

Decatur County Area Plan Commission
Minutes June 7, 2017
1st Floor Meeting Room of Decatur County Courthouse

The regular scheduled meeting for the Decatur County Area Plan Commission was called to order by Jay Hatton at 7:03 p.m. on Wednesday, June 7, 2017. There were 7 voting Board members present with Albert Armand and Bill Dieckman absent. Also attending was Krista Duvall – Decatur County Area Plan Director, Debbie Martin – Administrative Assistant and Kenny Buening – Decatur County Building Commissioner.

President Jay Hatton called the meeting to order 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.*

A copy of the meeting agenda and the attendance registrar is attached to these minutes and incorporated by reference. By consensus, the APC Board approved the minutes for the meeting on May 3, 2017 as written and mailed.

*** Decatur County Redevelopment Commission** – Addendum to Economic Development Plan Don Schilling stated that the Commission needed to make an amendment to the current Economic Development Plan to add project that allows us to assist the Decatur County Schools to support their current STEM. We are here tonight to ask that you confirm that this amendment does conform to the current Decatur County Comprehensive Plan. Jay stated that for the board’s information it will be the bottom paragraph of Exhibit A. Jay asked Don to give some information about the STEM Program. **Don;** it is Science-Technology-Engineering-Mathematics. The County Schools are trying to acquire some computers and other items which would help them with the functions in providing the STEM Program. **Tom Hunter** stated that Johnny Budd had told me that primarily in Project Lead The Way, I think a lot of it has to do with the CAD Class and upgrading the computers in there. The programs for that is a very expensive project.

Board; so it is totaling \$92,000 to better serve and benefit that area of education in the County Schools. **Don;** yes it is. **Board;** is this funding a onetime thing? **Don;** that is all that they have asked for, the amendment would allow us to do some additional funding if they so request it. Right now all we know of is the \$92,000. **Board;** so it is not limited to this one, it is just allowing the Community Development Commission to assist the County Schools? **Don;** yes it is. We do have a limit on how much we can provide based on the current law, 15% of the income we receive. This amount is less than the 15%. There could potentially be some additional. **Board;** would the Greensburg School Corporation be eligible for that funding? **Don;** the way the amendment is written, it just lists the County Schools. We could talk about that some other time.

Tom Hunter made a motion to approve the amendment to the Decatur County Redevelopment Commission; Jeff Hermes seconded to motion. All members present voted yes.

* **APC Petition 2017-13** – **Tim Johnson** is requesting to “**Subdivide**” 5.88 acres of an R-2 Zoning Classification into 18 buildable lots. This request falls under the Decatur County Subdivision Control Ordinance Section 200-216. The property is **owned by Timothy Johnson** and is located North of Deer Run Subdivision, Westport, IN, Sandcreek **Township**.

Jay Hatton stated that the parcel was a subdivision that was 20 years old, when it was plotted originally. We are talking about the upper half of this page. It is already zoned and they are asking for the board’s approval to move forward and get the plans updated, the drainage updated and so forth before they put their time, effort and finances into it. They will bring the petition back to the board once everything is updated.

Tim Johnson stated that they are trying to get the 3rd phase completed. It has gone before the Town of Westport and the Westport Sewage Department. Duke Energy is the electric service and they are on board as well. **Board**; is it sewer or septic? **Tim**; it is sewer. **Board**; it would be on Westport Water and their central sewage system. **Tim**; I know the plans need to be redrawn, I don’t know if anyone has ideas or anything that I need to have added to the plans. **Board**; I’m sure if they are 20 years old that our Ordinances and Comprehensive Plan has changed and you would need to make the changes to meet those requirements. But first and foremost I think the Westport Town Council has shed a blessing on this and that is a positive step going forward. **Board**; if this is redrawn, the way it was originally laid out there are 2 streets that just dead end into the property so you may want to put a cul-de-sac at the end of those two streets for turn around. **Board**; there is probably an ordinance on that for fire protection. You have to make it so emergency vehicles can get turned around back there. I’m sure Krista can help your with a complete list of what needs to be done. **Jay**; what’s being asked is a nod from this board to go ahead or not to go ahead with this. I personally don’t see a major problem. It will need to be redrawn and brought back to us, so there will be another pass before this board. **Board**; have the neighboring property owners been notified? **Krista**; they have already been notified. **Andy**; in the minutes from the Town of Westport Tim attended their meeting and several issues were brought up; safety of children, handling traffic flow, narrow streets and some other comments. So there have been some citizen comments made concerning this project. **Tim**; they were talking about another road, another entrance or what not, there is really not any good access to any road around. **Board**; your roads may have to be wider now. **Tim**; that might be. **Andy**; Brian Gatewood, does Westport have storm sewers? **Brian**; not that I know of, there is some in the main downtown area, not sure that it goes all the way out in this subdivision or not. **Andy**; this old subdivision plat showed a couple of drainage easements. **Brian**; there is some natural drainage on the west side of that, between there and the trailer court. There might be some natural drainage on the along the old railroad on the east side as well. **Jay**; well again he is just looking for approval to move forward with the project, we will have another chance to review this later. He’s wanting a preliminary nod from the board. **Krista**; if you see there is a problem we should address it now, such as the road width, the cul-de-sac. **Board**; I think it fits well with the new Comprehensive Plan. **Jay**; so are we just giving a nod or do we vote? **Krista**; we need to officially vote. **Andy**; so are we voting that if he proceeds with this he keeps the similar layout to what is being presented to us tonight with bringing it up to current ordinances and code. **Krista**; correct.

Ryan Kennelly made a motion to vote on APC Petition 2017-13 and he is to keep the similar layout but to update to meet the ordinances and codes of our current Comprehensive Plan and follow our ordinances; Jeff Hermes seconded the motion with all members present voting yes.

*** BZA Appointment**

Jay stated that our BZA appointment that was made at a prior meeting does not meet requirements since the appointment is currently an elected official. Jay read the list of eligible APC Board members who could be appointed. Since Jay Hatton is eligible to be nominated to the BZA Board he turned the proceedings over the Andy Scholle, Secretary.

Andy Scholle then entertained a nomination from the current list of eligible APC members to be appointed to the BZA Board. Jay Hatton nominated Paul Stone; Tom Hunter seconded. With no other nominations from the floor the nomination was closed and by consensus Paul Stone will be the APC appointment to the BZA.

*** Comprehensive Plan**

Jay stated that we have recently voted to make the recommendation to the Commissioners to adopt the Comprehensive Plan. It is now being taken through our small town boards to get their signatures on the resolutions to adopt the Comprehensive Plan. After all of the towns have signed off, our next agenda would be to start reviewing the current ordinances, review the ones that have not been working and the ones that the new Comprehensive Plan will help lay that out and be an enforcement for that new plan.

Just wanted to inform everyone that Krista will be passing out a list of some of the ordinances that may need to be looked at. So please take a look at the ordinances if you have a spare moment. I think that is going to be the applaud to our Comprehensive Plan of being able to get that updated so that this can flow better.

Paul Stone added his advice to not so much seek approval but get their input on ways that our Comprehensive Plan can be helpful to regain some of the commerce in those small towns.

With no other business to come before the board the meeting was adjourned at 7:26 p.m.

Respectfully submitted by Debbie Martin, Administrative Assistant.

ATTEST

Secretary, Andy Scholle

Decatur County Area Plan Commission

President, Jay Hatton

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