

ORDER OF BOARD OF ZONING APPEALS

Petition Number: **BZA PETITION 2024-8**

Property currently owned by: **See Attached List**

Property located in: **Clay & Adams**

Parcels: Several

Petitioner: **Geenex Cobia Solar LLC**

Petitioner requests:

Requesting a "Special Exception" to place Commercial Solar Energy Facilities on several parcels. The request falls under Decatur County Ordinance Article 20. The property is currently owned by several property owners and is located in **Clay & Adams Townships.**

Date filed: 8/30/2024

 Approved




 Denied

Stipulations:

THIS APPLICATION WAS HEARD AND THIS ORDER ISSUED BY THE FOLLOWING VOTE:

	YES	NO
JANEY LIVINGSTON	/	✓
PAUL STONE	/	✓
ANDREW BRUNNI	/	✓
SCOTT SMITH	/	✓
RICK HOEING	/	✓


 SECRETARY---Janey Livingston
 DEC. CO. BOARD OF ZONING APPEALS

August 6, 2025

BZA VOTING AND EVALUATION SHEET

BOARD OF ZONING APPEALS

BOARD OF ZONING APPEALS			
CONDITIONAL USE - SPECIAL EXCEPTION			
		AGREE	DISAGREE
1.	The approval will not endanger the public health, safety, morals, comfort, or general welfare of the community.		X
2.	The use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area		X
3.	Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services	X	
4.	Will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district		X
5.	Will not generate traffic on the existing street network that will cause congestion or unsafe ingress and egress within the neighborhood as a result of the development, unless evidence is provided that improvements can be made to minimize or relieve the impacts		X
6.	Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors AND		X
7.	The approval does not interfere substantially with the comprehensive plan adopted by the Decatur County Area Plan Commission and the Decatur County Commissioners.		X

PETITION NO. 2024-8 GEENEX- Special Exception

YES **NO** X

SIGNATURE: Jane Livingston

DATE: August 6, 2025

PRINTED: Jane Livingston

BZA VOTING AND EVALUATION SHEET

BOARD OF ZONING APPEALS

CONDITIONAL USE - SPECIAL EXCEPTION			
		AGREE	DISAGREE
1.	The approval will not endanger the public health, safety, morals, comfort, or general welfare of the community.		✓
2.	The use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area		✓
3.	Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services		✓
4.	Will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district		✓
5.	Will not generate traffic on the existing street network that will cause congestion or unsafe ingress and egress within the neighborhood as a result of the development, unless evidence is provided that improvements can be made to minimize or relieve the impacts		✓
6.	Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors AND		✓
7.	The approval does not interfere substantially with the comprehensive plan adopted by the Decatur County Area Plan Commission and the Decatur County Commissioners.		✓

PETITION NO. 2024-8 GEENEX- Special Exception

YES _____ NO ✓

SIGNATURE: Scott Smith

DATE: August 6, 2025

PRINTED: Scott Smith

BZA VOTING AND EVALUATION SHEET

BOARD OF ZONING APPEALS

BOARD OF ZONING APPEALS		
CONDITIONAL USE - SPECIAL EXCEPTION		
	AGREE	DISAGREE
1. The approval will not endanger the public health, safety, morals, comfort, or general welfare of the community.		X
2. The use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area		X
3. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services	X	
4. Will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district		X
5. Will not generate traffic on the existing street network that will cause congestion or unsafe ingress and egress within the neighborhood as a result of the development, unless evidence is provided that improvements can be made to minimize or relieve the impacts		X
6. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors AND		X
7. The approval does not interfere substantially with the comprehensive plan adopted by the Decatur County Area Plan Commission and the Decatur County Commissioners.		X

PETITION NO. 2024-8 GEENEX- Special Exception

YES **NO** X

SIGNATURE: 

DATE: August 6, 2025

PRINTED: Andrew Bronni

BZA VOTING AND EVALUATION SHEET

BOARD OF ZONING APPEALS

BOARD OF ZONING APPEALS		
CONDITIONAL USE - SPECIAL EXCEPTION		
	AGREE	DISAGREE
1. The approval will not endanger the public health, safety, morals, comfort, or general welfare of the community.	✓	
2. The use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area		✓
3. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services	✓	
4. Will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district	✓	
5. Will not generate traffic on the existing street network that will cause congestion or unsafe ingress and egress within the neighborhood as a result of the development, unless evidence is provided that improvements can be made to minimize or relieve the impacts		✓
6. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors AND	✓	
7. The approval does not interfere substantially with the comprehensive plan adopted by the Decatur County Area Plan Commission and the Decatur County Commissioners.		✓

PETITION NO. 2024-8 GEENEX- Special Exception

YES _____ NO ✓

SIGNATURE: [Signature]

DATE: August 6, 2025

PRINTED: [Signature]

BZA VOTING AND EVALUATION SHEET

BOARD OF ZONING APPEALS

CONDITIONAL USE - SPECIAL EXCEPTION		
	AGREE	DISAGREE
1. The approval will not endanger the public health, safety, morals, comfort, or general welfare of the community.		X
2. The use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area		X
3. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services	X	
4. Will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district <i>drainage? across developed fields?</i>		X
5. Will not generate traffic on the existing street network that will cause congestion or unsafe ingress and egress within the neighborhood as a result of the development, unless evidence is provided that improvements can be made to minimize or relieve the impacts <i>Momstown → firsthand experience</i>		X
6. Will not involve uses, activities, processes, materials, <u>equipment</u> and conditions of operation that will be detrimental to any persons, <u>property</u> , or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors AND <i>I believe adjacent property value will decrease</i>		X
7. The approval does not interfere substantially with the comprehensive plan adopted by the Decatur County Area Plan Commission and the Decatur County Commissioners. <i>Comprehensive Plan does not support</i>		X

PETITION NO. 2024-8 GEENEX- Special Exception

YES **NO** X

SIGNATURE: Paul Stano

DATE: August 6, 2025

PRINTED: Paul Stano