

Decatur County Area Plan Commission
January Minutes 2018
1st Floor Meeting Room of Decatur County Courthouse

The regular scheduled meeting for the Decatur County Area Plan Commission was called to order by Jay Hatton at 7:15 p.m. on Wednesday, January 3, 2018. There were 8 board members present. Absent was Jeff Hermes and Kevin Fleetwood. Also attending was Melissa Scholl - BZA & APC Attorney, Krista Duvall – Decatur County Area Plan Director, Debbie Martin – Administrative Assistant and Kenny Buening – Decatur County Building Commissioner/Inspector.

Jay Hatton 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.*

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 December 6, 2017 as written and mailed.

Jay Hatton welcomed Todd Mauer to the board appointed by the Decatur County Commissioners.

*** Election of 2018 Officers**

Melissa Scholl opened the floor for the 2018 Officers.

Paul Stone nominated Jay Hatton for President; seconded by Bill Dieckman

Bill Dieckman nominated Paul Stone for Vice-President; seconded by Todd Mauer

Jay Hatton nominated Andy Scholle for Secretary; seconded by Bill Dieckman

With no other nominations the nominations were closed and all were approved.

*** Appointment to the BZA Board for 2018**

Melissa Scholl opened the nomination for appointment to the BZA Board. Jay Hatton nominated Paul Stone; seconded by Bill Dieckman, with no other nominations Paul Stone will serve on the BZA Board for 2018.

*** APC Petition 2018-1 – Tim Fultz** is petitioning to “**Rezone**” **2.99 acres out of 6.63 acres** from A-1 zoning classification to a A-2 zoning classification for construction of a single family detached dwelling. This request falls under the Decatur County Ordinance **Section 920(7)**. The property is owned by Paul & Aimee Balsler and is located at Just West of 7076 W State Road 46, Greensburg, IN, **Clay Township**.

Tim Fultz stated that he want to place a 2280 square foot modular home with 4 bedrooms.

Jay; full basement? **Tim;** no. **Jay;** I saw the boundary of your property and was looking for the 2.99 out of this, can you help us with where it will be. **Tim;** kind of in the middle section of the property. Tim referenced the map on the screen and pointed out where the house and the septic would sit. **Jay;** the property is big enough that there could be another parcel or subdivided off of the 6.63 acres. Since you are only rezoning 2.99, my question is do you have any intentions of subdividing that property any further? **Tim;** no, I would rezone the whole thing if I could but your limits are max of 2.99. **Andy;** will you be purchasing the property upon the condition that you get the rezone approved tonight? **Tim;** yes. **Jay;** I just wanted to get to the fact that there would only be one house on this 6.63 acres. The other question I had in reviewing this is concerning the septic, do you have a certified septic installer that was out there to locate the septic fields? **Tim;** no, I've had soil tests done. **Jay;** I don't see where you had a certified septic installer out there, both of the septic sites seem to be in a similar area? **Tim;** the soil scientist said there shouldn't be a problem, she'll just stagger the two on her inspection of the property. **Jay;** I tried to call Alan Crosby today but was unable to talk to him, it seems that some of the soil borings are too close together and I worry that if the first one were to fail then it might cause the second one to be a disqualified site. **Tim;** that was the soil scientists call on that. **Jay;** typically according to Alan there is a certified septic installed that assists in the soil borings. **Ryan;** that never happens, Alan Crosby produced all of this information and design requirements in saying that he has approved two septic sites. From then it moves on to building permit and Krista's office making sure he has the septic permit. Alan manages the septic installed to make sure it passes, so as far as we are concerned that would not be a determining factor of rezoning this to A2. **Andy;** usually this site would have to be surveyed for the rezone and that is where you will pick who will install the septic system and what type of system. The installer will go out there, set some flags for the outer perimeter of the absorption field and it will all be shown on the survey. That is part of the requirements, has to be shown as well as the legal description for the rezoned area before he can ever get a building permit. What you are asking will happen before he will get a building permit. **Krista;** until that survey is completed with the absorption field he will not get a permit. **Jay;** I believe that, it just appears that they are stacked on top of each other. **Krista;** they usually are a little further apart. **Tim;** Dena said no problem with the soils, she would stagger them.

Paul Stone made a motion to vote on APC 2018-1; Andy Scholle seconded the motion with all present voting yes.

Jay; this has passed our board, you need to continue on with Krista in the office. There is a lot to do from here.

Other Business

Krista addressed the board thanking them for their willingness to serve your community on the APC Board and that she looks forward to working with and for them. She handed out a packet that explains what we are doing here as a board, take a look at your Comprehensive Plan. We want to make sure that everything that we do is coinciding with the Comprehensive Plan and that we are doing what our community put us here to do. She also handed out a sheet outlining a compilation of 2017 APC Petitions that we reviewed last year. Our agendas and minutes are posted on our website, you can review them at any time and review what happened in case someone calls you concerning anything done in the past.

Jay; Krista had shown me some of this information and she attended a workshop and came back with a good outline of what we are doing. **Krista**; this was put together by the Indiana Chapter of the American Planning Association with a lot of it done by Dearborn County. Just outlines of what you want to look for and what your goal and job is.

With no other business before the board the meeting was adjourned at 7:32 p.m.

ATTEST

Secretary, Andy Scholle

Decatur County Area Plan Commission

President, Jay Hatton

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