for Agriculture and Precision Ag at Ivy Tech, I live in Columbus and just accepted an offer on my home. My plan is to purchase the property and continue and expand the retail operation with more local products, yet continuing to offer what they offer now. There are some young families wanting to make a living on the farm. The concept is actually Farm Stop concept, referencing successful models in Bloomington and Madison, and described the plan to provide a year-round market for local farm products, supporting local producers and students. My daughter and I are planning to live there.

**Facility Suitability and Operations:** Discussion on whether the current facility footprint meets operational needs, with Matt confirming it is suitable and larger than his previous plans. Current hours are Tuesday through Saturday from 10-6 p.m., I would like to be open on Sunday afternoons with openness to expanding the hours of operation.

**Parking Lot and Safety Concerns:** Board and community members raised questions about parking lot adequacy and safety, especially regarding semi-truck deliveries and visibility issues at the stop sign. It was also noted that there have been no accidents at this location in relation to the parking lot.

**Audience: Bill Finley** and other neighbors expressed opposition to the petition for retail operation, citing A2 zoning protections, concerns about transparency, and incompatibility with residential agricultural setting and land uses. Clarification provided on conditional use permits, amortization periods (typically five years), and the process for renewal or review, emphasizing that conditional use is tied to owners and not parcels. Also referenced the 7 criteria for approving this petition. Other comments were that this should have never been approved and that agreements were not made to transfer this. Understanding that he is running a business, 2 miles down the road the APC has made that area a business district corridor. Concerns raised about semi-trucks parking on the county road for deliveries, with suggestions for possible improvements such as a culvert or loop for better ingress/egress.

**Robin Carmer:** current owner of Hillbilly Corner. I feel that we have proven that we are an asset. Our highlighted business contributions to Decatur County includes fundraising for all schools, United Fund, New Directions, and recovery houses. We have supported families in need of either medical expenses or tragedies as well as assisting other agencies. I feel that Matt has the same drive for this. Most of our customers are in a food desert, we determined that years ago. Most come from Adams, Burney, Letts and Hope.

\*Details provided on delivery schedules: ice cream delivery twice a month, deli and Coke deliveries weekly, with most deliveries not requiring road parking except for Walnut Creek meat delivery.

Discussion about possible landscaping and driveway improvements, including collaboration with South Decatur ag teachers and horticulture classes, and the need for county approval for culvert installation.

**Bill Finley:** I think we can all agree that this is a business. It’s not exactly the condition signed for. Using a conditional use for a BZA is trying to skirt zoning. It’s not zoned and obviously we all know it.

Board clarified the difference between conditional use and zoning changes, the Conditional Use is commonly used for a business and the purpose is because it has a period of time tied to it. The reason the county isn’t so fast to change the zoning of the property is that the conditional uses stay with the owners where zoning stays with the parcel. Should the zoning change, it would make it a B2 as an example, the neighbors lose the opportunity to come back at the time that a conditional use would be

re-evaluated. So should a conditional use be granted, there would be some period of time tied to that, this gentleman, potentially, should it be granted would have to come, allow the neighbors to speak, things like that and then we as a board, would re-address any concerns that would come up. However, should zoning be changed, that would be the last time that anyone in the neighborhood would be able to come into a meeting like this and address concerns. I don't think that we are attempting to skirt anything but the county I think is fair to say that we would prefer a conditional use as opposed to changing the zoning, when it makes sense. It was noted by the audience that it would be spot zoning and that he prefers that the board protect the homeowners who have already been hurt by it. The neighbor has suffered due to traffic and it was stated that she feels that her property values went down.

**Rick:** the petition is for a conditional use for a retail store. I appreciate the concerns and comments. It does make sense to add stipulations that we did the first time.

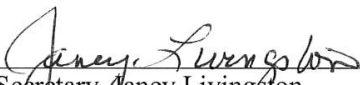
**Conditions:**

- 1) New driveway extension to avoid any type of business activity on public roads and to address safety concerns.
- 2) Conditional Use for a period of 2-year period.


**Janey Livingston** made a motion to vote on BZA 2025-3 with the conditions listed above; **Andrew Brunni** seconded the motion with all 4 members present in the room voting yes. Scott Smith appeared remotely but did not participate on the vote. **Rick:** your petition is granted, stay in touch with the office as you move forward.

Andrew Brunni made a motion to adjourn the meeting with a second from Paul Stone the meeting was adjourned at 7:57 p.m.

Decatur County Board of Zoning Appeals

  
Secretary, Janey Livingston

Attest:

  
Rick Hoeing, President,  
Decatur County Board of Zoning Appeals

You-tube video recording available at:

[https://www.youtube.com/watch?v=PyLUpc7\\_XT0&t=4208s](https://www.youtube.com/watch?v=PyLUpc7_XT0&t=4208s)