

**Decatur County Area Plan Commission  
September Minutes 2023**

The regular scheduled meeting for the Decatur County Area Plan Commission was called to order by Brad Schutte at 7:00 p.m. on Wednesday, September 6, 2023 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.* There were 7 board members present with Todd Mauer absent. Also attending the meeting was Melissa Scholl – APC Attorney, Krista Duvall – Area Plan Director, Debbie Martin – Administrative Assistant. Also present was Andy Scholle – Decatur County Surveyor and Sabrina Allen – Decatur County Agricultural Extension Educator.

\* **Approval of July 5, 2023 Minutes:** Sheila Kirchhoff made a motion with a second by Tom Cherry to accept the minutes as mailed, all signified by stating aye.

\* **APC Petition 2023-12 – Dan and Jennifer Riley** are petitioning to “**Rezone**” approx. 2.99 acres out of the approx. 12.252 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 and is located at just West of 5426 S CR 20 W, Greensburg, in **Marion Township**.

**Jennifer Riley:** we are planning to build a ranch style home, we will drill a well and not sure if we will do propane or a gas well. **Brad;** I will warn you, it is tough to get water there. **Dan;** yes, we have heard that. **Brad;** to access that, (referencing overhead map) is that across that ditch? **Dan;** yes, I reached out to an excavation company and confirmed that a driveway will be possible.

Paul Stone made a motion to vote on APC 2023-12; Ryan Kennelly seconded the motion with all members present voting yes. **Brad;** your petition passes, keep in touch with the office as you start your adventure.

\* **APC Petition 2023-13 – Kody & Jacqueline Schneider** are petitioning to “**Subdivide**” approx. 2.99 acres out of 62.7 acres and “**Rezone**” approx. 2.99 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 currently owned by **Darrell Saylor** and located Just South of 5699 N CR 420 W, Greensburg, in **Adams Township**.

**Jacqueline Schneider:** it will be a three-bedroom ranch style house with a water well. **Ryan;** to the north of where it shows your driveway, who owns that? **Darrell Saylor;** I do. I own everything that is inside the yellow (referencing the overhead map). **Ryan;** how big of a piece of property that is sectioned off there? **Darrell;** it is still going to be tillable. **Brad;** I think Ryan’s concern is, as long as that size is big enough if you were to attempt to rezone that. **Darrell;** I would like to eventually put a pole barn for myself there. I live just to the north of that in the woods. My house is a parcel on its own and the rest of it is together. **Brad;** your petition passes, keep in touch with the office as you get started.

Ryan Kennelly made a motion to vote on APC 2023-13; Sheila Kirchhoff seconded the motion with all members present voting yes.

**\* APC Petition 2023-14 – Decatur County Stormwater Management Ordinance**

**Brad;** this is the first reading of the Decatur County Stormwater Management Ordinance. This a new ordinance. The last one was 2007. The Technical Standards Manual has been split out of this.

**Krista;** yes, Local Technical Assistance Program (LTAP) put out a model. They tried to make it easier to people to understand. They took all the technical standards and put them in their own document. This gives you an ordinance that you can work with and read. If you need to make changes to that it is easier to make those changes than to try to figure out how to go through those technical standards every time. It was a model put out and a lot of counties are using it. We made some minor changes to it.

After much discussion it was decided that the Board would review the Stormwater Management Ordinance and the Stormwater Technical Standards Manual and bring back to the next meeting any comments, suggestions or questions that they may have.

**\* APC Petition 2023-15 – Decatur County Stormwater Technical Standards Manual**

**\* Comprehensive Plan & Ordinance Discussion**

**Krista;** I have had some people come to me and say it is time to redo them. I personally do not believe it is time, but if it is a consensus that we need to do this then we can. **Brad;** lets look at it, I have a couple of things that I would like to see change, nothing major. **Krista;** we can change little things. If we are going to do a Comprehensive Plan, I am not for just tweaking it a little bit, I am for doing it. We worked so hard on it and tried to get the community involved, we tried to get everybody in it, completed surveys, so if we are going to do it, we need to do all of that again. **Brad;** if you are going to do a comp plan, yes. I'm talking ordinances. **Paul;** there is currently no process, so I imagine that there is someone with a concern for either a sector of our population or maybe just a select few, I just doubt that there is a mass desire to review all of our ordinances. My guess is that when someone comes into your office, they think that something isn't right. Is it wise that we kind of have an ongoing thing, like if someone thinks that someone isn't right, I'm not asking them to write a document on what they think is wrong and how it should be but should there be some process, like an ordinance revision recommendation that they state and then maybe we have them get 10 signatures and we can review that. So that is don't go 8 years of someone having a real burning problem, or 5, whatever our normal cycle is on the review. I think it was 4-5 years ago that we did that. That was a lengthy process, I'm not saying that we shouldn't be doing that again but to give them some help, that at least there is a heard voice and we review what they think is wrong. If we all agree we don't have to wait that long.

**Brad;** yes, it could go out to us and if there is some agreement that this needs to be reviewed...

**Melissa;** what I would say is don't have them do a petition, you would get into some legal ramifications, if they have an issue, they can give it to the office and then it could be looked at. Then it would be the boards decision whether to move forward on it. We start getting petitions going with signatures then it could throw us into arenas where we would have done a lot of activity when it is not something, maybe they are not aware of why it is this way. **Krista;** we can keep a list and then review the list. One of the most specific requests I have had lately is the Solar Ordinance, I have had a couple people request that the ordinance be updated. **Brad;** we just did. **Krista;** I like our solar ordinance but these were not bad ideas, one idea was to take the ordinance and require dual use, if it is the right place and the right time for a commercial solar development then it needs to be dual use. Need to be able to

graze or farm underneath it. My opinion on that is that it will make them raise and separate the panels and it will put the cost and the effectiveness out of line. Maybe if they really needed it, they would do that. **Brad;** we discussed that when we discussed the ordinance. The basic consensus was it is just going to add more panels, more area covered. **Krista;** if they have to raise them and if they have to find a dual purpose it is going to put the cost out, so it will not be feasible. **Ryan;** does the county get taxes generated from this? **Brad;** yes, it's huge, I talked with Commissioners in Rush County and it is unbelievable what they will be able to do if they get everything through that they are trying to. That is the whole push. They set theirs up differently, they did it like a TIF district so it's 20 years. **Ryan;** after 20 years do they pay taxes? **Brad;** no, the way that is it set up, the tax will continue on however that was prorated for the life expectancy of the facility. Then they have to come back to try to renegotiate, it's not an abatement.

Ryan Kennelly made a motion to adjourn; all members signified by saying aye, the meeting was adjourned at 8:03 p.m.

ATTEST

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Secretary, Sheila Kirchhoff  
Decatur County Area Plan Commission

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President, Todd Mauer  
Decatur County Area Plan Commission