

Decatur County Area Plan Commission
June 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, June 17, 2020. There were 8 board members present with Jay Schoettmer was absent. Also attending was Melissa Scholl – Area Plan Commission Attorney, Krista Duvall – Decatur County Area Plan Director and Debbie Martin – Administrative Assistant.

Paul Stone stated that the following members: Andy Scholle, Sheila Kirchoff, Jeff Hermes, Eric Whitaker and Kevin Fleetwood were joining via the Zoom meeting. Then 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.*

*** APC Petition 2020-4 – Shane Kennedy / Stonebridge Trucking** is requesting to “**Rezone**” Lots 1-10 in Smith Crossings from an A-1 zoning classification to an I-1 zoning classification for construction of a work shop for a trucking company. This request falls under Decatur County Ordinance Section Number **1204**. The property is owned by Robert & Betty Gold and is located 1495 S CR 600 E, Greensburg in **Salt Creek Township**.

Paul: There has been some dialog over the last couple of weeks, I know that one of the questions that was raised the last time was about the type of zoning, I think that you all may have been guided towards that I zoning, which probably is on the heavy side, we feel like your business would fit more accurately in a B3 zoning, which everything that we have talked about up to this point in the last meeting certainly is fine. You have no concern about things falling into that category, what we have to be cognizant of is moving forward that should you all sell that property at some point that the neighbors aren’t blind sided with some sort of 300 x 200 structure with machines running 24 hours a day and things like that. Once it becomes I1 we lose the ability to have any conversations about what will be occurring on the other side of the road from them. **Shane Kennedy:** absolutely, we will park our trucks and maintain our trucks here only. **Paul;** this has been advertised as and I1 so anything less than that does not require that we re-advertise and notify the adjoining property owners. As long as you have no issue with moving this to a B3 and not an I1. **Shane;** sure, I’m not well versed on the B3. Is there anything that would catch us off guard or hinder us from operating our trucking company? **Paul;** you have no concerns from either the board or the Area Plan Director. **Shane;** we want our neighbors happy so I concur with that. **Paul;** tell us a little bit about what you all are doing. **Shane;** we are growing, triple in size and need a place to safely and responsibly work on our trucks. We have business coming from Indianapolis and Cincinnati, more jobs are created here, we have looked at other places and counties and have not found somewhere to go. **Paul;** the business is currently located across on Highway 46 at 600 S and you have operated there in less than ideal circumstances. As vehicles have gotten bigger encroaching on that road has been somewhat of a public concern. It is my understanding that some of those trucks will not have to sit so close the road. **Shane;** none of them, we will only keep some of the smaller cargo vans there if needed. We have been leasing from Steve Hockaden for about 1.5 years and we would like to have our own place. **Sheila;** how

many employees do you plan to hire? **Shane;** it depends on growth, we have 22 drivers, 10 full time and 12 part time. We have tripled in vehicles but also employees, this building will support our growing business. **Tom;** will you house any vehicles over there or be parked outside mostly? **Shane;** almost all will be outside, the building will allow us to safely unload and reload the trucks and work on the vehicles. Also a small area for storage. **Paul;** how big will your building be? **Butch;** 50' x 75'. **Paul;** part of the discussion last time was that there is currently some drainage issues from when the railroad went through, something that the Kennedy's plan to do is to move the drainage toward the west. **Butch;** we will take out all of the trees and open up that ditch. We will have a 2 ½' fall.

Todd Mauer made a motion to vote on APC 2020-4 with the amendment that it would move to a B3 zonings and not the I1 zoning; Sheila Kirchhoff seconded the motion with all 8 members present voting yes.

* **APC Petition 2020-5– Mike Link / Thorntree MHP & CG LLC** is requesting to “**Rezone**” approximately 3 acres from an A-1 zoning classification to a B-3 zoning classification for sales and service of new and used recreational vehicles. This request falls under Decatur County Ordinance Section Number **1145**. The property is owned by the petitioner and is located at 7301 N US Hwy 421, St. Paul, in **Adams Township**.

Mike Link; I purchased this property 2 years ago, it is currently operated as a mobile home park and campground with very little sales. I want to increase the sales function of the business. I need to get a dealer's license to sell campers and part of that is the zoning of the property. I'm looking to rezone up to 3 acres in the front, have some campers for sale whether they go into the community or in my park area. **Paul;** do you foresee this as recreational vehicles or mobile homes or both? **Mike;** it will be recreational vehicles. **Paul;** will there be a manufacturer represented or just you? **Mike;** for right now the opportunity that I see is on the used side, I will go to auctions and buy and sell good quality used products. **Paul;** the area that you want to rezone, do you foresee all of that being like a gravel parking lot then or what is your plan as far as developing the area that is outlined on the map. **Mike;** do you have the hand drawn map? To start I was just going to maybe put 5-6 up front. Then if sales pick up I thought I could go down the hill in the large grassy area I could gravel that to store more. It all depends on demand. **Tom C.;** basically it's not much different than what you do now other than a little bit more gravel to park some of the used stuff on. **Mike;** you are correct, I want to follow the rules and laws and get my dealers license. **Brad;** how many will you have in inventory? **Mike;** I will go to auctions and try to pick up 5 at a time, sell and then replace. **Sheila;** currently do you have people come in and out of there on a weekend/weekly basis? Month to month? **Mike;** most of my campers are on a monthly basis, I don't allow daily campers or tent campers to come in. I operate and prefer the ones who stay monthly. **Sheila;** and are you looking to get more into the campground scene or mobile homes? **Mike;** the reason I am here today is for the dealer's license, it will be all camper related. I have been in the mobile home business for 23 years and I'm making a transition into the camping business. Everything out front will be camping related. I won't put single or double wides out front. **Sheila;** and do you have kind of a price range you are thinking? **Mike;** good quality used campers for less than \$20,000-\$30,000, I am going to try to be half of what you can buy a new one for. **Sheila;** so not old and outdated? **Mike;** no, that is not the demand, people want good quality used campers, 8 years old or less. **Paul;** I think the obvious concern is the County (inaudible...) were in a situation where there are 20-40 \$1500 dollar rotting campers sitting alongside the road so I don't exactly know how you would police or regulate that from our stand point but certainly that is what we are trying to understand, what the anticipated situation looks like alongside the highway there. It sounds like your goal is later model campers. **Mike;** we keep a clean

place. I have no problem stating that I can only carry units under 2 years or newer. **Paul;** how many lots do you have? **Mike;** there are 21 mobile homes 31 campsites, it is a licensed 52-unit place. The State Board of Health regulates mobile home parks and campgrounds, they issue the licenses and yearly inspections. **Paul;** at what percentage would the campsite be now? **Mike;** we are full. It is seasonal so in the winter time. I do get a lot of construction workers that come in for 4-5 months at a time. **Tom C.;** do any of them become permanent residents? **Mike;** yes, maybe 20%. **Sheila;** if does look like quite a bit of land, do you plan to put a new building on that at any time? **Mike;** I don't think so, the building we have out front is pretty big and will accommodate our office. I don't foresee us doing any service. **Sheila;** I didn't know if you grow that you may want a show room. **Mike;** good point and I would like to leave that option open. There is a lot of land there that could easily fit 15 campers and another big pole barn.

Tom Cherry made a motion to vote on APC 2020-5; Brad Schutte seconded the motion with all 8 members present voting yes.

* **APC Petition 2020-6 – Mitchell Kinker** is requesting to “**Subdivide**” approx. 20 acres out of 89.58 and to “**Re-zone**” approx. 2.99 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 **915 & 920(7)**. The property is owned by Krieger Farms and is located on the southwest corner of S CR 950 E & E CR 300 S, Greensburg in **Salt Creek Township**.

Mitchell Kinker: I'm looking to subdivide 20 acres and to rezone 2.99 to build a home which will be on the north side of where the pond will be. We are looking at putting in the pond as soon as possible. **Paul;** Mr. Krieger do you live in the home in the center of this property? **Fred;** yes, I do. **Paul;** there will be an easement I assume for access? **Mitchell;** no, 950 E is that dead end road. **Fred;** our driveway comes off 300 S. **Mitchell;** our driveway will come off of 950 E. **Brad;** Fred, he will come off the dead end where we put the county culvert in..... **Fred;** yes. **Tom C.;** does that road dead end at about where the pond is? **Fred;** yes. **Tom C.;** does the county still maintain that road? **Fred;** to the point, yes. **Paul;** what is your source for water? **Mitchell;** we have not discussed a well but rural water is out on 300. **Paul;** will it naturally drain or will you have to pump basement water? **Mitchell;** it will be natural and drain to the pond. **Paul;** I assume he can come across you (Fred) if he would like to bring water? **Fred;** no, he would have to come up 950. **Brad;** it is not that far at all. **Fred;** it is not over 1000'. **Sheila;** are you coming from Ripley County? **Mitchell;** I currently live in Franklin County. **Sheila;** will your children be coming into the County Schools or Greensburg? **Mitchell;** we have them at Batesville schools and we are looking to keep them there.

Sheila Kirchoff made a motion to vote on APC 2020-6; Jeff Hermes seconded the motion with all 8 members present voting yes. Paul; thanks for coming in, keep in touch with the gals through your permitting and inspections.

NOTE: Postponed

* **APC Petition 2020-7 – Dustin Barkdull** is requesting to “**Subdivide**” approx. 1.99 acres out of 6.99 acres and to “**Rezone**” approximately 1.99 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 **915 & 920(7)**. The property is owned by Delwin Barkdull and is located at 8807 S CR 225 E, Greensburg in **Marion Township**.

* **APC Petition 2020-8**– **Tyler Moody** is requesting to “**Subdivide**” approx. 5.20 acres out of 127.01 acres and to “**Rezone**” approximately 2.99 acres out of approx. 5.20 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 **915 & 920(7)**. The property is owned by Ed Hodson and is located at 7621 S CR 320 W, Greensburg in **Sand Creek Township**.

Tyler Moody: The paperwork needs corrected; the 5.2 acres needs to be taken off. **Paul;** so we are only doing 2.99? **Tyler;** yes. We are getting a manufactured home and want to rezone the land. **Paul;** is there an existing driveway? **Tyler;** yes there is an existing, we will get an easement for the rest of it. **Brad;** where does that existing driveway run? **Tyler;** it runs through my brother in laws house. **Brad;** so it follows the woods line? **Tyler;** yes. **Paul;** water source? **Tyler;** spring well. **Krista;** Paul could we clarify the 2.99 acres, are you purchasing and that is all you will split off? **Tyler;** yes. **Paul;** what is the building permitting process for a manufactured home? Is it very similar? **Krista;** there are multiple inspections. **Paul;** is it a mobile home or manufactured home? **Tyler;** a manufactured home. **Sheila;** is there farm ground involved in that at all? **Tyler;** yes. **Paul;** is it currently being farmed? **Tyler;** the part that we are building on didn't get a good return on it but it is part of a field. It is not being farmed now. The other side is farmed. **Brad;** it is rough, I am familiar with that area. **Tom C.;** is it currently in any government programs such as CRP? **Tyler;** no I don't think so.

Todd Mauer made a motion to vote on APC 2020-8 for 2.99 acres of rezone, no subdividing; **Eric Whitaker** seconded the motion with all 8 members present voting yes. **Paul;** stay in contact with the gals, they will guide you through the permitting process and inspections.

* **APC Petition 2020-9** – **Ryan & Brandi Hart** is requesting to “**Rezone**” approximately 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 petitioners and is located just east of 3537 E Base, Greensburg in **Washington Township**.

Ryan Hart: We bought this property and wish to build a home. **Paul;** where will you build the home, east or west of the small cemetery? **Ryan;** it will be on the east side. **Tom C.;** it could be farmed but has not be of any ag use for years and years. **Todd;** I thought we approved this for the Wilson's. **Krista;** we did but they did not follow through with the survey. **Tom C.;** the driveway that goes around the barn, that is actually access to the cemetery I suppose, will you get an easement on the county for that? **Terry Castle;** actually the cemetery has an access easement on there that is all in one. **Paul;** no issue with them using the drive? Maintenance won't be an issue? **Ryan;** no. **Paul;** to clarify, we approved a rezone for this 2 years ago for Mr. & Mrs. Wilson but they did not do the survey so we are back here again.

Tom Hunter made a motion to vote on APC 2020-9; Tom Cherry seconded the motion with all 8 members present voting yes. Paul; the gals will keep you in guidance on the building permits and the process.

* **APC Petition 2020-10** – **Mark Sebastian** is requesting to “**Rezone**” approximately 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 Danny Peters (c/o John Peters) and is located just across from the intersection of E Central Avenue & N CR 80NE, Greensburg, in **Washington Township**.

Mark Sebastian: I live in Rush County, looking to move to the area to be around my family who resides here. I'm looking to downsize my home to a smaller one, 1100 square feet. I really haven't looked into a lot of things but I understand that there is rural water, I will look into water, if I need a well, I will drill a well. **Kenny Peters;** there is county water in front of the place. I was checking on hooking up to the city sewage so really, he could go either way he wants to go. **Paul;** the parcels on each side, did the Asbury's purchase that parcel? **Kenny;** it is still there... (inaudible...) **Paul;** Tom this is in your neck of the woods, any concerns? **Tom H.;** just know that there are a lot of busses that come down that road twice a day and we do have a lot of kids running around that field that will be in front of your house in the fall, Cross Country. **Mark;** my grandkids have already checked which bus they need to get on to come over here. **Tom H.;** what type of structure? **Mark;** inaudible.. and I'm hoping to put a pole barn beside it. There will be a full-sized basement.

Brad Schutte made a motion to vote on APC 2020-10; Tom Cherry seconded the motion with all 8 members present voting yes. Paul; Mr. Sebastian your petition passes, keep in touch with the gals in the office and they will guide you through the construction process.

Krista Duvall: I have had several concerns and complaints over the Redelman's Deals on Wheels Property in New Point has turned into a junk yard. I think that we need to address this.

Paul; what is the process for that? Is this something that could get a committee to do this or do we need to have an open forum. How should we proceed?

After discussion it was decided to ask Emelie Redelman to come to the next meeting to address the concerns.

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

