

BOARD OF ZONING APPEALS
OF THE CITY OF DECATUR
MINUTES

December 1, 2015

A meeting of the Board of Zoning Appeals of the City of Decatur, Indiana was called to order by Chairman Kitson on Tuesday, December 1, 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 Stuckey, seconded by Lynch, the minutes for the November 6, 2015 meeting were approved as corrected. Motion carried, 4-0.

Upon motion by Hakes, seconded by Stuckey, the Proof of Publication for the December 1, 2015 meeting was approved as presented. Motion carried, 4-0.

Upon motion by Hakes, seconded by Stuckey, the Affidavit of Notice to Adjoining Property Owners for the Allied Recreation Group petition was made a matter of record. Motion carried, 4-0.

The first application before the Board was the request by Allied Recreational Group (ARG), formerly Fleetwood, 1031 E US Highway 224, Decatur IN 4673, for use in an I-1 Industrial District by Special Exception at 1236 Patterson St, Decatur IN 46733. Dennis Walls, Facilities Manager, ARG, 1031 E US Hwy 224, Decatur IN 46733, presented the request.

Walls explained the facility at 1236 Patterson St (former All American Homes plant) will be -

- used for assembly of the "class c" coach (Ford van conversions, 24 to 35 feet in length)
- no painting or lamination will take place at this facility
- will have approximately 90 employees, one shift
- materials (sidewalls, etc) will be transferred from the main plant in the evenings

The board then discussed the following issues --

- Kitson, asked about the availability of employee parking. Walls, replied there are two paved lots to the south, also one stoned lot to the east, ARG intends to be good neighbors and keep parking off the street.
- Gage, what about chassis? Walls, plan to store about 75 chassis, currently negotiating with Alberding's Wood Working for parking on the west side of their (Alberding's) facility, which is already fenced-in.
- Baker, could add a condition to the approval for parking, if parking becomes inadequate, ARG could come back before the BZA

Chairman Kitson asked for comments from the audience, either in favor or opposition.

Ron Ray, 222 Brandywine, Decatur IN 46733, spoke about parking, but had no objections.

Following discussion, Chairman Kitson read the Findings of Facts, which were approved 4-0, with the following exception, that the manufacturing lines be on one shift, and if a second shift is added, ARG will need to come back before the BZA for parking approval, if not adequate.

Chairman Kitson called for old business, with no response.

Chairman Kitson called for new business.

Kitson reminded the board members there will be an organizational meeting for BZA and Plan Commission on Tuesday, January 5, 2016 at 4:30 pm, which will include board re-appointments.

There being no further business to come before the board, upon motion by Hakes, seconded by Stuckey, the meeting was adjourned at 5:00 pm. Motion carried, 4-0.

Respectfully submitted,

Sharon Braun
Recording Secretary