

## Commissioners Meeting

August 18, 2014

Present: John Richards, Jerome Buening, & Rick Nobbe

Minutes were read and corrections were made stating David Neuman, Area Plan Director, presented several ordinances which the Commissioners approved with the exception of two that will be discussed today. The minutes were approved as amended.

Claims were reviewed and approved.

Mark Mohr, Decatur County Highway Superintendent, stated the signage for the St Mary's 5K Run to be held on Aug 23<sup>rd</sup> - on Millhousen Road will be put up today. He asked Mr Nobbe to lay the signs face down in the ditch after the running event and the Highway Dept will pick them up next Monday. Updates were given on: Bridge 2 (Old 421) - everything looks to be on schedule for October paving. Road should be open November 4<sup>th</sup>-- should that not happen, there is a \$1,500 per day penalty to be paid by the contractor to the County. A 'pre-pour deck meeting' is scheduled today for Bridge 124 (Burney). The scoring has been completed for the rehab work on Bridge 168 (CR 1100 S) **United Consulting** had the highest score and they are working on a contract to be presented in the near future. Mr Mohr asked the Commissioners to review the 'Road Usage Ordinance' before their next meeting so hopefully they will approve it on September 2<sup>nd</sup>.

Mark Coplan of the EDC presented his second quarterly update/review. EDC's fourth **Annual Business Appreciation Day** will be held on October 3<sup>rd</sup> at **the North Branch Golf Course** and Gerry Dick of **Inside Indiana Business** will be the speaker. Mr Coplan stressed the importance of attractive, informative websites to 'sell the community' as potential businesses and industries use those for information gathering. **The I-74 Corridor Economic Regional Group** will meet on August 27<sup>th</sup> and 28<sup>th</sup> hoping to attract businesses and industries to the '80 miles of opportunity' between Harrison, Ohio and Shelbyville, Indiana.

Mr Richards moved to appoint Hector Leon to be the layperson on the Community Corrections Board and confirm Mark Cripe as the Director of Community Corrections. Mr Nobbe seconded and Mr Buening concurred.

Area Plan Director David Neuman presented five ordinances to amend the current County Comprehensive Plan. Mr Buening asked what is the time frame required by the Area Plan Commission for someone to get on the APC meeting agenda. Mr Armand stated at least thirty days as petitions are filed, 'packets' are sent to board members so they may visit the petitioner's site and also to advertise timely in local media.

David Brinley, attorney for **People Over Pigs**, asked what amendments are being considered since in his opinion Confined Feeding Operations (CFOs) are not permitted in the Agriculture 1 (A1); nor are there any local regulations (building or zoning permits) of CFOs per Mr Brinley. He went on to ask about possible conflict of interests of members on the AP Board or Board of Zoning Appeals when updating or adopting a new comprehensive plan.

**Decatur County Ordinance 2014-9** adds the word "incorporated" to be included in the zoning jurisdiction in Article 1, Section 150. Mr Nobbe moved to adopt Ordinance 2014-9, Mr Richards seconded and Mr Buening concurred. Ms Polanski will contact the smaller incorporated towns to affirm they have an agreement with the Area Planning Commission to oversee/enforce zoning ordinances, building permits, etc. Mr Buening stated the City of Greensburg and Decatur County hope to adopt a joint comprehensive plan in the coming year. Albert Armand, Area Plan Commission member, told those present it takes about twenty-four months to 'write' a comprehensive plan. The Commissioners decided to table Article 9, Section 905. **Decatur County Ordinance 2014-10** sets out primary plat requirements in Article 2, Section 216 (11) of the subdivision control. **Decatur County Ordinance 2014-13, Article 9, Section 940 (4)** addresses building permits and lot size in A-1 and A-2. Andrew Scholle, County Surveyor, stated the amendment would remove the set dimensions for a septic system as technology has helped reduced area needed. The written legal description in the survey isn't needed since the septic system is clearly marked on all legal surveys. Ms Polanski pointed out the rezoning requires two septic sites but if the property is already in the correct zone, then two sites are not required. Mr Richards moved to adopt Ordinances 2014-10 and 2014-13, Mr Nobbe seconded the motion and Mr Buening concurred.

Mr Richards asked Mr Neuman who carried out his duties while he was on medical leave. Mr Armand stated the office staff and Board members made sure all work was completed as needed. Mr Neuman told the Commissioners he is back to full time on the job. Mr Nobbe expressed concerns the Commissioners have regarding building permits being issued without all of the required paperwork -particularly septic system

permits- is not acceptable. Mr Buening asked the minutes to reflect that Mr Neuman understands what the Commissioners are saying. Mr Neuman stated he works with the public - when an applicant promises to bring in the required forms, he takes their word- goes to the next phase and then the applicant fails to do what he promised. Mr Neuman 'pointed out' in 10 years and over 2,000 building permits, there have been only 2 problems- that shows he is doing a his job.

Mr Nobbe has gotten several complaints of trash and asked Mr Neuman if **the Unsafe Building Authority** could 'hear' these complaints. He told Commissioners there is a Trash Ordinance, but it really doesn't address the bigger items being thrown in the roadside ditches. Ms Polanski stated the County needs to come up with a policy addressing the trash problems.

Mr Richards moved to table a zoning permit ordinance which would include certain ag buildings, but does not include dwellings. Mr Buening concurred. Ms Polanski believes more 'clear language' is needed. Mr Armand stated this ordinance won't extend the building codes and it has passed the third reading with the APC Board.

Mr Scholle explained previously the dedicated right of way easement didn't require any zoning. Mr Armand stated this would only apply to new rezoning. Mr Nobbe moved to adopt **Decatur County Ordinance 2014-11, Section 2512**, Mr Richards seconded and Mr Buening concurred.

Mr Richards moved to adopt **Decatur County Ordinance 2014-12, Article 11, Section 1150**, Mr Nobbe seconded the motion and Mr Buening concurred. This ordinance addresses permanent special exceptions to business zoning such as the compressed gas filling stations.

Ms Polanski explained some minor changes in the County's EDIT Plan. Mr Richards moved to adopt the EDIT Plan, Mr Nobbe seconded and Mr Buening concurred.

County Assessor Dorene Greiwe presented an addendum to the 2018 Reassessment Contract with Ad Volorem Solutions as it corrects due dates to the Auditor and the State. Mr Richards moved to approve the addendum, Mr Nobbe seconded and Mr Buening concurred.

Mr Nobbe presented a request, on behalf of two garden clubs in the County, to pay one-fourth of the costs (\$352) to have an **Indiana Blue Star Memorial Highway Marker** placed on the southeast side of the Courthouse lawn. Greensburg City Mayor has agreed to pay one-fourth of the \$1,410 total cost as this is another way to honor our veterans. Mr Nobbe moved to pay the \$352 for this project, Mr Richards seconded and Mr Buening concurred.

With nothing else to come before the Commissioners, Mr. Richards motioned to recess. Mr. Nobbe seconded it and Mr. Buening concurred.

The next commissioners meeting is September 2, 2014 8 a.m.

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Jerome Buening, President

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Attest: \_\_\_\_\_

Date: \_\_\_\_\_