

**Decatur County Area Plan Commission**  
**October Minutes 2019**  
**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 Jay Hatton at 7:01 p.m. on Wednesday, October 2, 2019. There were 7 board members present with Ryan Kennelly and Bill Dieckman absent. Also attending was Melissa Scholl – APC Attorney, Krista Duvall – Decatur County Area Plan Director, Debbie Martin – Administrative Assistant, Kevin Fleetwood, Greensburg City Counsel and Rick Nobbe, Decatur County Commissioner.

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.*

\* The minutes of the September 4, 2019 regularly scheduled APC monthly meeting were approved as mailed.

\* **APC Petition 2019-19 – Jake & Kinsee Hempstead** is petitioning to “sub-divide” approx. 7 acres out of 59.233 and to “re-zone” up to 2.99 acres out of approx. 7 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 the Decatur County Ordinance **Section #920(7) & #915**. The property is owned by Rick & Deanna Denney and is located at 6736 S CR 220 SW, Greensburg in **Sand Creek Township**.

Rick Denny stated that there is approximately 7 acres to divide off so Kinsee Hempstead can build a home. We are requesting the maximum 2.99 acres. If you have been by there you have seen where they have cleaned the hillside off.

**Jay**; was that an original property line, the yellow one (referencing the overhead map)? **Rick**; yes. **Jay**; the black line is the 7 acres and the dotted line is the 2.99? **Krista**; yes. **Jay**; is there good water out there? **Rick**; rural water, the soil borings have been done, the septic approved and the driveway approved, we just need your approval. **Jay**; will the driveway take off down that property line or how does that property or how does the drive work? **Rick**; if you have been by there, right on the corner where it has been opened up is where we are looking at. **Jay**; so the road sweeps and you will make a driveway that comes out both directions. **Rick**; right. **Paul**; do you live there by the pond? **Rick**; yes. **Jay**; looks like a great place to build a home, a lot of homes in the area are nestled in the woods, nice place to be. **Paul**; as long as the driveway comes out to where you can see cars each way it looks good, I don't see any problems.

Paul Stone made a motion to vote on APC 2019-19; Todd Mauer seconded the motion with all 7 members present voting yes. **Jay**; you need to stay in contact with the office and they will guide you through this.

**\*APC Petition 2019-20 – Aaron Morgan** is petitioning to “re-zone” approx. 2.99 acres out of 5.472 from an A-1 zoning classification to an A-2 zoning classification for construction of a single family detached dwelling. This request falls under the Decatur County Ordinance **Section #920(7) & #915**. The property is owned by Harry & Hyon Bundren and is located just west of 10301 S CR 280 W, Westport in **Sand Creek Township**.

Aaron Morgan stated that they wish to build a home. There will be a barn just to the north of that and will be 30’ off of the property line.

**Jay;** the X is on the line for what reason? (referencing the overhead map). **Aaron;** that is where we want to put the house. **Krista;** they will buy both pieces and get it surveyed. **Jay;** what is your water situation? **Aaron;** there is rural water. **Jay;** what is the current use of that property now? **Aaron;** a hay field. **Jay;** will the rest of it stay a hay field? **Aaron;** no, we will put grass. **Jay;** will you build a pond? **Aaron;** maybe a small duck pond. **Jay;** you have to be careful on your property lines and set backs on that. Small ponds can turn into bigger pond, you will have to come back if you build a pond. **Paul;** do we need to do anything that the line goes away? **Jay;** this will be subject to him having it surveyed. **Andy;** he will have to have it surveyed to have the rezone description as well as the 2.99 A-2 zoning. **Jay;** do we need to include that in this motion? **Krista;** you can but it’s not necessary. **Paul;** if it’s not necessary then its fine. **Krista;** we would not issue a building permit if the line is there. **Jay;** so the line has to be gone before he gets a building permit? **Krista;** yes, there is no way we will issue one. **Melissa;** usually we don’t define the 2.99, we just say it will be that or less and whichever surveyor is doing it will place all of the required information. **Paul;** I just don’t ever remember that we have ever done one like this.

Paul Stone made a motion to vote on APC 2019-20; Todd Mauer seconded with all 7 members present voting yes. **Jay;** stay in touch with the office, we wish you the best of luck.

With no other business before the board the meeting was adjourned at 7:15 p.m.

ATTEST

---

Secretary, Andy Scholle

Decatur County Area Plan Commission

---

President, Jay Hatton

Decatur County Area Plan Commission