

**Decatur County Area Plan Commission
January Minutes 2023**

The regular scheduled meeting for the Decatur County Area Plan Commission was called to order by Brad Schutte at 6:30 p.m. on Wednesday, January 4, 2023. There were 8 board member present. Also attending the meeting was Melissa Scholl – APC Attorney, Krista Duvall – Area Plan Director and Debbie Martin – Administrative Assistant.

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.*

*** Election of 2023 Officers**

Melissa Scholl opened the floor for nominations of the following:

President: Todd Mauer was nominated by Brad Schutte

Vice-President: Brad Schutte was nominated by Paul Stone

Secretary: Sheila Kirchhoff was nominated Paul Stone

With no other nominations from the floor the nominations were closed a vote was taken for each office and all members present voted unanimously in favor of the nominations. The elections of officers were then closed.

*** Appointment to Board Zoning of Appeals Board**

Todd Mauer nominated Brad Schutte to be the APC representation on the BZA board and seconded by Paul Stone.

With no other nominations from the floor, the nominations were closed and all present voted in favor of Brad Schutte serving as the APC Representative for the 2023 year.

President Todd Mauer then presided over the meeting.

*** Approval of December 7, 2022 Minutes:** Brad Schutte made a motion to approve the minutes as mailed; Paul Stone seconded the motion with all in attendance signifying aye.

*** APC Petition 2023-1 – Mark & Stacey Watkins** is petitioning to “**Rezone**” approx. 2.99 acres out of 14.0026 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 petitioners and is located just South of 8500 S CR 100 W, Greensburg in **Marion Township**.

Mark Watkins: We bought 20 acres and subdivided that, my son built a house just south of the property and we have lived on the other side of the county for 28 years and would like to build a home on this site. **Brad;** this looks like a decent spot. **Tom C;** is there water there? **Mark;** yes, we get good water.

Sheila Kirchoff made a motion to vote on APC 2023-1; Tom C. seconded the motion with all members present voting yes. **Todd;** it carries unanimously, that is just one step in the whole process. Stay in touch with the ladies in the office, congratulations.

* **APC Petition 2023-2 – Stuart Reed** is petitioning to “**Subdivide**” approx. 5 acres out of approx. 155 acres and “**Rezone**” approx. 2.99 acres out of approx. 5 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 Reed Brothers Farms LLC and is located just West of 3189 E CR 300 N, Greensburg in **Fugit Township**.

Stuart Reed: We are looking to build a single home, it will be on the west edge of the property there, just behind the woods. We brought it behind the woods and it sits up about 20 feet above where that creek is. Basically that whole front field is a, I don't think it is truly a flood zone area, the DNR, Beacon website I was able to find that. We just brought it to the back side of the woods there. **Todd;** (inaudible) it kind of starts up the hill? **Stuart;** yes, it's about 20 foot high. **Brad;** how will you access the house, will you come from that existing drive? **Stuart;** we will put a drive in next to the house that is there, it will come up and around those woods. **Todd;** as far as going out on the road will you use the existing drive? **Stuart;** it will be the second drive. **Paul;** that existing house will stay up? **Stuart;** yes, my cousin is living there. It is an old dairy farm and the well there is really good. **Brad;** will you use that same well? **Stuart;** yes. **Ryan;** when you do that you are going to have an easement? **Stuart;** it will be an easement or parceled off.

Tom Cherry made a motion to vote on APC 2023-2; Ryan Kennelly seconded the motion with all members present voting yes.

Rick Nobbe: I talked to Krista the other day, Bryan Robbins is here as well to have any input on it. Some time ago the board had passed an ordinance to become a Broadband Ready Community. We took that and sent it to the State, the State did not approve the verbiage that had been changed in that previous document from what they had recommended. The verbiage about charging fees for permits and things like that. What I had given Brad earlier is the updated copy of (inaudible) we would ask the board to study, ask questions on and then be able to vote on that at the February board meeting. Then I can take it to the Commissioners and get that done. I really think it is important to become a Broadband Ready Community but I think also important, perhaps if you have not heard, there are different entities throughout the county that might be applying for some large grants for broadband in the near future and having that box checked for being a Broadband Ready Community I think might go a long way in getting approval for them. **Bryan Robbins;** there are quite a bit of funds coming from the Federal Government actually (inaudible) addressing broadband. This is just one more way to be (inaudible) ourselves (inaudible). **Rick;** so what I had done was take what you guys had approved, sent it to Bryan and he sent it to Ernie Hoptry, which is the director for that, Ernie then sent Bryan back a note that this is what should or needs to be. Once that is done we will get it to the Lieutenant Governor, it will get us going for (inaudible). **Brad;** essentially Rick, the summarization is, the only change you made was, we had here under “may do the following”, essentially you need it changed to “may not do the following”. **Rick;** I think before it was saying basically the same thing, that we could if we really felt it was important or (inaudible) that we wouldn't do it. All the other counties have approved as Broadband Ready Community. If you have any questions, let me know, give me a call and we will address them. Otherwise I will be here at the February meeting. **Todd;** no action tonight on this. **Brad;** no, we can advertise it and we will be good.

Sheila Kirchhoff made a motion to adjourn; Tom Cherry seconded the motion and the meeting was adjourned at 6:46 p.m.

ATTEST

Secretary, Sheila Kirchhoff
Decatur County Area Plan Commission

President, Todd Mauer
Decatur County Area Plan Commission