

Decatur County Board of Zoning Appeals Minutes
Decatur County Courthouse
150 Courthouse Square
Meeting Room

The regular scheduled meeting of the Decatur County Board of Zoning Appeals was convened at 6:30 p.m. on Wednesday, October 6, 2021 at the Decatur County Courthouse. The meeting was called to order by Brad Schutte. All 5 board members were present with one being on zoom. Also attending the meeting was Krista Duvall – Decatur County Area Plan Director and Debbie Martin – Administrative Assistant.

Brad Schutte 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 minutes: September 1, 2021;** Joyce Brindley made a motion to accept as mailed; Janey Livingston seconded the motion.

*** BZA Petition 2021-11 Greg Weber** is requesting a “**Special Exception**” in an A-1/A-2 zoning classification to put private guest quarters in an unattached structure. This request falls under Decatur County **Ordinance #925(8)**. The property is currently owned by the petitioner and is located at 4289 E Base Rd, Greensburg in **Washington Township**.

Greg Weber: The center structure there on the map, we would like to add on to the back of the pole building. Roughly 1200 square foot, single bath with full basement, with the option to have another full bath down there, we will plumb but it is intended to be an open space. For a lack of better words, a mother-in-law quarters if you will. This will be an open concept. There will be a 2-car garage that will be on the back, the living quarters will turn 90 degrees towards the west and face the pond. There will also be a walk out basement, the ground drops off back there. **Brad;** this will basically be fully furnished, correct? **Greg;** yes, we will spend 1/3 of the year here, the rest of the time we will be traveling to our others children’s residence across the United States. **Jay;** and the purpose of this is for a mother-in-law? **Greg;** no, we are in the process of selling our current residence to our son and he’s gracious enough to let us live on his property. **Brad;** will you go ahead and put in a full septic system? **Greg;** if approved it would have its own full septic system, the reason being is that the current septic system is too high to make it work. **Janey;** what will be your water source? **Greg;** we will use the existing well, it will be strong enough. **Jay;** Krista, how does that work with 2 residences on one property like that? **Krista;** this will not be a residence, it can never be rented out, can never be a dwelling, it is just a temporary guest house or like a mother-in-law quarters. **Jay;** I know we did that over at St. Paul but that was just until she passed. **Krista;** they will have to sign an affidavit saying that it will never be rented and will never be sold as a dwelling unless they go through the rezone process. **Brad;** and then that stays basically with the deed of that property? **Krista;** yes. **Jay;** and is everyone ok with that? **Greg;** yes, it will be a little longer than the example that you have.

Joyce Brindley made a motion to vote on BZA 2021-11; Jay Hatton seconded the motion with all 5 members voting yes. **Brad;** you have been approved, good luck with your endeavors.

* **BZA Petition 2021-12 Doug Corn for Heather Ralstin** is requesting a “**Variance**” in an A-1 zoning classification to the required 70’ front setback to an approx. 35’ front setback to build a pole barn. This request falls under Decatur County **Ordinance #945(3)**. The property is currently owned by the Heather Ralstin and is located at 2551 S CR 60 E, Greensburg in **Washington Township**.

Doug Corn: The plan is to build a 32’ x 42’ pole barn next to the driveway. Our problem is the property has quite a bit of grade to it, and also the finger system towards the back of the property, that is why we are asking for the variance on the front set back. Along the road, there is a pretty significant incline from the road up, probably 7-8 feet, it wouldn’t be a line-of-sight issue. (Referencing the overhead map) showed where the building would start and end.

Brad; you will still be 35’ off of the road? **Doug;** yes sir. **Janey;** which way will the building sit? **Doug;** the gable will face the road, then back to the west. **Janey;** so it wouldn’t help you to turn it the other way? **Doug;** that would actually hurt us. **Joyce;** what will this be used for? **Doug;** a garage to store vehicles and such. **Joyce;** no living quarters? **Doug;** no. **Jay;** is the big tree coming down? **Doug;** it is already gone. **Jay;** can you maintain the building on the road side? **Jay;** will you be able to maintain the gable end by the road with that grade? Will the 35’ give you enough room to maintain the building? **Doug;** it will be back far enough to run a mower around and work on it, they can even drive around there. **Jay;** how much space is between the current garage and the new building? **Doug;** we are going to try to move it back, I don’t have an exact answer for that. We are going to keep it as close to the property line as we can to allow more room to park 2 vehicles. I’m guessing anywhere between 20-30 feet. **Janey;** will this have a concrete floor? **Doug;** yes. **Jim Schutte;** the setback to the side neighbor is probably 30’. **Brad;** that has changed, it is 15’ now. **Gary;** with what jay said was how far the house and the corner of the garage is, did you say 20-30’ there? **Doug;** yes. **Gary;** how tall will the building be? **Doug;** it will be under 20’ tall.

Joyce Brindley made a motion to vote on BZA 2021-12; Janey Livingston seconded the motion with all 5 members voting yes. **Brad;** your variance has been approved, keep in touch with the office as you move forward.

The meeting was adjourned at 6:48 p.m.

Decatur County Board of Zoning Appeal

Secretary, Joyce Brindley

Decatur County Area Plan Commission

ATTEST:

Brad Schutte, President Decatur County Board of Zoning Appeals