

**Decatur County Area Plan Commission**  
**July Minutes 2019**  
**1<sup>st</sup> 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 7:00 p.m. on Wednesday, July 2, 2019. There were 7 board members present with Bill Dieckman and Jeff Hermes absent. Also attending was Melissa Scholl – APC Attorney, Krista Duvall – Decatur County Area Plan Director, Debbie Martin – Administrative Assistant and Kevin Fleetwood.

Jay Hatton 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.*

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 June 5, 2019 as written and mailed.

\* **APC Petition 2019-11 – Kevin Stier** is petitioning to “re-zone” approx. 2.0 acres out of 40.009 acres in an A-1 zoning classification to an A-2 zoning classification for construction of a single family detached dwelling. This request falls under the Decatur County Ordinance **Section #920 (7) & #915**. The property is owned by the petitioner and is located just west of 2215 E CR 400 S, Greensburg, IN in **Marion Township**.

Kevin Stier stated that he is petitioning to rezone approx. 2 acres to build a home. **Ryan;** was there ever a residence there? **Kevin;** I’m not sure, there is some old foundation but I don’t know if it was building or an old home. **Jay;** water source? **Kevin;** there is an old well there, the rural water runs by but I plan to re-case the well that is there. **Jay;** if not will you drill a new one? **Kevin;** yes. **Jay;** you understand what happens with the septic sites and not disturbing the ground? **Kevin;** yes, I do. **Ryan;** it looks like a great place to build a house. **Paul;** the existing drive is there, do you plan to use it? **Kevin;** I am planning on using the existing drive and joining it up to the house. **Jay;** it will be private back there, it will be nice. **Kevin;** someone told me that once you get a re-zone that you have to build within a year, I have never heard that before. **Paul;** the building permit within a year but not the re-zone, is that correct? **Todd;** once you get the building permit you have a year to complete. **Krista;** you have one year to get the survey completed after the re-zone. **Jay;** so part of this process is to come before the board and adjoining neighbors, then we tell everyone to stay in touch with the office. Familiarize yourself with Krista and Debbie, they will lead you down this path and it will work out just great, do what they say and it will come out well.

Paul Stone made a motion to vote on APC 2019-11; Todd Mauer seconded the motion with all members present voting yes. Jay; the Commissioners will have a chance to hear this as well at their next meeting, stay in touch with Krista.

**\* Charlie Hocker**

Charlie addressed the board with some concerns.

1. The Imminent Domain that will be taking place for the airport expansion.
2. The airport expansion – with no set limit on the cost there is a potential for the county tax base increase.
3. Referencing the Comprehensive Plan and the interjurisdictional agreement with the City, where do we stand on that?

What considerations has the Planning Board given to these points?

After much discussion on Charlie’s concerns, Jay asked Kevin Fleetwood, City Council member on whether Charlie needed to address the City Council. Kevin stated that he should address the City Council, the County Commissioners and the Board of Aviation.

**Jay**; this board is charged with proper zoning in the county, making sure that the zoning is correct for the use of the land and if the zoning is to be changed. This board makes a recommendation to our Commissioners, they have a final say. If there are issues that have not been resolved the Commissioners can overrule this board. **Charlie**; but in that, I would think that one of your underlying purposes would be to protect the land owners of the county, from a value standpoint? **Melissa**; actually what our board is supposed to do is follow the Indiana Code as it relates to areas of planning and to have orderly and planned growth of the land. Everything this board does is delineated by the Indiana Code. **Charlie**; by the code? Could I get a copy of that? **Melissa**; it is online at in.gov, it is probably 1000 pages long, you only really are interested in Title 36. **Charlie**; thank you.

With no other business before the board the meeting was adjourned at 7:30 p.m.

ATTEST

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Secretary, Andy Scholle

Decatur County Area Plan Commission

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President, Jay Hatton

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