

**Ripley County Area
Plan Commission**
P.O. Box 151
Versailles, Indiana 47042
812-689-6062

September 2, 2025

Area Plan Commission Minutes

The regular meeting of the Area Plan Commission was called to order at 7:00 p.m. Additions or corrections to the minutes were called for. With none, the minutes were approved as written.

1. Eugene & Elene Gunter, application for primary approval of Yellowstone Estates 2 Lot Rural Subdivision.
Part of Section 4, Township 9 North, Range 12 East. Adams Twp.
Two (2) lots on 17.8549 acres in the A-1 & A-2 districts.
Approximately 13002 N St. Rd. 129 Batesville, In.
Sue French represented the application. Keith Abbott questioned an agricultural easement. This easement does not convey with the lots.
Mr. Osborne moved to grant primary approval.
Mr. Waldo seconded. Motion voted and carried 8-0.
Mr. French abstained from this item.
2. Amendment to Figure One Chart, tabled at the last meeting.
Mr. French moved to send a favorable recommendation to the Commissioners with the requested changes.
#1. R-2 same as R-3
#2 LB typo correction should read 1,250
#3 Double astraric to Figure 1 Table A.
Mr. Ault seconded. Motion voted and carried 9-0.
3. Amendment to Subdivision Control Code.
Section 81.03: Definitions (28) (a) & (d).
Mr. French moved to send a favorable recommendation to the County Commissioners.
Mr. Smith Seconded. Motion voted and carried 9-0.

Mr. Osborne asked about the statue of Dave Shane's building in Osgood. I reported that after a meeting and inspection by Ken Cole, State Building Inspector for this district. and a email from Marcus Ballinger IDHS State Plan Review, the Triplex in Osgood is per the architect's letter which

makes the apartments a townhouse and does not require a CDR (construction design release). The email is attached to the original copy of the minutes.

Mr. Youngman welcomed Mr. Doug Rump to the APC.

Directors report given to each member in writing.

The motion to adjourn was made and seconded.

Members Present

Steve Youngman	Dustin Payne	Mark Salyers	Dave Osborne
Todd Ault	Doug Rump	Jim Waldo	Doug Smith
			Jeff French

Respectfully submitted by Tad Brinson Secretary.