

Decatur County Board of Zoning Appeals Minutes
Decatur County Courthouse
150 Courthouse Square
Meeting Room

The regular scheduled meeting of the Decatur County Board of Zoning Appeals was convened at 6:30 p.m. on Wednesday, June 6, 2022 at the Decatur County Courthouse. The meeting was called to order by Brad Schutte. All 5 board members were present. Also attending the meeting was Melissa Scholl – BZA Attorney, Krista Duvall – Decatur County Area Plan Director and Debbie Martin – Administrative Assistant.

Brad Schutte 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: May 4, 2022;** Joyce Brindley made a motion to accept as mailed; Rick Hoeing seconded the motion with all presenting voting yes.

TABLED (no one present) *** 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 2022-6 – Kennedy Holdings Group / Shane Kennedy** – is requesting a “**Variance**” in a B-2 zoning classification from the required front setback of 30’ to a front setback of 7’ to build an A-frame over entrance. The property is currently owned by the petitioner and is located at 1440 S CR 600 E, Greensburg in **Salt Creek Township.**

Shane Kennedy: Our company is growing. We are pulling business from Louisville, Cincinnati, Indianapolis and everywhere in between. We are bringing in outside money into Decatur County. I would like to take Stonebridge to the next level and that is taking our current building and updating. It used to be an antique shop, I would like to do some minimal upgrades and make it look presentable on Hwy 46. Most importantly, if we are able to do this it will improve the overall safety, look at page 6 (referencing overhead projector), we are going to get rid of all the parking at the front and move it over to what used to be the lot where we parked the trucks. We will make the front an A-frame coming out and it will represent the company very well. It will not only improve the overall look of the company, also it will make that corner safer which has been somewhat of a concern. There won’t be parking there any longer. **Joyce;** I appreciate that you are trying to fix that traffic problem. I couldn’t imagine backing out onto that road. It makes sense to move the parking to a different area. It will look better and also won’t be a problem backing out into the road. **Brad;** this is essentially just a porch that you are adding on, you are not adding to the building at all? **Shane;** no, if you look at page 3, that gives you an idea of what we are looking to do. Keep it simple, we are not exactly flush, but to invest the time and money into this we want to make it look nice for a very efficient cost. Just adding an A-frame coming out, and adding a slight porch coming out. It will save some space there and make it safer. And we are asking to have a sign to the front, I have already shared this with our neighbor across the street, the Wallpes, I never heard any concerns whatsoever on this. It is important to know that the sign will be angled towards Hwy 46 so it wouldn’t be a hinderance. **Janey;** is it a lighted sign? **Shane;** we would like it to be yes, it will be

on from 11 p.m. to 1:00 a.m. at night. We would like to represent the company well. **Brad;** is it just strictly a back light? **Shane;** it will be similar to the example that you have. **Gary;** is it written in the proposal that the parking will have to be moved (inaudible). **Krista;** I think when he puts the holes in the ground or on the slab it will eliminate any opportunity to park there. **Shane;** I'm not going to allow parking there. We have plenty of places to park, rarely do we have people park there. Being stewards of the community and someone comes up and has a need, we let them park there, but it will basically force them to park further down into our actual parking lot. **Rick;** this will put the building 7' from the edge of the road? **Shane;** correct, right now if you park there, with the parking that this will eliminate, if there is a car parked there it would be at the edge of the road. **Rick;** if a UPS truck or a postal truck were to pull there in front of that facility to run in fast, is that 7' going to allow enough room for that vehicle to exit the road completely? **Shane;** the fact that we haven't had a car hit yet, would give me confidence that the answer is yes because it is actually going to more space over there as opposed to what we have now when cars are parked there. Fortunately nothing has ever been hit before. If you look on page 6, we are actually moving in an entire car parking spot, that will give more than enough space. **Rick;** is the variance include the sign information or is this strictly for the structure? **Krista;** he is zoned a B so he does not need a variance for the sign.

Joyce Brindley made a motion to vote on BZA 2022-6; Gary Fischer seconded the motion with all 5 members present voting yes. **Brad;** your petition has passed, good luck.

* **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**.

Brad; this petition has been tabled per their request to the July meeting.

Rick Hoeing made a motion to adjourn the meeting at 6:43 p.m.; Janey Livingston seconded the motion.

Decatur County Board of Zoning Appeal

Secretary, Janey Livingston

Decatur County Area Plan Commission

ATTEST:

Brad Schutte, President Decatur County Board of Zoning Appeals