

**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, September 5, 2018, at the Decatur County Courthouse. The meeting was called to order by Paul Stone. There were 4 board members were present with Roger Krzyzanowski absent. Also attending the meeting was Melissa Scholl – BZA Attorney, Krista Duvall – Decatur County Area Plan Director and Debbie Martin – Administrative Assistant.

President Paul Stone called the meeting to order 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 August 1, 2018 regularly scheduled BZA monthly meeting were approved as mailed.

\* **BZA Petition 2018-5 – Brad Johannigman** is requesting a “**Variance**” to the required side setback of 30’ to 10’ for construction of a 30’ x 40’ detached garage. This request falls under Decatur County Ordinance # **945(5)**. The property is owned by the petitioner and is located at 8671 S CR 210 SE, Greensburg, in **Marion Township**.

Brad stated that he has located all of his lines, electric, septic, etc. The garage will be moved a little further from where it was originally proposed. Brad referenced the overhead map. My driveway drops off about 12’ to the west and then you have the creek. My house is an underground house and my garage will be 6’ underground, similar to my house. The garage is the best spot that I can think of to place it. **Paul**; I know the original concerns was where that property line lies, we have what we have to be a pretty definite line, is that correct? **Brad**; yes, I have had it surveyed and know exactly where it is at. **Jay**; how tall will the garage be out of the ground? **Brad**; the back side will be 3’ on the east side will be 7’. **Jay**; you will never be able to drive in between there anyway, the slope from the building to the property line.... **Brad**; it will be gradual slope, there used to be a driveway there. **Paul**; the elevation increases as you go south along that east line. **Brad**; yes, as you go back toward my house it goes uphill. **Jay**; so you will still have a slope that you can drive between the building and the property line? **Brad**; yes. **Jay**; my point is that when we get really close to the property lines we like to have room for maintenance and being able to drive and be able to maintain the building. That is where we got stuck at the last meeting that you came to. I think that you have been able to answer all of our questions. **Brad**; I can maintain it all off a 6’ step ladder. **Paul**; so you will have a bit of an overhang off the back of the roof? **Brad**; yes, I can change that if I need to. **Paul**; I don’t know that it is an issue. **Jay**; I thank you for coming back and getting those defined answers for the property lines, we appreciate your effort there. **Paul**; the idea to define and clear the perception is that as property owners change hands you don’t want to set yourself up for a situation where the next person who may live there does take and issue with you having to drive on their property to get back there. You have checked your boxes to prevent headaches down the road.

With no other comments from the board or audience Jay Hatton made a motion to vote on BZA Petition 2018-5; Joyce Brindley seconded the motion with all members present voting yes.

**\* BZA Petition 2018-17 – YMCA of Greater Indianapolis** is requesting a **“Special Exception”** as provided in the Decatur County Zoning Ordinance Section # **925(8)** to turn an existing structure into employee living quarters. The property is owned by the petitioner and is located at 6965 W CR 650 N, St. Paul, in **Adams Township**.

Don Shephard, Director of the YMCA Camp stated that the camp had acquired this parcel of land last summer. We serve 1400 campers and 7000 other kids and guests at our other programs and we have staff members who have to live on site. We need to add to the staff housing and improve our property. At present there is the main house and a barn on the property, in the past they had put in an apartment in that barn, it had not been zoned for that. We want to go back and have the correct exemption put in place and then to renovate so that our staff can move in. A couple of things that we have done ahead of time is to contact the Hubers, the past owner had some issues with the stairwell that they had placed against their property line. We have intentions to eliminate that entrance and come off the south with that stairway. We have a letter of commitment from the Town of St. Paul, our camp already ties into their sewer. We would like to have this approval so that we can begin renovations and make it a great apartment for staff living for our team there at Flatrock.

**Paul**; this is something that is seasonal housing or year round? How many people? **Don**; presently it would be 1 person year round, we have 7 full time staff and we want 1 to live in there. Over the course of time is that staff member is married and had family there would be more living there. **Paul**; and that staff person today lives offsite a travels every day? **Don**; they are living in the main house at present. We have several staff members that stay in cabins also at the main camp. For our full time team, as we grow, we want to have some better housing for them so they have more privacy. **Janey**; I will speak to the fact that they purchased another home that was not in good shape, if they treat this property the same then it will be good for the area, this property that he is looking at now has not been well maintained in the past. Those whom I have been involved with at the YMCA Camp are very meticulous with their efforts. **Joyce**; I too had children who went to the camp when they were small, that was a wonderful place for kids. I never saw anything out of the way as far as infringing on the laws. **Don**; thank you, it's always great to hear, we try to get better every day. **Jay**; how many bedrooms are you trying to put in the back barn and what is the square footage of that? **Don**; presently it's a 3 bedroom, 1 bath, I do not know the square footage. **Paul**; the issue with the adjoining property owner, did the stairwell exit the east onto that field, what have we addressed or changed? **Don**; it came off the east side, a platform and stairwell down, it was too far to the east and I think there was contention with the previous owner. We want to eliminate that stairwell as well and place it on the south side so it is nowhere near their property. **Jay**; what is the distance of this building to the property line, it must be close. **Don**; yes, it is close, I can't answer the exact distance. **Jay**; so was that an approved building? **Krista**; yes, I think it was approved but I don't know how the setbacks are. No history, it was never approved for an apartment, but it is entirely too close to the property line. **Jay**; so he will have to have footer inspections and electrical.... **Krista**; it will have to be brought to code and he knows that. We have talked about the building permit. **Jay**; the building is on a slab? **Paul**; if it's a pole building it is probably post in the

ground. **Krista;** I'm not sure that it is a post. **Paul;** any idea how old this building is? **Don;** I don't know. The property record card might show when it was added. **Janey;** it's been there quite a while. **Don;** the contractor has gone through and looking at the building codes and they feel it's structurally sound. We have had the electric inspected also. **Jay;** you felt like you had a value there that it wasn't worth tearing down, it has value right where it is and it is justifiable to do the modifications. **Don;** yes, we feel that this adds value and bring it up to the high standards that we have. **Krista;** I think it is on a foundation and it appears to be a 35' x 37'. **Jay;** I think it says a lot about the neighbors that are not here that there is not a lot of protest to this. **Krista;** I have spoken to Mr. Huber and he was happy that the camp bought it and that he would not have to deal with the unkept property. **Jay;** we are giving a special exception, what if they want to put another residence on this property? **Krista;** I don't think the property is big enough, it is 1.43 acres. They could not put another residence there. **Don;** we own 180 acres altogether and so in our master plan if we grow another residence would go onto other property. **Jay;** I don't think it would be a good idea to put another residence on that spot, do we need to stipulate that? **Melissa;** no, because the request doesn't ask for that. **Jay;** ok, just clarifying. **Melissa;** one question I haven't heard is will the driveway come off of the existing driveway? **Paul;** looks like it goes south around the existing home. **Don;** you can see the driveway is gravel that leads to the sound end of the barn, we will leave that established. **Paul;** and you own the property to the south as well? **Don;** yes. **Paul;** the main house that is there, is it occupied? **Don;** yes, we have 1 full time now, more will be there in the summer. **Jay;** so it's a 3 bedroom home as well? **Don;** it's a 4 bedroom.

With no other comments from the board or audience, Janey Livingston made a motion to vote on Petition BZA 2018-17; Jay Hatton seconded the motion with all members present voting yes.

Paul; thanks Don for coming in. Keep in touch with the office and they will keep you going on track.

With no other business to be brought before the board the meeting was adjourned at 6:50 p.m.

Decatur County Board of Zoning Appeal

---

Secretary, Joyce Brindley

Decatur County Area Plan Commission

ATTEST:

Paul Stone

Decatur County Board of Zoning Appeals

