

Decatur County Area Plan Commission
July Minutes 2020
1st Floor Meeting Room of Decatur County Courthouse

The regular scheduled meeting for the Decatur County Area Plan Commission was called to order by Paul Stone at 6:38 p.m. on Wednesday, July 8, 2020. There were 7 board members present with Eric Whitaker and Jeff Hermesch joining in on Zoom. Also attending was Melissa Scholl – Area Plan Commission Attorney, Krista Duvall – Decatur County Area Plan Director, Debbie Martin – Administrative Assistant, Andy Scholle – County Surveyor and Rick Nobbe – Decatur County Commissioner.

Paul Stone 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.*

*Approval of minutes of the March 4, 2020: minutes were approved as mailed.

* **APC Petition 2020-11 – Scott Robbins** is requesting to “**Subdivide**” approx. 5.00 acres out of 80.45 acres and “**Rezone**” approx. 1.5 acres from an A-1 zoning classification to an A-2 zoning classification to build a single-family detached dwelling. This request falls under Decatur County Ordinance Section Number **915 & 920(7)**. The property is owned by Harold & Georgia Wilson and is located approx. ¼ mile East of CR 450N & 650W, St Paul, IN. in **Adams Township**.

Scott Robbins: We are currently looking at purchasing this ground to build a home. Eventually we would like to put a barn and have a few livestock. **Paul;** have you talked to your neighbors? **Scott;** I have talked to two of the neighbors east of the property, I have not talked to Gary Davis. The only other one I have talked to is Harold Wilson. **Paul;** where is the closest home out there? **Scott;** the closest one would be about ¾ of a mile east, Tom & Lori White. **Paul;** access to the field there in the corner, will the field access be through that property or can you access the field otherwise? **Harold Wilson;** he is buying the whole hill side, there will be no other access, we are keeping that open ditch. **Paul;** you don’t need to cross his parcel to access the field? **Harold;** no. **Paul;** I looked over it and I don’t see any real concerns, I will remind you to be cognizant and are joining the neighborhood and there are farmers moving up and down the road, allow those folks to move through and understand that often times smells and dust are a common part of it. It’s not uncommon for people to move out into the country and find out that those things exist and are less than desirable but that’s the side of it. **Harold Wilson;** I have required them to sign an agricultural covenant that will carry on even after their ownership of the property. I am as anti-development of farmland as anyone but that is not a valuable farming piece of ground there but it is a beautiful sight for a home. **Paul;** growing up in the country you are used to those things but if we can mediate those upfront it helps a lot.

Todd Mauer made a motion to vote on APC 2020-11; Sheila Kirchhoff seconded the motion with all 9 members present voting yes. **Paul;** this is the first step of many, please work with the gals in the office regarding building permits, inspections and things like that. The process should move along nicely, congratulations and best of luck on your project.

* **APC Petition 2020-12– Nate Crowell** is requesting to “**Subdivide**” approx. 5.00 acres out of 160 acres and “**Rezone**” approximately 2.99 acres from an A-1 zoning classification to an A-2 zoning classification to build a single-family detached dwelling. This request falls under Decatur County Ordinance Section Number **915 & 920(7)**. The property is owned by the petitioner and is located approx. ¼ mile West of CR 300S & 421S, Greensburg, IN, in **Washington Township**.

Nate Crowell: My parents bought the farm in 1986, I grew up and was raised on this farm. We are relocating back to the area and want to keep the farm in the Crowell name. **Paul;** would it be east of the pond? **Nate;** yes. **Paul;** and the driveway would come off of CR 300 just east of the main drive? What is your water source? **Nate;** I will have to drill a well. **Paul;** is there rural water on 421? **Audience;** it is on 421 but does not come down 300. **Paul;** do you have a good well? **Audience;** yes. **Paul;** I didn’t see any outstanding issues, looks like a good site plan put in place, there has been a lot of thought put into it. **Audience;** I just want to say, who wouldn’t want their son and his family living on the home farm.

Shelia Kirchhoff made a motion to vote on APC 2020-12; Tom Cherry seconded the motion with all 9 members present voting yes. **Paul;** Nate thanks for coming in and following the process, keep in mind there will be several things to work through with the county regarding building permits and inspections as you go through this. I appreciate your patience, obviously there is some delay once we send letters out to your neighbors and give them the opportunity to voice any concerns. Thanks for being patient with us, congratulations and best of luck out there.

* **APC Petition 2020-13 – Robert Phelps** is requesting to “**Re-zone**” approx. 2.99 acres from an A-1 zoning classification to an A-2 zoning classification for construction of one single-family detached dwelling. This request falls under Decatur County Ordinance Section Number **915 & 920(7)**. The property is owned by the petitioner and is located at 6286 S CR 60 SW, Greensburg in **Marion Township**.

Robert Phelps: I am looking to build a pole barn home, just north of the small pond that is there. **Paul;** it looks like a long drive that goes back there; do you have an easement? **Robert;** yes. **Paul;** where are you wanting to build? **Robert;** just north of the pond, there is a little bit of a hill there, probably 60’-70’ west of the tree line. **Paul;** is that hay? **Robert;** yes, I have goats, horses and cows. **Paul;** that production will be maintained? **Robert;** yes. **Brad;** do you have a spring crossing on that drive? **Robert;** yes, a small stream. **Brad;** what is in there now? **Robert;** I actually re-did it. I put a 5’ culvert in. It was a 3’ and I was getting wash so I made it a 5’. Jerry Wells came out and made suggestions. **Brad;** do you have a well back there? **Robert;** yes and electric service. **Paul;** I assume the drive will come in and follow that west property line? **Robert;** yes. **Brad;** it’s pretty secluded back there. **Robert;** yes, it is, I grew up on the property next to it.

Brad Schutte made a motion to vote on APC 2020-13: Todd Mauer seconded the motion with all 7 members present in the room voting yes, lost the Zoom connection. Paul; with a majority vote with those in the room your petition passes. Congratulations, please stay in contact with the gals through your permitting process and inspections. Thanks for being here.

***Zoning Violation Discussion – Redelman’s Deals on Wheels LLC – 7745 E State Rd 46, Greensburg, IN 47240**

Emelie Redelman was in attendance and we had a discussion on her property located in New Point. The Board will review the ordinance and definitions, then we will look at this again in 30 days.

***Amended Decatur County Zoning Ordinance Discussion**

With no other business before the board the meeting was adjourned at 7:40 p.m.

ATTEST

Secretary, Todd Mauer
Decatur County Area Plan Commission

President, Paul Stone
Decatur County Area Plan Commission