

**Decatur County Area Plan Commission  
October Minutes 2022**

The regular scheduled meeting for the Decatur County Area Plan Commission was called to order by Brad Schutte at 7:15 p.m. on Monday, October 5, 2022. There were 8 board member present. Also attending the meeting was Melissa Scholl, APC Attorney, Krista Duvall – Area Plan Director and Debbie Martin – Administrative Assistant.

Brad Schutte 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.*

\* **Approval of September 7, 2022 Minutes** – with a motion by Paul Stone and a second by Sheila Kirchhoff the minutes were approved as mailed.

\* **APC Petition 2022-19 – Maurice & Wendy Bohman** are petitioning to “VACATE” the McCamment Subdivision Plat and to “REZONE” approx. 10 acres of the 44.4303 acres from an A-1/A-2 zoning classification to a B-2 zoning classification to build a Wedding Venue (event center). The property is owned by the petitioner and is located just north of 541 S CR 850 E, Greensburg in **Salt Creek Township.**

**Wendy Bohman:** As we have stated before, we are interested in building an event space on our farm. What is going to separate us from other venues in our county and surrounding counties is that ours will be tucked away in our 13 acres woods located on the backside of our property behind the ground that we farm and will continue to farm. Our venue will be a high-end venue with a rustic, industrial elegance decor. Now if you are like my husband, you would say “What the hell is that?” Picture antique brick, industrial lighting and beautiful chandeliers. Basically the venue will be turnkey for couples. So for the bride on a budget, there will be very little for them to do except add their personal touches. Decatur County needs a high-end event space. For several years, North Decatur (where I work) has had to have their prom out of the county as well as the Decatur County Memorial Hospital with their Gala last year. In fact, my friend's son got married in Lafayette this summer. The bride was from Indy and the groom from here, but due to the lack of a high-end venue in Decatur County and the high cost of venues in Indy, they chose Lafayette for the look and price. That was roughly 200 guests traveling to their wedding that paid for lodging for 1-2 nights. My good friends Destiny and Landon wanted to get married in our venue but are now getting married in Bloomington this April at a venue very similar to our design. So people are willing to travel to get the look they want. And these venues are twice as expensive than what we are pricing ours at. On a side note, St. Maurice and Enochsburg are now for members of the church only. The closest venue that resembles ours is in North Vernon and they are booked through the end of 2023 and part of 2024. I’m going to borrow some information from Bryan Robbins that was published in the paper which stated that the EDC conducted a feasibility and marketing study with Integra Realty in 2015 for a convention center stating, “it assessed all the regional faculties at that time and determined that Greensburg capitalizing on its location between two metro areas as well as having the size and type of industries located in our area, could support a larger scale event center.” And with our venue being located about 2 miles off the New Point exit it is a perfect location. Plus most people coming from a metro area are probably seeking a rural more intimate setting which our venue will offer.

I would like to address some of the neighbors' concerns:

- 1) Increased traffic, impaired drivers and general safety for neighboring houses: For one, we are putting in a separate driveway that will take care of the issues of the shared drive with the Kinkers. This has been approved by Mark Mohr. Increased traffic - Let's say we average 40 weddings a year. That's 40 days out of 365 days that traffic will be increased during that one-hour time period before the wedding since most people leave a wedding at various times. To ensure that traffic is not an issue during that time, there will be 2 parking attendants helping park cars. Impaired Drivers - I have researched this enough to know that drunks and kids are your 2 biggest liabilities at a wedding. We plan on always having 1-2 venue managers on site at every wedding. On top of that, there will also be a security guard at every wedding. I have talked to several law enforcement officers who will work security. This will include them being in constant communication with the bartenders and when people are starting to leave, they will be in the parking lot to ensure that drivers are not impaired. There will also be inside and outside cameras that will also be monitored. Our butts are on the line if anyone gets hurt so we do not take this lightly. Also our contracts will have a strict no outside alcohol policy as well as no shots allowed. I have also had an officer research the concern about the general safety of neighboring houses and he said that break ins have not occurred at any of the surrounding venues in Decatur County. Increased Noise - The music for the reception will be indoors and shutdown is 11:00pm.
- 2) Loss of rural setting or habitat - Again it will barely be visible from the road. We will still be farming the farm ground. The fact that it is a rural setting is what makes it appealing to couples - we don't want to change that. There will be plenty of wooded area that will not be disrupted.
- 3) Roadside trash - We are advertising ourselves as a high-end venue. So appearances are everything. The grounds will be cleaned up after every event. As far as the roadside - I'm going to assume most of the trash is from drivers in the community, not people who will be leaving the venue. But rest assured that too will be picked up.
- 4) Septic Concerns - Our max is 250 people. It does not benefit us to go over that amount and we have never once said we are putting tents up.
- 5) As far as the 2016 Comprehensive Plan, it also states the need for more agricultural related businesses also known as Agritourism. Agritourism is tourism that involves any agriculturally based operation or activity that brings visitors to a farm or ranch for recreational, entertainment or educational purposes. Rural weddings & events are included in Agritourism. In your packet, I have included a local Permitting & Zoning Resource guide for Agritourism Operations from the Indiana State Department of Agriculture. I included the counties that had information about rural wedding venues.

At this point I would like to table this and move on to the vacate, as per the subdivision. **Brad**; yes, because that would have to happen no matter what we were to do. We need to vacate the subdivision, it would be the first step. So you are looking at just the vacate tonight and you are wanting to table the rezone? **Wendy**; yes. **Brad**; does anyone have questions about the vacate? Comments from the public regarding the vacate? This will return it to an A1 classification with one parcel. Tom Cherry made a motion to vote on APC 2022-19 as strictly a vacate; Paul Stone seconded the motion with all members present voting yes.

\* **APC Petition 2022-22 – Wayne Kirtman** is petitioning to “**Rezone**” approx. 2.99 acres out of 10.13 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 petitioner and is located just west of 5502 W CR 500 S, Greensburg in **Clay Township**.

**Wayne Kirtman:** I want to build a 30x88 home with a 2-car garage, 3 bedrooms and 2 bathrooms. Nothing too big. **Brad;** looks like you have everything, requirement wise figured out. **Paul;** I don’t have any concerns (inaudible)... **Brad;** no, it is the best use for it.

Todd Mauer made a motion to vote on APC 2022-22; Sheila Kirchhoff seconded the motion with all members present voting yes. **Brad;** make sure you keep in touch with the office and they will get you what you need.

With no other business before the board Sheila Kirchhoff made a motion to adjourn; Tom Cherry seconded the motion, the meeting adjourned at 7:31 p.m.

ATTEST

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Secretary, Todd Mauer  
Decatur County Area Plan Commission

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President, Brad Schutte  
Decatur County Area Plan Commission