

**Decatur County Area Plan Commission
June Minutes 2023**

The regular scheduled meeting for the Decatur County Area Plan Commission was called to order by Todd Mauer at 7:02 p.m. on Wednesday, June 7, 2023 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.* There were 6 board member present with Ryan Kennelly and Jay Schoettmer absent. Also attending the meeting was Melissa Scholl – APC Attorney, Krista Duvall – Area Plan Director and Debbie Martin – Administrative Assistant.

* **Approval of May 3, 2023 Minutes:** Brad Schutte made a motion to approve the minutes as mailed; Sheila Kirchhoff seconded the motion with all in attendance signifying aye.

* **APC Petition 2023-7 – Steven Hart** is petitioning to “**Rezone**” approx. 1.5 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 #920(7) & #915. The property is owned by the petitioner and is located just West of 8442 E County Rd 300 S, Greensburg in **Salt Creek Township**.

Steven Hart: I am just looking to put a driveway in to the west of the other one there and put in a pole barn structure type house. 1700 square feet with a 2000 square foot attached garage. I have talked to the forester and I have all of the documents to be able to take that 1.5 acres out of the classified forest program. The remainder of the woods will stay as a classified forest. **Todd;** are you adding a driveway or is there an existing driveway in that field. **Steven;** I will be adding one, I have approval from Todd Houk.

Brad Schutte made a motion to vote on APC 2023-7; Sheila Kirchhoff seconded the motion with all members present voting yes. **Todd;** your petition does carry, stay in touch with the ladies as you go through the building process. The first step has been completed.

* **APC Petition 2023-8 – Allan & Anita Jones** are petitioning to “**Subdivide**” approx. 5 acres out of 7.23 acres and “**Rezone**” approx. 2.99 acres out of the approx. 5 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 #920(7) & #915. The property is owned by the petitioners and is located at 2285 S County Rd 60 SW, Greensburg in Washington Township.

Allan Jones: My wife and I are applying for a rezone, there is 7.23 total acres, we want to split off 5 acres and build a home on the western part. **Todd;** so the house would set where the 2287 is (referencing the overhead map). **Allan;** that is correct. **Todd;** there is a driveway there currently? **Allan;** yes, it runs just a little past the existing residence there, we will run it on up for the house. **Paul;** what is the arrangement with the existing home? **Allan;** it will remain. **Paul;** so that driveway that is outlined, does that go with the new proposed parcel? **Allan;** there is an easement for that, both parties will use the same drive. **Paul;** is that staying with the 2285 or will that be property of the 2287? **Allan;** we will still own the 2285. **Brad;** when you split that off will that drive stay with the 2285 parcel, and you will have the easement for the back part? **Allan;** that is correct. **Paul;** do you have some kind of clear stated directions on how maintenance will work with that, who pays for

maintenance of the drive and things like that? **Allan;** that would be me. **Brad;** but you will still want that in the easement for future. You just want to make sure that your working in the easement is very clear on that. **Todd;** if something were to happen and you sell the front part off, it is in the easement on who maintains the driveway going forward. **Paul;** easements are very good as long as they are very clear and very defined about who maintains. As long as you don't leave open ended things that will prevent problems in the future. **Tom C.;** is that all on county water? **Allan;** yes, we have rural water, we will get it at the new home.

Sheila Kirchhoff made a motion to vote on APC 2023-8; Tom Cherry seconded the motion with all members present voting yes. **Todd;** your petition does carry, stay in contact with the office as you go through the building process and good luck.

* **APC Petition 2023-9 – Jason Glenn** is petitioning to “**Subdivide**” approx. 3 acres out of 20.41 acres and “**Rezone**” approx. 2.99 acres out of the approx. 3 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 #920(7) & #915. The property is owned by Duane Peters and is located just South of 2577 S CR 800 E, Greensburg in Salt Creek Township.

Jason Glenn: we are looking at this (referencing the overhead map) there is already a 1400 square foot garage right here, the driveway was approved. We are planning on placing the home right here (referencing the overhead map), we already have the septic located and the driveway will wrap around the existing garage and will go to our garage on our home which will be on the north side. We are talking with a couple of builders, it will be approximately 1800-1900 square feet, simple rectangle house. We are excited to build. My wife is from Greensburg and we decided to move here.

Audience: Dawn Krekeler; we own the house to the right over here (referencing the overhead map) if Duane is able to split this off, then later down the road would he be able to split it off again? Or is there any limits to how many times he can split property apart? I guess if he were to decide to split that off and sell it to 4 or more people and build more houses back there, would that be allowed?

Todd; technically if he would you would get a letter and have to come in. **Dawn;** but it is possible? **Todd;** legally it is possible. **Dawn;** and I don't know Duane, if you have ... **Duane;** not as of right now, no. **Dawn;** just farm land is your intention? **Duane;** (inaudible). **Brad;** it would still be part of the due process though and they would have to rezone again, sub-divide again and rezone. In other words they can't just happen automatically. **Duane;** that is going to get stricter over the years.

Tom Cherry made a motion to vote on APC 2023-9; Sheila Kirchhoff seconded the motion with all members present voting yes. **Todd;** your petition carries, stay in contact as you go through the building process and they will keep you in line. Congratulations and welcome to Greensburg.

Paul Stone made a motion to adjourn; Sheila Kirchhoff seconded the motion and the meeting was adjourned at 7:17 p.m.

ATTEST

Secretary, Sheila Kirchhoff
Decatur County Area Plan Commission

President, Todd Mauer
Decatur County Area Plan Commission