

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

The regular scheduled meeting for the Decatur County Area Plan Commission was called to order by Brad Schutte at 7:10 p.m. on Monday, September 7, 2022. There were 6 board member present with Todd Mauer and Sheila Kirchhoff absent. 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 August 15, 2022 Minutes** – with a motion by Tom Cherry and a second by Ryan Kennelly 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**.

Taylor Bohman: while we know there are other venues located in Decatur County, we believe our venue will check off most of the boxes a bride and groom are looking for. Our venue will be nestled in around 13-acre woods, private and picturesque, while offer many amenities such as heating and AC, ample parking, handicap accessibility, outdoor parking area and bridal and groom suites, just to name a few. Our venue will help bring outside revenue to Decatur County located about a mile off the New Point exit. We are hopefully located halfway between Indianapolis and Cincinnati. We believe our venue will be a top choice and Decatur County who will also be able to draw on clients from out of town. We hope to promote local vendors and put them on our preferred list so clients from out of town will know that they are hiring vendors that will give them the same quality service as we will. We are very fortunate to be located less than a mile from North Branch Golf Course. Our venue will pair perfectly with North Branch. Groomsmen can go out and play a round of golf while the bridal party is decorating, not to mention that a bed and breakfast and beautiful Airbnb are located just up the road as well as local hotels for accommodating guests out of town. We hope you will consider granting us this rezone. Our venue will take care of all of our clients’ needs, it will fill the void of the higher end experience in Decatur County as well as attract clients from out of town, thank you.

Brad; Board members do we have questions, I’m sure we do. Maurice, it looks like you went through everything as far as septic all those requirements. **Paul;** I've had some of the residents reach out with some concerns I think uh you got to put together a nice business plan, I mean it looks like you put some thought into this obviously at this level, can you give me an anticipated traffic load and idea for the neighbors so, so what they would look for, the number of weekends per year, the number of number of days of the 365 you would anticipate, 20-30 cars coming in and out of property, things like that? **Maurice;** what we would anticipate right now is probably minimal traffic on Fridays, where the wedding parties come in to decorate get ready for Saturday, 10-15 cars I would say for a Friday while they're decorating, depends on how big their wedding party is, how many people they have decorating. On the actual wedding day of Saturday it could be, we want a capacity of 250 people, is what

we're shooting for, that could be anywhere from 100 cars to 75 I'm guessing I would not assume they're all going to be arriving at one time. Not everyone's going to go to the wedding portion of it, some will come later on for the reception, we're planning to have a venue shut down by 11:00- 11:30 every night when all the guests need to be gone. They could be cleaning up and getting out of there within a reasonable amount of time. We are also planning on having security there, we have talked to a local deputy, as SRO of the school, they would be interested in doing security work while the event is going on, so that eliminates hopefully all the underage drinking, people getting plowed. We are not going for that that reputation, we want a higher end place where people come in have a great experience, enjoy their day and start their new lives together. We would be open for other events like the Hospital Foundation Gala, I know they go out of County now for their huge fundraiser maybe we'd get everything done right we could attract them to keep the money here in the County. **Paul;** so you're asking for 250 is that the venue? **Maurice;** yeah, that's what we are sizing the building for. **Tom C;** that's all on the Napoleon water system? **Maurice;** yes, the water line ends on the driveway of me. **Brad;** have you looked into capacity on sprinkler for that water? **Maurice;** yes, as far as I know we would have to apply for fire variance because basically there's no place in the County that has a sprinkler system for a building, from what I've been told. We would probably apply for a state variance for the fire. **Paul;** traffic plans, would you anticipate Maurice some kind of an entry and exit lane off of the road or will it just be a single drive right to it? One of the things that I imagine is not a terribly wide road right through there, that kind of traffic trying to turn in and out and any kind of, I guess someone turning in at the same time someone is turning out, it would seem like if this were all to work that there should be something addressed so that the traffic can continue to flow a little bit as someone's slowing down to turn in, what would your drive ideas look like? Maurice: I'm going to expand the driveway probably 18 to 20 foot wide going all the way back so we can get two lanes of traffic going in and out at all at all times. That is something that we may have to address with the county because there is a road ditch right there and an electric pole pretty close, I don't know how that would work, I would have to look into that. As far as the drive itself going back it'll be a two-lane driveway going all the way back so in the event there is an emergency an emergency vehicle has full access to getting back even someone happens, even if someone happens to be (inaudible).

Brad; any other questions from the board? We will look for some public comment. To start with Krista received a letter and I'm just going to read through this. September 7, 2022 addressed to the Decatur County Area Planning Commissions, as property owners near the property of Maurice and Wendy Bohman on 850 east we'd like to voice our concerns about the rezoning from A1/A2 to B2 for an event center. We are strongly opposed to the following reasons one increased property value for those property owners living nearby, increased traffic with significant probability that there will be impaired drivers, general safety of existing homes and property, increased noise, traffic, music partying, general disrespect for existing homeowners' property, loss of rural setting, disruption of wildlife habitat, increased roadside trash, if it is zoned for business and Bohmans change their minds, what other sort of business might purchase the property. We choose to settle here because it's a quiet rural farming community and we want to keep it that way. The threat of business on our county road is disruptive and disturbs our way of life. Thank you very much. And there's multiple neighbors who signed this, I just wanted to read that and make it part of the record. Do we have any public comment for any of those individuals or anyone?
Come on up here to the microphone and state your name.

Dennis Kinker; okay the right of way, I own the property all the way back, when McCammet bought that he promised me 32 feet right away which I thought that's but that that didn't happen. I don't really know how wide that easement is, but right now there's car on both sides where they come in, if

somebody's coming in we almost get hit each other now. I got a sister-in-law got an awful heavy foot, it isn't no matter when or if, it's when, so somebody will hit somebody coming in because you can't see you just got to crawl around that corner. So I know this year the corn is not so high but when I drove the school bus you just have edge out there to see because nobody drives 50 mile an hour anymore, and yeah, he's going to make it wider, I understand that, but I just wonder who has the right of way on that easement. Will we have to stop for their part of the easement or do we have the right of way coming out the driveway? **Brad;** that's a legal question and it would be written into the easement. **Dennis;** because the whole thing is, that was sold to the (inaudible) years ago and it's recorded in Ripley County, it's not recorded in Decatur County, that was a schoolhouse property wherever that comes out, three acres come off of what was originally, who had before them but so I don't know I guess that was all settled on when McCammet bought it but I don't know how you straighten all these things out. **Brad;** they would definitely have to be addressed ahead of time. **Dennis;** I know it's going to cause problems, it's just she's got a heavy foot it isn't going to get lighter. That's one of my concerns, the other one is my well is 600 feet from that property line back here. Our water comes from the stone quarry, in the spring, now that they uncover a lot of rock our water turns yellow on that lime yellow rock that they leave on top and I replaced the pump every three years. You just have to dump bleach in it clear it up into the summer it's all right. There's an open spring back there, not too far when they've built, I don't know where the septic is going or what but that spring had never closed, Frankie (inaudible) always watered his cows there as a kid that land was kind of open it was washed then and you know the hills slid, and another thing I winter my about 25-30 cows back here in the winter and its permanent pasture. I don't know, we lost the calf a few years ago that we didn't post but the vet figured it had consumed some plastic, now I know that's trouble with horses but it's very rare with cattle. There's going to be more cigarette butts and stuff coming down that creek and I just leave it not and it'll have to be fenced. I put the line fence in where I have cattle but the creek has no water gap and the rest of it is not fenced because you will not keep people out when they see them pretty cows right now or got a bunch of their calf back there, now people are going to climb that fence and try to get next in baby calves, and when i got the bull in there when you got a young boy you're never much sure angus are pretty gentle, but when you run heifers back there and breed them back here you're just never sure what that bull would do, I kind of stay out of his way. And yeah, the other thing, the McCammet acres, if you cancel that what does that do, the way it was set up it could build four houses around the cul-de-sac, they wanted to put one back off of my driveway and when there was a hog building back there and it's 600 feet so they had to put all four around the cul-de-sac. Will that cancel any houses being built on that cul-de-sac now, the cul-de-sac will be gone and that'd be a different story? **Brad;** yes. **Dennis;** okay, if it goes it goes, I'll get along, that's my neighbor always have, always will like you know their grandpa Harry I mean we got along fine and I still will. But I just I think he'd be better putting it over by the stone quarry on his property next to the interstate where he may have access to the sewer line, I don't know it's at the truck stop but who owns it on the interstate I don't know, but they can see the venue, it'd be handy from the interstate and make a lot better sense and stick it back here in the woods where the hill sled years ago I don't know what kind of septic you could make work because I don't know it drive won't affect my water but if they put it in right but, I don't really like the location but it is next to me and I'm hollering, good luck to them if they can get it done. **Brad;** any other public comment? **Greg Kinker;** the one concern I did have is end up with that parking lot and the building all that runoff and that will be coming our way and uh it's just going to be an added flow for the fences that we do maintain and that I would like to see something, you know, if it does go some way that that water isn't... **Brad;** that would have to be... **Greg;** coming straight down onto out all our fences. **Brad;** to clear that, our county drainage ordinance would control that, very simply there would be detention, I mean that would be the base requirement here and they're aware of that. **Greg;** okay all right yeah that was one of my concerns was end up running off coming directly down across

through us through them hollers. **Brad;** other public comments? So i want to make it clear to you guys we are short board members tonight so in other words you've already got two three no votes against you so just one I always make it clear when we are short board members when we get into these discussions. Something else that has been talked about, Paul and I have discussed is whether the rezoning of this parcel is the best interest based on several different concerns and that's something that we really, we really wanted to look into a little more in-depth hearing some of the concerns that we have heard. **Paul;** well one of the biggest concerns I think is if this doesn't work if something changes I think that my general feeling is that the neighbors can probably swallow what would potentially happen with a venue like this but what potentially that the B2 could open up the future should something change so there may potentially be an avenue that that would uh put some control over a permanent zoning change but, but that would require a different thing but we still would still have what you all are looking to do so but we need to cross some t's and dot some i's on whether or not that is an option. **Wendy;** so it'd be better just to table this? **Brad;** that would be my recommendation. **Wendy;** ok. **Paul;** there's a fair amount of uh concern I think with everything and I don't think we want to rush to any judgement. **Brad;** we just went through one that you saw earlier and we try to make it a process. **Wendy;** right. **Brad;** I mean I think everybody wants things to work right. **Wendy;** right and we don't want to tick off the neighbors and we want to do this the best way possible to you know get what we want and have this venue but I don't want it to be a burden on the neighbors around us. **Maurice;** and we kind of chose back in that location because it is in the middle of the woods, I've got trees and vegetation to hopefully suppress the noise to keep the lights down to keep the noise down. **Wendy;** and the other property where he's talking talking about is not our property. **Maurice;** the place where we live on I don't own, that that belongs to my parents, in 20 years I may own it but as of right now I don't know so this is our option yeah this is the ground I own and we've tried to be as thoughtful for the neighbors is what we can to give us our dream but try to not affect them in the least way possible I mean it'd be a headquarters for me to build it right up by the road, I mean where I'm building it at is about the hardest place I could come up with but it's, it is hidden it's out of the way and it gives us that thing that we're going after. **Brad;** so from our view, from my view especially, when we get this much feedback in remonstrance that's when we need to step back and take a look at it so that's why I'm recommending that, that gives us an opportunity to do some research and really look into this a little more in depth. **Wendy;** so do you guys work with us to figure out how... **Brad;** Krista will. **Brad;** you'll work through Krista with that stuff and we basically will probably more or less have questions, questions for Krista and Missy regarding how, what are some of our options could be. **Wendy;** right. **Brad;** and in the meantime that also gives you guys an opportunity to address concerns of the neighbors right and to work through those concerns, you know, if they can be sorted out if there's an avenue there. **Wendy;** yeah, and I feel like we have done that if any of them would have come and talked to us we would have probably cleared some of that stuff off that list and we're willing to do that because we want this to not be a burden on anybody around us so. **Brad;** here's your chance. So as long as you guys are fine with that... **Wendy;** yes. **Brad;** I would like to table this and move on with it at the next monthly meeting. **Wendy;** okay, thank you. **Brad;** thank you and thanks for everyone with the public side of it for voicing your concerns.

* **APC Petition 2022-20 – John & Amanda Organist** are petitioning to “**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. The property is owned by the petition and is located just west of 5258 W CR 1300 S, Westport in **Sand Creek Township**.

John Organist: Right now where the X is, is where we are looking to rezone. We will build a home facing 1300 S, right now it was being leased out for farming. We might transition over into a USDA type program, bring it back into native grasses, wildflowers and some small livestock eventually, once the homes are built and things are settled in. That's about it. **Ryan;** more than one or just one home?

John; on the X yes there's just going to be one home. **Ryan;** I just thought I heard you say when the homes are built. **Tom C;** what is the water status there? **John;** if you look in the bottom corner

towards is going to be a well uh John Richards was out witched it out so the well would go right in there. **Brad;** any other questions? Any public comments, concerns? **Albert;** I'm not an adjoining landowner and I come here not to be against the project or for the project, but just more or less to provide information. We operate a confined feeding operation that's IDEM permitted. We farm to the east about a

quarter of a mile to the west a quarter of a mile and a quarter mile south, so we are almost a quarter mile on three sides of their property. Because we operate a hog operation have a hog operation and we are a permitted operation that utilizes service application from time to time, I think it's fair to warn you that you will know that you have a hog farm in the neighborhood. **John;** we're out there quite a bit, we already know. **Albert;** so that that's my thing, I like to come to these meetings and make sure that everybody's aware that there is an agricultural operation that is an agricultural area but I was looking at that a half mile by a mile section of land there where this is located on, I think there have been in the neighborhood of 12 houses put on that area since I can remember. If you hear about three acres a piece, that's about 12 percent of that property is no longer an agricultural use, it's more realistic it's probably closer to 25 or 30 percent of that land is no longer cropland. The board has a comprehensive plan that the County put together, a lot of good folks in the County worked very diligently to make sure that it represented the views of the County, I'd encourage you to use that and going on the assumption of what's going to happen I want to welcome my neighbors. **Brad;** thank you Albert.

Paul Stone made a motion to vote on 2022-20; Ryan Kennelly seconded the motion with all 6 members present voting yes. **Brad;** alright John and Amanda, your petition passes. Don't forget to stop in and see them in the office get things started.

* **APC Petition 2022-21 - Adam Millering** is Petitioning to “**Subdivide**” approx. 2.99 acres out of 44.46 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. The property is owned by Jason and Libby Caswell and is located just south of 4447 W CR 750 N, St. Paul in **Adams Township**.

Adam Millering: like you said just a house really, I mean a lot of detail, it's uh down an old farm lane but I believe the Clapp's own the easement all the way back, but Jason owns a good majority of it, it hasn't been farmed in the last four years so there's really no agricultural land back there, we've killed grass every year. Prior to Jason mowing it was CRP grasses. **Brad;** so you'll have an easement?

Adam; yes. **Ryan;** it already exists? **Adam;** yes. **Brad;** there is an easement to get to the parcel?

Adam; yes. **Krista;** it is an ingress/egress utility easement. **Adam;** yeah, and there's people that have a tiny house that goes even past where I'm at that goes beyond, they have little gardens, bee hives and

stuff like that. So they go back there often but basically right where the curve is right where it zigs and zags from there, that's basically where Jason's easement starts. Right there (referencing overhead map) then there's another (inaudible) we could put a driveway right there if that was... **Brad**; as long as there's an easement... (inaudible)... **Paul**; how is it maintained? **Adam**; there is a pad back there that is just stone. **Paul**; as concrete trucks and things like that come in and then folks back there the tiny house would like it fixed and things like that is there... **Adam**; honestly that driveway is so (inaudible) I don't really see anything going on with it. **Paul**; easements can tend to cause problems at points about who maintains it and things like that so make sure... **Adam**; I have no problem maintaining it, that is fine with me. Jason owns the majority of it anyway and I can (inaudible).

Audience: my name is Kevin Jones, the 4437 that you see there on the map, my house that easement as Paul was just talking about has only been maintained by me for the last seven years. I've put stone in it, I've grated it, I've done everything, no one's ever paid me a dime for any of it. When you hit the curve and go back from the curve back to your yellow line (referencing overhead map) is actually my property, it's been maintained from that point back, I'm not necessarily 100% against a house being built back there I do have questions though, if we zone that into residential how long is it going to be before we have another one and it turns out to have a housing complex behind me. Also, I farmed that ground less than three years ago and where they're building that house is wetter than wet gets. My other question is if you're doing all that and putting a mailbox into the driveway, you're currently required by the County to have a building permit because I got a brand-new mailbox into the driveway we got brand new concrete back there, concrete trucks flying up down our driveway. I've never ever once seen a building permit or any type of building permits. **Paul**; you don't have to have a building permit for concrete unless it's some kind of structure. **Kevin**; but you have to have a building permit to put electric, I'm not being mean I'm just asking. **Paul**; yes, but not to pour concrete. **Kevin**; well I'm not unlike I said I'm not I'm not against them doing what they're doing but I have questions. I also, we raise cattle on that so how long is it going to be before people are complaining about the mud and smell and the noise and that is a working cattle farm, has been for the last eight years that I've owned. You know if you dig into that you'll see all the (inaudible) scattered out there, you'll know what we're doing and I'm not I'm not trying to pick you Adam, in any way shape or form but there's questions I've got answered, I also have small kids that are going to be going down that driveway and we don't need 9000 vehicles running. **Adam**; I'm one man. **Kevin**; the reason that the driveway and where he's talking about it hasn't been maintained is right at that black line right there, there's a valley. I put a lot of stone in it to keep it from washing and then went back and we had a stone hauled in there to do it. No one's ever offered me a dime no one's ever paid me nothing. I don't really care, but I quit fixing the holes because people wouldn't quit flying down the driveway. So that's literally my concerns that I have, again I'm not 100% against him building a house back here. The other thing is where are we going to put the electricals? **Adam**; it's all underground. **Kevin**; so I mean those are those are the questions... **Ryan**; well it would have to land within that east right... **Kevin**; and he's wrong on where he's put the easement because the easements on the other side of that. **Adam**; that's on the survey. **Kevin**; what they showed me when I bought the farm was the easement runs right there runs right down the edge of that driveway right straight from that corner straight to the road. **Adam**; (inaudible) had his own easement put in. **Kevin**; I'm telling you what they showed me. **Kevin**; ok, so I'm exactly correct, it comes right through here and it goes right to that curve straight on back, which would make it go from right there at the edge of the road, straight to that curve and straight on back. He thought, he went over here and come around, it doesn't. **Adam**; yes, it does. **Kevin**; no it does not, well then one person didn't even get that notification to be here because that goes around his property instead of mine because that little black line right there is not my property. **Adam**; I know it's Jason's. **Kevin**; no it's not. **Adam**; that there's an easement right there. **Kevin**; that is Pam's property. **Adam**; correct.

Kevin; Jason owns from right here straight back, you don't know anything else. **Adam;** if you want to look at that survey again, I mean that's what's up you can look at whatever you want. **Paul;** all right all right all right. **Brad;** so you guys need to... **Ryan;** it's our decision to make, you guys plead your case. **Kevin;** I'm not trying to be hateful to anybody, I'm expressing my concerns, those are my concerns, so I'll leave it at that and somebody else can go (inaudible) I will pull my maps and again I'm not trying to be hateful I'm just, I have questions and I want to ask them, I'm not 100 against it but certain things got to be addressed. **Ryan;** and on all those easements I mean it's really you know who wants to deal with you know when it's a shared driveway, who wants to deal with it until it gets bad enough if they can't talk it over. **Adam;** I got no problems splitting that cost with you or doing it all myself, I don't care I mean because right now then potholes up front are really bad. **Kevin;** and they got left that way because people would not quit racing down the driveway. **Ryan;** how many people use this easement? This is a new guy that's going to buy three acres off of a guy that owns 44. who else is using it? **Kevin;** we use it, she owns it... **Adam;** the people on the way back they have to have that tiny house they have a couple people that go all the way back here and hang out during the week and during the summertime because they have garden and they have bees. Also, Jason he's got buddies that hunt it, we plant food plots from here I mean it's used quite regularly by us. **Ryan;** is Jason your son? **Adam;** no, Jason's the property owner of what I'm buying. **Ryan;** oh okay, so who's up by the remainder? **Kevin;** his name is Dan Bingham, he's Eric Whitaker's brother-in-law. **Adam;** which Jason has told him about this and he doesn't have a problem with it now. **Ryan;** my other question is I see the red square where you're thinking about doing that, but is that going to the property line it was up facing north okay are you coming to the yellow line on the south when that survey and the west property line is going to be your 2.9 acres in that corner? **Adam;** correct it's not out in the middle yeah. It actually takes up most of that open bottom corner where that red is it's 2.99 acres so it goes all the way it owns a couple of maybe 50 feet of the actual easements itself is what the survey says. **Brad;** any other public comments? **Alex Dillon;** I own this strip of land right here. So, I am a proponent of small government, absolutely right so somebody owns the land there's people who everyone has it, but with that being said um as an adjoining landowner there what's um, I don't want I don't want to see you know 10 houses go up back there either, no uh so this is just a one person just buying some land and putting the house back there, but I just want to want to be clear is what's going on? **Adam;** we all, Jason and I both we want to keep it as hunting land as much as possible I'm going to keep my portion where I build as quiet as I can I might even plant trees around to keep the deer you know at bay to where they're comfortable you know because we want we want to keep it as natural as possible, you know we don't want to disturb anything at all we just want to keep it the way it is and just keep hunting deer. **Alex;** so I mean with that being said you know that's probably some of the best hunting ground in those 100 acres absolutely in that area there so yeah. **Brad;** yeah, and that's all this is to rezone that, that's all we're doing, so yes that is just that's all that it is, is one house. **Paul;** anything else Alex, would have to be a separate petition, anytime that something else would happen it would have to be anything else would have to come before this board just like this. **Brad;** they would have to come back again. **Ryan;** I like that it is the corner and not chopping it out of the middle. **Alex;** and that easement, that back and forth, that will remain as driveway, right? **Brad;** the easement has to be clarified but yes. Alex; it won't be turned into a road from the county? One thing I'll just say as a landowner there who put a house up there, six or eight years ago, uh good luck finding water for a while sistrern. **Steven Boyer;** I'm the property owner to the east, all that alongside of the river, um I've got a question, since the adjoining property argument is here towards the road who owns that little notch out of the yellow up there north east corner? **Unknown;** that's part of my farm, you come all the way back to that. **Steven;** a survey that was presented to me about a year ago left a strip between you and that hill line that came right to me and i was just curious if that's getting corrected. I do agree with Kevin about the (inaudible) I farmed that ground before Kevin did, it is wet back there and the drive

has at least three culverts under it that have always been problematic they wash, if we get a good rain they wash, or then they wash out, so that is that issue about the easement is definitely going to have to be correct. I'm a little bit of a disadvantage, I just flew in from Daytona beach five hours ago six hours ago, uh one of my tenants on property let me know that this meeting was happening so I haven't even seen the petition but uh I just wanted to voice my opinion. **Brad;** thank you, any other comments?

Alice Clapp; we own on the side of it there, we own and farm this area here all the way back to here and my concern, is all the traffic that is apparently going back to their hunters etc. that is it going to be increased even more now that there's a residence there and attracting even more hunters into this area right here. So I'm concerned about that and I want to make it known publicly right now that I'm not maintaining that road, it would be up to the gentleman here that wants this house, I want to remind them that it is a farm land, there is farm equipment we usually access the land over on this area so we do not use that access road so it will not have any farm equipment or anything like that. Right over in this area is a confined hog operation, I would hope that the petitioner would be aware of the odors, etc. that come from that area. The second thing is this is the county road through here all of this of course is all private if you're going to build a house right here your children are going to have a long way to go to get that school bus because the road currently would not support a school bus coming down through there, it would need to be improved in order to have a school transportation and my understanding is that you do have family, so I just want to bring that to your attention, that is a long way. **Adam;** I have one daughter and I take her to school every day. **Alice;** do you, so that would not be a problem with you okay. Just remember that you are building in a farming community and um there's uh spraying for weeds, which sometimes will drift over into a residential place and you might not be happy with that, and then the odor from the confined farming but otherwise I don't have a problem with it, um we own right up to the right up to this, I drove down through there recently that road is an absolute horror uh I would hate to have to get out of there in a hurry on a really wet day because it is very wet through there. **Brad;** other public comments? **Paul;** I think I would just encourage you to, that was the reason I asked initially before all this imploded, was about the easement, it seems like sometimes they can become sticking points and often times these situations and relationships can degrade, if there are disagreements, so I'd encourage you guys to try and come up with some kind of something on paper um about how the cost share whether that's by the distance or the number of feet or something but try and make that a range and better before it would become worse, that would be my piece of advice on go ahead. **Adam;** so that road just basically (inaudible) is the worst part of it all the way back it's completely fine there's maybe one or two potholes and they're not filled with water, especially this time of year from may till October, maybe November, you can drive a concrete truck straight in the yard, it's completely dry just bone dry nowhere near what these guys are making sound so I mean I literally had them go through there I got pictures if you want them and it's bone dry. Also, I'm a great neighbor, this guy knows it I lived on his property for six years to maintain his 100 acres, so he knows I'm a good neighbor. I'll take every responsibility for that driveway if you want me to, I don't care because I mean I don't like seeing it... **Brad;** so where this stand is, and I'm going to tell you like I tell everybody else, we are short three but regardless, you guys would have to sort something out for the easement, obviously, so that that needs to be made clear. **Adam;** I'm fine with that. I mean I tell him now and tell him again I'll go up to his front door and say hey you want me to do it this time. **Brad;** I would recommend drawing that out and actually having a lawyer draw it out, that would be my recommendation and record it here at the courthouse, that way and that protects you as well. **Kevin;** yeah, absolutely (inaudible) **Brad;** it's something that you both agree on. **Ryan;** it sounds like it's three of you. Jason this man this man right here. **Kevin;** yeah, that would be Alice's because until you get to the curve that belongs to her. **Krista;** she said that she is not maintaining it. **Alice;** it goes over several plots further. **Ryan;** put something in there that if she ever sells it then they have to. **Adam;** well that's why when Jason bought property from Bill Shobe, that's

why Bill put that easement in over there, just in case this ever happened. **Ryan;** an easement is an easement, that'll never go away. **Kevin;** well if Bill put that in after I bought that farm, we owned it before Shobe sold him that ground.

Tom Cherry made a motion to vote on APC 2022-21; Ryan Kennelly seconded the motion with all 6 members present voting yes. **Brad;** your petition passes, thank you.

With no other business before the board Ryan Kennelly made a motion to adjourn; Tom Cherry seconded the motion, the meeting adjourned at 8:16 p.m.

ATTEST

Secretary, Todd Mauer
Decatur County Area Plan Commission

President, Brad Schutte
Decatur County Area Plan Commission