

**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 2, 2021 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: March 3, 2021;** approved as mailed.

**\* BZA Petition 2021-2 - Donald Rowe** – is requesting a “**Special Exception**” in an A-1/A-2 zoning classification to put private guest quarters in an unattached structure. This request falls under Decatur County **Ordinance #925(8)**. The property is currently owned by the petitioner and is located at 10639 W CR 1300 S, Westport in Jackson Township.

**Donald Rowe:** We moved here in 2015, decided to build a pole barn. Our home is only 1200 sq. ft., we have 4 adult children and 3 grandchildren. In addition to building the pole barn, which will store tractors and lawn equipment and my hobby shop, I will have a back corner for fitness equipment. Primarily for fitness but also as a guest quarters for when the kids come, which is about once a month. There will be no stoves or anything like that, just a place to sleep and shower. **Brad;** when was the home built? **Donald;** 2008. **Janey;** where will your bathroom be? **Donald;** it will be in the corner section (referencing the overhead map) the septic line will run from the building to the current septic system and have a 48” drop. **Brad;** how many bedrooms is your house? **Donald;** 2. **Jay;** how do you plan on handling this when it is no longer used by family, do you intend to rent out? **Donald;** no, I do woodworking, the wall can be torn out. **Jay;** we appreciate you coming before us and doing it the right way, we try to eliminate dual residences. **Donald;** to the Courthouse and everyone’s credit here, I have never tried to build anything in my life, the ladies in the office have been very helpful in pointing these things out on what I needed to do.

Joyce Brindley made a motion to vote on BZA 2021-2; Jay Hatton seconded the motion with all 5 members present voting yes. **Brad;** your petition passes.

**\* BZA Petition 2021-3 – Jordan Wallpe** – is requesting a “**Conditional Use**” in an A-1 zoning classification to sell locally grown flowers & house plants, and to put up a sign. This request falls under Decatur County **Ordinance #935**. The property is currently owned by the petitioner and is located at 1005 S Ireland St, Greensburg in Washington Township.

**Jordan Wallpe:** My wife and I built a pole barn, half for personal garage and half a workshop. We want to turn this into a full-time business, my wife loves flowers. We bought an old ford truck and we started out in 2017 selling flowers out of the back of the truck. We are both from Greensburg and we bought this property. We built a new pole barn last year and we would like a Conditional Use to use part of the pole barn as our flower shop. We are trying to grow all of the flowers that we sell on our property. It’s fresh and local. We want to teach our children how to run a business. We

do “build your own bouquet’s” out of the back of the truck. **Joyce;** do you grow all of your own flowers or do you buy some? Do you have greenhouses? **Jordan;** we don’t have greenhouses, we grow our own for now, we don’t outsource much now, we will wholesale some flowers for weddings but for the most part we grow all of what we sell. **Brad;** the sign that you are talking about, can you describe it? **Jordan;** this will be a physical sign in our yard that will stay up, we are going to be seasonal, not all year long. **Janey;** will it be illuminated? **Jordan;** I don’t think so, no. **Joyce;** it is only a 3’ x 5’ and 5’-6’ tall? **Jordan;** yes. **Jay;** Krista, what is the sign maximum size? **Krista;** 32 square feet. **Jay;** what is the distance from the road, the setback? **Krista;** 30’. **Brad;** where do you plan to put the sign? **Jordan;** referencing the overhead map showed location of the sign. I would like to keep all of the activity on the north side of the property. **Brad;** do you have consideration for parking? **Jordan;** we have had several cars parked, we can fit 3-4 cars easily with room to get in and out. If we get deliveries, the trucks can get in and out. **Gary;** I drove by and it looks to be very well kept, I was concerned about the parking at first but it seems to be enough space for the business. **Jay;** the idea of him having a conditional use, he will be back here in 5 years, if it isn’t done as said then we will have another shot at this to right the wrong. **Jordan;** another thing that I may add to that, we thought of other locations but have not found anything. The investment that we have currently is much more attractive to us rather than renting out another space.

Joyce Brindley made a motion to vote on BZA 2021-3 for the Conditional Use and the Sign; Janey Livingston seconded the motion with all 5 members present voting yes. **Brad;** your petition is accepted, be sure to follow the setbacks with the sign. If you have any questions give the office a call.

The meeting was adjourned at 6:49 p.m.

Decatur County Board of Zoning Appeal

---

Secretary, Joyce Brindley

Decatur County Area Plan Commission

ATTEST:

---

Brad Schutte, President     Decatur County Board of Zoning Appeals