

**Decatur County Area Plan Commission  
May 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, May 3, 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 8 board member present with Tom Hunter absent. Also attending the meeting was Melissa Scholl – APC Attorney, Krista Duvall – Area Plan Director and Debbie Martin – Administrative Assistant.

\* **Approval of March 1, 2023 Minutes:** Brad Schutte made a motion to approve the minutes as mailed; Tom Cherry seconded the motion with all in attendance signifying aye.

\* **APC Petition 2023-5 – Aaron & Katelyn Nobbe** is petitioning to “Subdivide” approx. 6.5 acres out of 19.51 acres and “**Rezone**” approx. 2.99 acres from an A-1 zoning classification to an A-2 zoning classification for construction of a single family detached dwelling. The property is owned by Arthur Nobbe and is located at 5270 S CR 700 E, Greensburg in **Marion Township**.

**Aaron Nobbe:** My wife and I are buying ground from my dad, he will live in the existing house and we will build our house. We will be using the existing drive with an easement. **Todd;** I see on the site evaluation sheet that you are going to be on Napoleon water. **Aaron;** yes. **Brad;** so you are just subdividing off that smaller parcel that you have drawn in? **Aaron;** yes and on the west side there will be a big easement for the driveway, a 50’ easement but we plan on using the existing drive. **Brad;** you will have a separate easement? **Aaron;** yes because there is not enough between the barns and the grain bins to get that 50 foot. **Paul;** an easement would provide for putting a drive in the future? **Aaron;** yes.

Ryan Kennelly made a motion to vote on APC 2023-5; Sheila Kirchhoff seconded the motion with all members present voting yes. **Todd;** the motion does pass, keep in touch with the ladies through your building process in the office and good luck.

\* **APC Petition 2023-6 – Larry & Palma Sparks** are petitioning to “Rezone” Lot 28 & Lot 13 & 26’ off the East side of Lot 14 and 29’x92’ of SE ¼ 1-11-10 of Clarksburg Clark’s 1<sup>st</sup> addition from an R4 zoning classification to a B3 zoning classification to operate an Automobile Sales Office in the old bank and an Automobile Sales Lot on the SW corner of E CR 640 N & N CR 700 E. The property is owned by the petitioners and is located at 6980 E CR 640 N & Corner Lot to the SE, Greensburg in **Fugit Township**.

**Lawrence Sparks:** I started a car dealership in 2011 here in Greensburg, I kept it until about 2016. We went to Connersville then. Eventually moved to Richmond but I am wanting to downsize and move closer to home. I want to take the old bank and make it an office. I do a lot of wholesale and buy a lot of cars at the auction, I might buy 20 down in Cincinnati, Louisville and Indianapolis. You have to have an office to work that out of. The two lots, we need to dress it up and it needs to be rezoned. That is required for my business, we will redo a bunch of it and make it look nice so that will be a place to put some automobiles, high end vehicles and things like that. Later down the road I plan to build a nice garage. We have worked on the Connersville Fire Department vehicles, we have done several here in Decatur County, Highway trucks, we have done Adams Fire Department truck not long ago. We have a good reputation for what I do. I want to keep that and I would love to be back in

Greensburg. I'm excited about it. I need the old bank to be an office, there is still things that have to be done, get things fixed, make it look good and dress it up. The lots need rezoned for the dealer and retail license. **Ryan;** I read the letter from the Board of Health (BOH), they were going to, or did they test yet, the septic system. **Krista;** it was a while back that they did the test. **Lawrence;** I'm not sure if they have done the test yet or not. **Krista;** the BOH said that it can only be an office, never a dwelling. It cannot be open to the public, just an office. **Lawrence;** this is what I have to do before I put money into it, need it rezoned. **Paul;** so that bank is lot 27 or 28? (referencing the overhead map) So that is the bank structure right there and you are anticipating having your office out of that structure. What is the division between those two? **Lawrence;** that is just a little lot that goes with it. **Paul;** and that is where you anticipate marketing the vehicles, in that area with the bank or is that across the street? **Lawrence;** no, it's not big enough there. It needs to be on those two corner lots. **Paul;** so the office would be across the street? **Lawrence;** the office will be out of the bank, it already has running water and would be better for customer, it will just be easier. **Paul;** the reason for just the portion of lot 14, 14 is divided right? **Brad;** that is actually a property line that divides that lot. **Sheila;** will there be vehicles on the lot that are not running? **Lawrence;** no, once we build a shop there, you have to have a shop to be able to detail, (inaudible) I do a lot more wholesale than anything. **Brad;** the B-3, if he were to build a structure, what are our setbacks. **Debbie;** we would make sure that he met the setbacks. **Brad;** you would just be required to meet a setback for the construction of that structure. **Lawrence;** I don't know how quick that will be, it will be pretty soon but unsure.

**Audience: Brian Vail,** we are the property next to this. I was just curious if we could have access to that lot to get to our buildings in the back. **Lawrence;** I will put it this way, I'm real easy to get along with, you treat me good I'll treat you good because it looks like we are going to be neighbors. **Brian;** fine with me, that was the only concern I had. **Lawrence;** I was going to make it a big parking lot anyway. **Brian;** the only access we have now is (referencing overhead map) behind that lot and the alley. It is supposed to be an alley but it is used for a driveway. In the past that driveway has been kept blocked. **Lawrence;** I don't have any intention of closing that off or building over top of it. **Brian;** thank you, that is all I need to know.

Ryan Kennelly made a motion to vote on APC 2023-6; Tom Cherry seconded the motion with all members present voting yes. **Todd;** your petition passes, stay in contact with the ladies in the office. **Lawrence;** I have one question, where do you go to get the building permit, what is the next step: **Todd;** contact the office and they will help you out. **Paul;** (inaudible) a setback, you will just do that all through the office as far as getting a permit. **Todd;** if the building was too close to a setback then you would have to go to the BZA and request a variance, but as long as you are within the parameters set, then they will take care of everything there in the office.

Sheila Kirchoff made a motion to adjourn; Tom Cherry seconded the motion and the meeting was adjourned at 7:32 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