

BOARD OF ZONING APPEALS  
OF THE CITY OF DECATUR  
MINUTES

October 6, 2015

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A meeting of the Board of Zoning Appeals of the City of Decatur, Indiana was called to order by Chairman Kitson on Tuesday, October 6, 2015 at 4:30 pm at City Hall, 172 N 2nd St, Decatur IN 46733.

Present at the meeting were: Stephen Hakes, David Haggard, Greg Kitson, Bill Lynch, and Bill Stuckey. Also in attendance were: Tim Baker, legal counsel for the City of Decatur, Roger Gage -- Superintendent Building / Zoning and Sharon Braun / Assistant.

Upon motion by Lynch, seconded by Hakes, the minutes for the September 15, 2015 meeting were approved as presented. Motion carried, 4-0.

Upon motion by Lynch, seconded by Stuckey, the Proof of Publication for the October 6, 2015 meeting was approved as presented. Motion carried, 4-0.

Upon motion by Lynch, seconded by Stuckey, the Affidavits of Notice to Adjoining Property Owners for both Biggs' projects were made a matter of record. Motion carried, 4-0.

The first application before the Board was the request by Kevan Biggs for Special Exception for a proposed Residential Development Plan at 101 N 2nd St (currently occupied by Fifth Third Bank), Decatur IN 46733, and is located in a C2 General Commercial district. Biggs stated he has an option to purchase the property with the owner, Bruce Bush.

Biggs addressed the board and explained his proposal --

- through the Stellar Community application process, the Strategic Community Investment Plan was developed to focus on goals and strategies
- Decatur adopted the founding concept of "artistic exploration" as a creative opportunity for innovation and expanded industries
- community support strategies were established via (1) workforce development initiatives and (2) capital improvements to enhance the downtown target area
- the "2nd St Lofts" is proposed to provide 28 affordable housing units at two locations, each building to contain a business front on the 1st floor, with housing on the 2nd and 3rd floors
- tenants will be chosen for their participation in the Entrepreneurial Accelerator Program
- downtown living enhances the theme of "live, work, play and learn" in one place
- 2nd St Lofts will provide 28 units total, 14 in each building
- Biggs also has an option to purchase the Shaffer building on 1st and Madison, with the intention of demolition for parking and green space
- investment is estimated to be \$7.5 million
- in addition to the 2nd St Lofts, 12 properties are proposed for single family housing throughout Decatur

Chairman Kitson asked for questions from the board, as follows:

- Baker explained that the special exception is required by city ordinance for a residential development in a commercial zoning
- Stuckey, are buildings occupied by tenants now? Biggs, not to his knowledge

- Kitson, displaced tenants? Biggs, any current/future tenant will be given placement, or assistance in relocation if necessary
- Haggard, parking? Biggs, will be provided on lot at 1st and Madison (former Shaffer building)

Following the board's discussion, Chairman Kitson asked for comments from the audience, as follows:

- Ed Dyer, 332 Mercer, Decatur, asked about commercial/residential occupation. Biggs responded Fifth Third will remain as tenant, grant application commits to 10% ADA accessible units which will be on ground floor in the rear.
- Councilman Cam Collier, 620 N Waters Edge Drive, Decatur, spoke in favor of the project which will greatly enhance the quality of life throughout our community, application is part of Decatur's strategic development plan, will serve as an incubator for new business
- Mayor John Schultz, 136 Westlawn Dr, Decatur, reiterated Collier's remarks, emphasized downtown revitalization, improved store facades, street scape.
- Ed Dyer, 332 Mercer Avenue, Decatur, asked why this project is front of the zoning board. Baker responded, because it is a total revamp of an existing use

Following the board's final discussion, Chairman Kitson read the Findings of Facts for Bigg's request for Special Exception for a proposed Residential Development Plan at 101 N 2nd St, Decatur IN 46733 was granted with no restrictions, 4-0.

The second application before the Board was the request by Kevan Biggs for Special Exception for a proposed Residential Development Plan at 118 N 2nd St (currently occupied by Downtown Deals), Decatur IN 46733, and is located in a C2 General Commercial district. Biggs stated he has an option to purchase the property with the owners, Talon and Delanie Foley, Legal Contract.

Biggs addressed the board --

- same intentions as the application submitted for 101 N 2nd St
- mixed use, commercial and residential, will include Creative Engagement Center, consisting of a collaborative workspace and community room

Chairman Kitson asked for discussion from the board.

Chairman Kitson then asked for comments from the audience as follows --

- Councilman Cam Collier reiterated the importance of this project for Decatur, unique as a co-op style live, learn, and work center, will target and accommodate University of St Francis art students
- Mayor Schultz spoke again in support

Following the board's final discussion, Chairman Kitson read the Findings of Facts for Bigg's request for Special Exception for a proposed Residential Development Plan at 118 N 2nd St, Decatur IN 46733 was granted with no restrictions, 4-0.

The Board of Zoning Appeals expressed their thanks to Biggs for his investment in Decatur's future.

Chairman Kitson called for old business.

Gage reported the Building Department send a request for further information to complete Gambill's application, but has not received a response as yet. Baker will discuss with Board of Works for further action.

Chairman Kitson called for new business --

Braun reported the next Plan Commission meeting is scheduled for Tuesday, October 20, 2015 at 4:30 pm to review the proposed Fleetwood parking/camp ground on Patterson St.

There being no further business to come before the board, upon motion by Hakes, seconded by Stuckey, the meeting was adjourned at 5:15 pm. Motion carried, 4-0.

Respectfully submitted,

Sharon Braun  
Recording Secretary