

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 7, 2023 at the Decatur County Courthouse. The meeting was called to order by Brad Schutte. There were 5 board members present, also attending the meeting was Melissa Scholl – BZA Attorney, Krista Duvall – Decatur County Area Plan Director and Debbie Martin – Administrative Assistant.

Brad Schutte opened the meeting 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.*

***Approval of Minutes: May 3, 2023:** Joyce Brindley made a motion to accept the minutes as mailed, Janey Livingston seconded the motion with all members present signifying aye.

*** BZA Petition 2023-8 – Greensburg Soy Processors / Charles Fogg** is requesting a **“Variance”** as provided in Decatur County Zoning Ordinance #1244 from the required 60’ setback to a 32’ setback to put up two bins on the property. The property is owned by the petitioner and is located Behind 1015 W Main St, Greensburg in **Washington Township**.

Charles Fogg: here along the north side (referencing overhead map) here between the building and the yellow part to the north, we want to put up two twenty-foot bins for getting product in the building for bagging, that’s why we need to be there at that spot. The exact location is where those two black circles are, they may come closer together yet, still working on the engineering design on the building side so they could be closer together. They will not go any closer than 32 feet from the property line. **Brad;** so basically between the building and the tracks? **Charles;** basically yes. **Joyce;** will this building be only used for storage... **Charles;** (inaudible). **Brad;** do you have access across the tracks? **Charles;** yes, (referencing overhead map) there is a crossing right here shared by between Delta and I, we both own half of it. **Rick;** will there be much truck traffic in there? **Charles;** 5-6 semis per week. **Rick;** seasonally or all year? **Charles;** all year. The access goes straight north to the road. Delta uses this regularly. **Gary;** is there any concern about the railroad from being that close? **Charles;** I have not heard from them, I know that the track is a good 20 feet from the property line. **Krista;** we did send the required letter to the railroad and we got no response.

Audience: Bill Logan; our concern is how any of this, anytime something is rezoned, how any of this would affect the future use of our property, which is 60 acres to the east of here. **Brad;** there is nothing getting rezoned here, this is a variance. **Bill;** how can the change to the rules might affect that, I guess one of my questions is what is the size of the bins. **Charles;** 20 foot in diameter. **Bill;** how about height? **Charles;** 37 feet. **Bill;** we don’t really know what will eventually happen to the sixty acres, it’s pretty close to town so I envision that someday somebody is going to want to put houses in there, probably likely some industrial use. Are these the only two bins you are wanting to put in? **Charles;** at this time. **Bill;** so will the variance just be on the north side? **Brad;** it will just be for these two bins, that’s it. If he were to put anything further in with a footer then he would have to come and do this again. **Bill;** ok. What exactly are these bins for, soybeans and corn? **Charles;** grain, more than likely soybeans will be going through it. **Bill;** so you will process it in

and sell it? **Charles**; it will be bagged, 50 pounds bags. **Bill**; if that is the case and just on the north side and only for two bins, I guess I really have no objections. If I have to come back for something, I will be back. **Krista**; in an I-1 zone the maximum height of a structure is 60 feet and the property is I-1 and the setback on all sides is 60 feet.

Joyce Brindley made a motion to vote on 2023-8; Gary Fischer seconded the motion with all members present voting yes. **Brad**; alright Charles, your petition passes, thanks for your time.

* **BZA Petition 2023-9 – Tom & Paula O’mara are requesting a “Special Exception”** as provided in Decatur County Zoning Ordinance #925(8) to put private quest quarters in an unattached structure on the property. The property is owned by the petitioners and is located at 4302 E Base Rd, Greensburg in **Washington Township**.

Paula O’Mara: our son and his family will be buying our home and we will be in Florida 6 months a year and want to make our home in the existing barn. **Brad**; so you are probably talking just a single bedroom or two? **Paula**; one bedroom. We will build a 3-car garage on the property next to it. **Brad**; you got a good letter from the health department. Does this have its own drive? **Paula**; yes. **Gary**; we are changing the existing building? **Brad**; yes, not a new construction, just remodel. Being an existing structure and just a remodel we are just doing the exception. **Krista**; right, a special exception because it’s just a guest living quarters, it’s not going to be a rental or an apartment. It’s just a special exception for them to use, one parcel, one dwelling with guest accommodations in the barn. **Joyce**; same sewage system? **Paula**; separate system. **Brad**; yes, the letter clears that, it has been checked.

Rick Hoeing made a motion to vote on BZA 2023-9; Janey Livingston seconded the motion with all members present voting yes. **Brad**; congratulations, it passes, good luck on your project.

Joyce Brindley made a motion to adjourn the meeting at 6:45 p.m. with a second from Rick Hoeing, all members present signified by saying aye.

Decatur County Board of Zoning Appeal

Secretary, Rick Hoeing

ATTEST:

Brad Schutte, President, Decatur County Board of Zoning Appeals