

DECATUR COUNTY BOARD OF ZONING APPEALS

Decatur County Courthouse
150 Courthouse Square
1st Floor Meeting Room, Suite 106
Greensburg, Indiana 47240

“AGENDA” for July 6, 2022 at 6:30 P. M.

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: June 1, 2022.**

* **BZA Petition 2022-1 – Kurt Comer for Nutrien** is requesting a “**Variance**” in an I-1 zoning classification from the provisions of the Decatur County Zoning Ordinance #1244 & 1210; a) side setback from the required 60’ to 15’ b) rear setback from the required 60’ to 38’ c) nearest residence from the required 600’ to approx. 275’. The property is currently owned by Nutrien Ag and is located at 531 S County Rd 350 W, Greensburg in **Washington Township**.

* **BZA Petition 2022-7 – Open Road Renewable LLC / Ice Miller LLP – is** requesting a “**Special Exception**” in an A-1 zoning classification for construction of a Battery Energy Storage System facility. The property is currently owned by Robert & Elaine Vollmer and is located West of 2080 W CR 400 N, Greensburg in **Adams Township**.

*** BZA Petition 2022-8 – Steve Ruble, Strand associates for Decatur County Board of Commissioners is requesting the following:**

A A “**Special Exception**” as provided in Decatur County Subdivision Control Ordinance #320 to NOT include any fire hydrants at the proposed site

B A “**Variance**” as provided in Decatur County Zoning Ordinance #2270 put up a Chain Link Fence with a height greater than 6 feet

C A “**Variance**” as provided in Decatur County Zoning Ordinance #2255 to NOT provide trash or loading dock enclosure or screening

D A “**Variance**” as provided in Decatur County Zoning Ordinance #2210 to allow a gravel surface in the Material Storage Yard

E A “**Variance**” as provided in Decatur County Zoning Ordinance #2265 to provide NO buffer yard on the South, West and North side of the property

F A “**Variance**” as provided in Decatur County Zoning Ordinance #2260 to allow a Cold Storage Structure to encroach the buffer yard (only if E is not approved)

* **BZA Petition 2022-9 – Justin M. Gifford for Robin Carmer of Hillbilly Corner** is requesting a “Permanent Special Exception” in an A-1/A-2 zoning classification to run a farmer’s market and sell flowers, produce from their farm and other local growers, ice cream, and cold cuts & cheeses. This request falls under Decatur County Zoning Ordinance #925. The property is currently owned by Tim Callahan and is located at 7336 W CR 300 S, Greensburg in **Clay Township** 47240.

Decatur County acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. In order to assist individuals with disabilities who require special service for participation in or access to County sponsored public programs, services and/or meetings, the County requests that the individuals make requests for these services three (3) business days ahead of the scheduled program, service and/or meeting. To make arrangements, contact Kenny Buening, ADA Coordinator at 812-663-8451.