

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 6:31 p.m. on Wednesday, December 4, 2019, at the Decatur County Courthouse. The meeting was called to order by Paul Stone. All board members were present. Also attending the meeting was Melissa Scholl – BZA Attorney, Krista Duvall – Decatur County Area Plan Director, Debbie Martin – Administrative Assistant and Rick Nobbe, Decatur County Commissioner.

President Paul Stone called the meeting to order 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 minutes: With no additions or corrections the minutes of the November 6, 2019 regularly scheduled BZA monthly meeting were approved as mailed.

* **BZA Petition 2019-12 - Emilie Redelman** is requesting a

- **“Permanent Special Exception”** to operate a Salvage Yard. This request falls under the Decatur County Ordinance #1228.
- a **“Variance”** to the required minimum lot size of 5 acres to approximately 3 acres.
- a **“Variance”** to the required distance to the nearest dwelling of 1000’ to approx. 460’, 200’, & 281’ to dwellings.
- a **“Variance”** to the required 100’ side setback to 20’ from an existing structure.
- a **“Variance”** to the required 250’ front setback to 50’.

The property is currently owned by Redelman Heritage and is located at 5131 S US Hwy 421, Greensburg, in **Marion Township**.

Emilie Redelman was not present.

BZA Petition 2019-14 – Diana Bare is requesting a **“Conditional Use”** to **“continue”** to operate a hair salon in a detached structure on this property. This request falls under the Decatur County Ordinance #935(2)(a). The property is currently owned by the petitioner and is located at 7231 N Old US Hwy 421, St. Paul in **Adams Township**.

Diana Bare stated that she has operated at this location for about 10-12 years. Paul; are there any concerns or problems on this request? Diana; I was a little concerned about it because I didn’t think that..... from other people that I talked to, I didn’t know that you had to have a permit every so many years. Paul; many don’t know, the idea is to protect your neighbors from some sort of high traffic business that would affect their way of life, so it is more of a formality. Diana; ok, it’s a small beauty shop, I’m the only one, I’m retired so I work only a couple days a week. I have an older clientele. Paul; has anything with your business dramatically changed? Diana; no. Jay; so you are not looking at changing the structure of hiring someone else or

anything that would change the flow, affect your neighbors or change the property values around you? Diana; no, when I'm done, I'm done.

Jay Hatton made a motion to vote on BZA Petition 2019-14; Janey Livingston seconded the motion with all 5 members present voting yes.

With no other business to be brought before the board the meeting was adjourned at 6:37 p.m.

Decatur County Board of Zoning Appeal

Secretary, Joyce Brindley

Decatur County Area Plan Commission

ATTEST:

Paul Stone, President Decatur County Board of Zoning Appeals