

**Decatur County Area Plan Commission**  
**November Minutes 2018**  
**1<sup>st</sup> Floor Meeting Room of Decatur County Courthouse**

The regular scheduled meeting for the Decatur County Area Plan Commission was called to order by Paul Stone at 7:12 p.m. on Wednesday, November 7, 2018. There were 7 board members present with Jeff Hermes, Tom Hunter and Kevin Fleetwood 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 October 3, 2018 as written and mailed.

\* **APC Petition 2018-16 – Kaitlynn Scheidler** is petitioning to “**Rezone**” up to 2.99 acres out of 123.708 acres from an A-1 zoning classification to a A-2 zoning classification to construct a single family detached dwelling. This request falls under the Decatur County Ordinance **Section #915 & 920(7)**. The property is owned by Paul & Shari Scheidler and is located just south of 4717 N Hwy 421, Greensburg in **Adams Township**.

Kaitlyn stated she is looking to build a house. Where the star is located will be the approximate location. **Jay**; is that ground farmed currently where the star is? **Paul Scheidler**; the area where the star is is not farmed, they are going to build partially on there and partially back down from there. Paul Scheidler pointed out on the overhead map how things would lay out. **Jay**; the petition is a maximum of 2.99. **Paul Scheidler**; it hasn’t been surveyed yet. **Jay**; can you show us approximately what you are thinking. (Paul Scheidler went up front and referenced the map). If the way that I want to put the property lines, what do we do if it comes up more than the 2.99? **Krista**; they can purchase whatever amount of ground but we can only rezone for the house not more than 2.99. **Paul Scheidler**; so it wouldn’t be a problem to do that and then they just rezone where the house will be. **Melissa**; correct. **Paul Scheidler**; (referencing the map) the house will sit about here and the soil samples taken down through here. **Jay**; so some of the property will stay A-1 and you will rezone just enough for the house. **Paul Scheidler**; unless this is less than 3. This area down in here is farm ground, we would like to keep farming that. **Jay**; does this need to be surveyed before we move forward? **Krista**; no, not until after the zoning. **Jay**; they would just stay between the 1.5-2.99 for the A-2 zoning. The rest will stay A-1. They can buy 5 acres but up to 2.99 would be zoned A-2 for the home and you would have to follow our setbacks. The office can assist with this. **Melissa**; you would want to allow enough room that an accessory building would sit 30’ from the side and rear boundary lines. **Ryan**; just the house has to fall within the 2.99 acres.

**Jay;** would you have a walk out basement? Will you have rural water? **Kaitlyn;** we will drill a well, no walkout basement. **Paul Scheidler;** we are on a sea of water according to John Remmler. **Paul Stone;** the driveway permit is fine, there are not issues with where that comes out at. **Ben;** since the new culvert was put in it transitioned out so now it's a real nice line of site. **Jay;** will you have livestock here or fencing? **Kaitlyn;** it will be open. **Jay;** and the farm ground will stay undisturbed as much as possible? **Kaitlyn;** yes. **Jay;** is there water drainage up by the shaded area by the road? **Paul Scheidler;** there is a wet spot there. **Paul Stone;** it's certainly your business but there has been a lot of discussion of water and wet areas, it would be beneficial to try and lay it out where you can daylight drain that basement. Keep that in mind. **Paul Scheidler;** the house will sit at the top of the hill. There will be very little farm ground loss. **Jay;** there is some evidence that there are tile lines in these pictures, they stayed out of those when they did the septic probing? **Paul Scheidler;** they would have been away from that area, they were close but not right by where the tiles are.

Ryan Kennelly made a motion to vote on APC 2018-17; Bill Dieckman seconded with all members present voting yes.

**Jay;** this is the first of many steps, stay in touch with Krista and she will guide you through this.

**\* Economic Development Corporation – Bryan Robbins**  
Broadband Ordinance Discussion

Bryan Robbins, Director of the Economic Development Cop stated that the expansion of broadband in Decatur County has become one of the prime initiatives of the Economic Developments Corporation. Broadband touches everything from education, entrepreneurship, to agriculture. It's no longer an amenity, it's a necessity. It has been brought to our attention that the State has an initiative called Broadband Ready Communities. Bryan went on to explain the broadband development.

There are 4 things here

1. establishing a single point of contact which will be myself or Krista & the Area Plan Office
2. Allowing all of the forms to be able to be accessed online and submitted online.
3. To have all of the documents and forms reviewed in an expedited manner, they give us 10 days.
4. To make sure that any sort of inspections are done in a timely manner.

I have spoken with Krista about this and she thinks it's a good idea to have one contact person. It doesn't change any laws on the books, they still need to follow the rules, it is just to clarify with them that we will work in an expedited manner to help things get through.

**Jay;** so basically it is taking away the board's decision to ok that, we will get back to one single entity to govern? **Bryan;** no, they would still need to come through the board. I would just be one point of contact, or Krista would be the listed point of contact. The point is that they are speaking to one person, not sending them from person to person.

After much discussion it was decided to check to see if any of the counties who have adopted this if they have a backup ordinance to this.

**Jay;** I'm proud of the board and to you Bryan for coming and having this open dialog, this is the only way that we will all learn. I would think that this is going to help us to get to where we need to be. I think this board stands behind having broadband. We have taken an initiative several years ago and were understanding what the schools needed as far as the internet. Everyone has to see the greater good in this. **Bryan;** I appreciate Krista working with me and inviting me here to have these conversations that need to happen. As you analyze your ordinance that you have in place you can reevaluate some things. **Jay;** thank you for your time tonight. **Paul;** how long ago has it been since Brown County adopted this? **Bryan;** in 2016. Brown County is one of the first counties to do this. Scott Rudd was the gentleman who assisted them with this. He spoke at our business appreciation day. **Jay;** do you know what kind of coverage they have now? **Bryan;** no, I will call Scott Rudd and ask him some of the processes and messes they may have run into. **Paul;** I think out big question is that we currently don't have a person, so did Brown County create a person, of an IT guy, we need to learn lessons from them.

With no other business before the board the meeting was adjourned at 7:54 p.m.

ATTEST

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Secretary, Andy Scholle

Decatur County Area Plan Commission

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President, Jay Hatton

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