

Decatur County Area Plan Commission
March Minutes 2019
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 7:00 p.m. on Wednesday, March 6, 2019. There were 8 board members present with Jeff Hermes absent. Also attending was Melissa Scholl – APC Attorney, Krista Duvall – Decatur County Area Plan Director and Debbie Martin – Administrative Assistant.

Jay Hatton 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.*

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 February 6, 2019 as written and mailed.

* **APC Petition 2019-2 – Effing & Norton / Josh Norton** is petitioning to “**Rezone**” **2.483** acres from an A-1 zoning classification to an A-2 zoning classification to sell as a buildable lot. This request falls under the Decatur County Ordinance **Section #920(7) & 915**. The property is owned by Effing & Norton and is located just west of 3498 E Frontage Road, Greensburg in **Washington Township**.

Josh Norton stated that he wishes to rezone this property and to sell it as a buildable lot. I have the septic approved and there is already a driveway on it. **Jay**; how is the water supplied to that property? **Josh**; the other lots had to have a well, I would assume the same for this one, I’m not sure if rural water goes past there. **Jay**; that is a county maintained road? **Josh**; yes.

Ryan Kennelly made a motion to vote on APC 2019-2; Bill Dieckman seconded the motion, all members present voted yes.

* **APC Petition 2019-3 – Scott Schoettmer** is petitioning to “**Sub-divide**” **approximately 5 acres out of 129.926 and to “Rezone” 2.99** acres from an A-1 zoning classification to an A-2 zoning classification to build a single family detached dwelling. This request falls under the Decatur County Ordinance **Section #920(7) & 915**. The property is owned by the Steve & Anita Schoettmer and is located at 6140 W CR 240 NW, Greensburg, in **Clay Township**.

Andy Scholle abstained from hearing and voting on this petition and exited the room during the discussion.

Scott Schoettmer is looking to build a home in the corner there (referencing the overhead map), said that it will not take up much tillable farm ground, I will put a lane up through the pasture which has been approved, the septic is approved. I just want to be close to the farm.

Jay; this is located after the bridge? **Scott**; yes, the lane will go up to through the pasture there. **Jay**; is there a gas well? **Scott**; yes. **Jay**; water source? **Scott**; there is water there already.

Paul; how much does that elevation change going north? **Scott;** it has elevation but not as much as dad's property. **Paul;** try to eliminate any drainage out onto the road. **Scott;** it will fall back towards the creek, not the road. **Jay;** people will have to get used to that new driveway there, you will probably make that a pretty big turn radius? **Scott;** yes. **Jay;** will that come out 90 to the road? **Scott;** yes, it will be a complete 90.

Todd Mauer made a motion to vote on APC 2019-3; Paul Stone seconded the motion with Andy Scholle abstaining from the vote and the remainder of the members present voting yes.

* **APC Petition 2019-4 – Seth & Emily Smoot** is petitioning to “**Sub-divide**” and “**Rezone**” approximately 2 acres out of 10.487 acres from an A-1 zoning classification to an A-2 zoning classification to sell as a buildable lot. This request falls under the Decatur County Ordinance **Section #920(7) & 915**. The property is owned by the petitioner and is located at 1007 S CR 60 SW, Greensburg in **Washington Township**.

Bill Dieckman abstained from hearing and voting on this petition and exited the room during the discussion.

Seth stated that they wish to split approximately 2 acres and to sell as a buildable lot. **Jay;** so you think it will be 2 acres? **Seth;** when I drew it out on beacon it came to 1.9. **Jay;** is there going to be room Krista in the front for that home to go in line with the other homes? **Seth;** no, it's only 70' wide there. **Jay;** so it is going to have to go back in the wide opening with a fairly good sized lane. **Seth;** yes. **Ryan;** are you shooting for 150' wide back there? **Seth;** yes. **Jay;** what is currently in the lot? **Seth;** the front part is just a hay field, and then it kind of drops off the back and goes down towards the creek. **Jay;** so you are staying with the creek as the property line? **Seth;** yes. **Jay;** tell us about the septic? **Seth;** our house is on the City of Greensburg water, being where the property is located the City of Greensburg said that we could tie a home into their water and sewage. **Jay;** so this lot is going to be acceptable to the city to have both city sewer and city water? **Seth;** yes, I have a letter from Jeff at the city. **Ryan;** is there a natural gas well? **Seth;** not sure, we have geothermal at our home. **Andy;** it looks good, the comprehensive plan wants us to build close to towns and you can't get any better than this. **Seth;** there is a row of established pine trees there along those houses so it's a pretty natural divide.

Audience: Steve Craig; will any change be made to the creek, when we get heavy rains the water gets close to my house. **Seth;** no, I don't envision any changes to the creek whatsoever. **Jennifer Moore;** my mother lives close, what should be behind her house would be the lane to go back there, correct? **Seth;** yes, it is not wide enough to build a house until you get back there. **Jennifer Moore;** and you assume that the house will be built back there? **Seth;** yes. **Jennifer Moore;** how wide is that by mom's house? **Seth;** about 70'. **Ryan;** just so you understand, the county has a 30' setback from the property line, so if they were to build anything there it would only be a 10' wide home which would make it impossible. Just for your information or concern. **Jennifer Moore;** and the chances are that they would hook onto the city utilities? **Seth;** that would be the buyer's choice. The option of hooking to the city but they can also, if they choose to pursue, can put in a septic. **Jennifer Moore;** since it goes away from our properties there, the water would probably go down wouldn't it? **Seth;** the way it slopes I think it will all go the other way. **Jennifer;** so there wouldn't be any issue with water standing, no matter how hard it rains, there shouldn't be any problems. **Seth;** I would not anticipate any, no. **Jay;** we do have a

drainage ordinance that would help protect you in that case to not allow anyone to back up water on your property. Chances are they can put a culvert in to divert the water away. We have a drainage board that is trying to help prevent those kinds of situations.

Paul Stone made a motion to vote on APC 2019-4; Todd Mauer seconded with Bill Dieckman abstaining and the remaining members present voting yes.

With no other business before the board the meeting was adjourned at 7:27 p.m.

ATTEST

Secretary, Andy Scholle

Decatur County Area Plan Commission

President, Jay Hatton

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