

**Decatur County Area Plan Commission  
March 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, March 1, 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 Tom Hunter, Sheila Kirchhoff and Ryan Kennelly absent. Also attending the meeting was Melissa Scholl – APC Attorney, Krista Duvall – Area Plan Director and Debbie Martin – Administrative Assistant.

\* **Approval of January 4, 2023 Minutes:** Brad Schutte made a motion to approve the minutes as mailed; Paul Stone seconded the motion with all in attendance signifying aye.

\* **APC Petition 2023-5 – Broadband Ordinance**

**Todd;** there were just a couple of changes made to it from what we originally passed last year.

**Rick Nobbe:** the verbiage in there had to be changed to put a little more open to broadband providers to come in and relationship to fees being charged or things on that second page that we may not do. If there requests it would have to be addressed by the Area Plan office and then get to you guys for approval, I think it is within 14 days, probably some email approvals. **Bryan Robbins;** to clarify, this is what all of the other broadband communities, both cities and counties, have adopted by the state. Paul Stone made a motion to vote on APC 2023-5; Tom Cherry seconded the motion with all in attendance signifying aye.

\* **APC Petition 2023-3 – Dale & Jennifer Gauck** are requesting to rezone approx. 2.632 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 just North of 2349 S CR 180 E, Greensburg in **Washington Township.**

**Dale Gauck:** we live in the house next to this property, we want to build another home. **Brad;** are you looking to use the existing driveway? **Dale;** no, we will put in a new drive, the Highway Dept. came out and designated an area. **Brad;** will you just share water? **Dale;** we are going to go with rural water. **Tom;** what will you do with the old house? **Jennifer;** we own it and will stay in it as long as we can, then after that it might be rented out. We are just exploring out options. We both have parents who did not plan ahead and we are trying to plan ahead.

Tom Cherry made a motion to vote on APC 2023-3; Brad Schutte seconded the motion with all 5 members voting yes. Todd; you have the 5 required votes, stay in contact with the people in the office.

\* **APC Petition 2023-4 – Lowe’s Pellets & Grain / Alan Lowe** is requesting to rezone approx. 0.64 acres from an A-1 zoning classification to a B-1 zoning classification to remodel existing dwelling into a Lowe’s Pellet & Grain Office for Marketing & Administrative teams, and a breakroom for employees. This request falls under Decatur County Ordinance Section Number 1105. The property is owned by Steven Lowe and is located at 2287 W Base Road, Greensburg in **Washington Township.**

**Alan:** my brother Steve moved out of that house and we need some more office space so we are going to do some remodeling, make a conference room over there. We currently rent a job site trailer for our employees break room and for our quality guy and once we get this space, we will be able to do away with it. **Todd;** so this is the house there? **Alan;** yes, just in the cul-de-sac area. **Paul;** can you cross on to that property over the railroad tracks or do you have to come off of 250 to get to that? **Alan;** we do, we just have stone, we just have the tracks filled in and ..... (inaudible). **Paul;** that house is the anomaly at this point, it's the (inaudible).

Brad Schutte made a motion to vote on APC 2023-4; Tom Cherry seconded the motion with all 5 members voting yes. **Todd;** that is the 5 votes you needed to pass, stay in touch with the office and let them know what is going on.

Brad Schutte made a motion to adjourn; Paul Stone seconded the motion and the meeting was adjourned at 7:14 p.m.

ATTEST

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Secretary, Brad Schutte  
Decatur County Area Plan Commission

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President, Todd Mauer  
Decatur County Area Plan Commission