

Decatur County Area Plan Commission Minutes
February 3, 2016 at 7:00 P.M.
1st 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 7:00 P.M. on Wednesday, February 3, 2016. Absent from this meeting was Jay Hatton and Kevin Fleetwood giving us 7 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--Attorney for the Area Plan Commission and Board of Zoning Appeals of Decatur County.

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 January 6, 2016 as written and presented.

***APC Petition 2016-1 – Mike and Barb Greiwe** are requesting to **rezone** and **subdivide** 2.99 acres out of 75.08 acres from an A-1 zoning classification to an A-2 zoning classification for a single family detached dwelling. This petition request falls under the Decatur County Ordinance, Section #920 (7). The property is owned by the petitioners and is located on S CR 60 SW, just S of 150 S, Greensburg, IN 47240 in Washington Township. This petition was POSTPONED at the January 2, 2016 meeting.

Barbara Greiwe represented the petition and stated to the board that they intend to build a single family detached dwelling. Joey Roberts stated that it appeared that they had chosen a good location for the home on the property. Everything is in line and doesn't score too bad. After discussion and no other comments from the board or the audience Blake O'Mara made a motion to vote on Petition 2016-1; Bill Dieckman seconded the motion. The petition was approved with 6 members present voting yes and one member abstaining due to being a neighbor.

***APC Petition 2016-2 – Nathan Brooks** is requesting to **rezone** and **subdivide** 2.0 acres out of 9.3 acres from an A-1 zoning classification to an A-2 zoning classification for construction of a single family detached dwelling. This petition request falls under the Decatur County Ordinance, Section 920 (7). The property is located at 4821 N CR 250 W, Greensburg, IN in Adams Township and is owned by Gerry and Nancy Brooks.

Nathan Brooks represented the petition and stated to the board that he intends to build a single family detached dwelling. One of the questions asked was what is the current use of the property? Nathan stated that it is in hay. Board comment stated that the way the roads are set up and the driveway that what you have there is hayfield and pasture. When asked about the overhead power lines he stated that the new home would not be directly located under the power line. Gerry Brooks stated that the overhead lines were located down a ways on the corner of the property.

With no other questions or comments from the board of the audience Blake O'Mara made a motion to vote on Petition 2016-2; Joey Roberts seconded the motion. The petition passed with all members present voting yes.

***APC Petition 2016-3 – REX / Tallgrass Energy** is requesting approval of the **“Waiver of Detention Standards”** per the Decatur County Stormwater Drainage Control Ordinance Section 6.7. The property is located at 7683 N CR 650 W, Greensburg, IN in Adams Township and is owned by Hatton St. Omer Farm Trust.

Anthony Ridolpo represented REX/Tallgrass Energy for this petition. He introduced those on hand who could answer any questions that the board may have. A board member commented that this is allowed in our ordinance, you have to have a certain percentage of the watershed, the initial concern for the drainage issue was what would be affected downstream such as structures. Since you have a very small percentage of the watershed going through there we believe that the watershed will be able to handle the drainage.

John Richards, Dec. Co. Commissioner stated that there was a signed an agreement for road use and as far as he is aware of is that everything is in order.

After discussion and with no other comments or questions from the board or the audience Joey Roberts made a motion to vote on the Waiver of Petition 2016-3; Jeff Hermesch seconded the motion. The petition passed with all members present voting yes.

Technical Review Committee Update

Albert Armand asked Krista Duvall if there were any updates on the committee. We meet as needed to review surveys so that all departments are discussing as a group and to be able to make the paperwork flow smoothly throughout the offices in the courthouse. We send an email to those involved to make changes as needed. If there is a new project in the community they are welcome, but not required, to come before the review board with questions. We only want to streamline the process. It was noted that it keeps everyone on the same page and informed.

Annual Reports / Comprehensive Plan

Krista Duvall passed out outlines on where we stand this year as opposed to last year. We are pretty much in line with last year. One of the biggest change is the amount of land taken out of production but that is due to REX taking 21 acres out of production but only about 9 will be for the facility. The remaining 12 acres will be wildlife habitat.

Krista Duvall passed out a score sheet that is used when we rezone. In the Comprehensive plan we have been discussing what we are trying to protect; is it ag, prime farm land, tillable acres, what is our goal? A map of prime farmland was passed out which was provided by Tim Ortman. The maps show which areas of the county are noted as prime farm land, based on productivity of the land, soil types, etc. This is what has been presented, I would like for you to look at it and come to the next meeting if you have any ideas, changes, additions or modifications.

Krista Duvall said that our score sheets need to be revisited, in my opinion, some of the soil types are not weighed as well as they can be. Also taken into consideration is the slope of the land. A board member stated that some of the soil types aren't placed correctly in his mind. There are several of these areas that need to be re-thought out because there is land where a home can be placed. Missy Scholl was asked when the score sheet came about, it has been here a long time and stated that other counties do not use a

score sheet. Andy stated that it's time to re-evaluate the sheet. One item is the zoning, if they meet the requirement that they would not be coming to our board for approval, this is one reason why we need to re-think or re-evaluate the sheet.

APC Attorney Melissa Scholl stated that the methodology is good because everything is being looked at in the same process. You are evaluating each parcel under the same guidelines in relation to the Comprehensive Plan. The process is good it just may need to be tweaked a little bit.

If you look at the annual statistics sheet that we received, you will see that our numbers are consistent and held down pretty well. The process is not completely broken but I think the idea works.

Armand: Comprehensive plan meeting shows that ag is still thought highly in the county. Vast majority of surveys showed that we should use IDEM rules along with local rules when considering confined feeding operations.

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

With no other business, the meeting was adjourned at 7:16 P.M.

Respectfully submitted by Debbie Martin, Administrative Assistant.

ATTEST

Secretary Andy Scholle
Decatur County Area Plan Commission

President, Albert Armand
Decatur County Area Plan Commission