

BOARD OF ZONING APPEALS
OF THE CITY OF DECATUR/MINUTES

March 2, 2021

A meeting of the Board of Zoning Appeals of the City of Decatur, Indiana was called to order by Dave Schnitz on Tuesday, March 2, 2021 at 4:35 PM at City Hall, 172 N 2nd St, Decatur, IN 46733.

Present at the meeting were: Dave Schnitz, Dave Haggard, Kevin McIntire, and Shane Cauble. Also, in attendance were: Tim Baker, City Attorney; Mayor Dan Rickord; Curt Witte, Superintendent of Building/Zoning; Don Bergdall, Civil Infrastructure Manager; and Erin Heyerly, Office Administrator.

Baker opened by stating that we needed to hold our annual organizational meeting for election of officers for 2021.

Upon motion by Haggard, seconded by Cauble, Steve Hakes was elected to be chairperson for the Board. Motion carried, 4-0.

Upon motion by Haggard, seconded by Cauble, Dave Schnitz was elected to be vice-chairperson of the board. Motion carried, 4-0.

Upon motion by Haggard, seconded by Cauble, Erin Heyerly was elected to be recording secretary for the board. Motion carried, 4-0.

Upon motion by Haggard, seconded by Cauble, Tim Baker was elected to be attorney for the board. Motion carried, 4-0.

After the election of the officers for the board, Dave Schnitz continued with the meeting.

Upon motion by Haggard, seconded by Cauble, the minutes of the previous meeting were approved as presented. Motion carried, 3-0.

Upon motion by McIntire, seconded by Cauble, the Proof of Publication was approved as presented. Motion carried, 3-0.

Upon motion by Cauble, seconded by McIntire, the Affidavits of Notice to Adjoining Property Owners were made a matter of record. Motion carried, 3-0.

The first application before the board was Eric Stockman of Monroe Trophy, 3504 W 500 N, Decatur, IN 46733 requesting special exception of use at 230 E Monroe St, Decatur, IN 46733 (the former Gerber's Grocery Store building). He is wanting to move his location from Monroe to Decatur as they have outgrown their current facility. They buy mostly pre-made materials and assemble them. They do have to cut and retro fit some pieces sometimes, they use an engraving machine, and they also screen print items such as signs, hats, t-shirts, sweatshirts, etc. He is also hoping to open the snack bar back up for breakfast and lunch with a lounge area offering Wi-Fi for individuals to relax and enjoy some quiet time during their breakfast or lunchtime. He plans to update a little but mostly keep the snack bar area as it is as far as arrangement and equipment. He does want to add a couple public restrooms for customer use at the front of the building to keep customer's out of the part of the building they are using to assemble their items. He is also planning to have an area in the building

where he will offer things for sale that they make. He stated that he understands there will be things he will need to obtain from a professional engineer as well as state and local permits. He also stated that he understands the property is in a floodway area and he is not able to update more than 40% of the value of the property. He does not plan to put 40% into the building or go outside the existing footprint of the building.

Schnitz opened for comments or questions from the board and the audience. There were none.

Schnitz read findings of facts.

Special exception for use was granted with no restrictions.

Old Business – Nothing, other than a reminder was given to the board to not openly discuss issued presented to the board outside of a meeting.

New Business – Nothing at this time.

Witte commented that he would like to go back to more current business of off premise signs. He suggested making a change to the ordinance to state that off premise signs must have BZA approval in order to be permitted.

There being no further business to come before the board, upon motion by Haggard, and seconded by Cauble, the meeting was adjourned at 5:00 PM. Motion carried 3-0.

Respectfully Submitted

Erin Heyerly, Recording Secretary