

BOARD OF ZONING APPEALS
OF THE CITY OF DECATUR / MINUTES

March 1, 2016

A meeting of the Board of Zoning Appeals of the City of Decatur, Indiana was called to order by Chairman Kitson on Tuesday, March 1, 2016 at 4:30 pm at City Hall, 172 N 2nd St, Decatur IN 46733.

Present at the meeting were: Dave 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. Absent was Steve Hakes.

Upon motion by Stuckey, seconded by Lynch, the minutes for the February 16, 2016 meeting were approved as presented. Motion carried, 3-0.

Upon motion by Lynch, seconded by Stuckey, the proof of publication for the evening's meeting was approved as presented. Motion carried, 3-0.

In addition, upon motion by Lynch, seconded by Stuckey, the Affidavits of Notice of Public Hearing for both the Bulmahn and Ostermeyer applications were approved as presented. Motion carried, 3-0.

Mark Bulmahn presented his request to relocate his business, Master's Heating & Cooling Inc, from 116 N 1st St, Decatur IN 46733 (which is in a commercial C2 zoning) to 1045 S 11th St, Decatur IN 46733 (which is in an industrial I-1 zoning). City Code 150.171 requires all uses in the industrial zoning be permitted by Special Exception.

Bulmahn explained –

- the City of Decatur recently purchased his property at 116 n 1st St for the sewer expansion project
- the property at 1045 s 11th St is the best fit for his business relocation and is compatible (being of the same type) with adjacent businesses

Chairman Kitson asked for comments from the audience, with no response.

Following the board's final discussion, Chairman Kitson read the Findings of Facts for Bulmahn's petition, which was approved on all conditions with no restrictions, 3-0.

The second application before the board was the request by Anthony Ostermeyer for an addition to the garage at his residence of 1004 Colonial Court, Decatur IN 46733. Tyler Fullenkamp, contractor for the project, was also present.

Fullenkamp explained –

- Ostermeyer would like to add six feet to the side of the garage, and five feet to the back, which would make the side of the garage five feet to the property line
- currently Ostermeyer's garage is sized for a single car
- property has been surveyed, pins are located, survey also shows the (rear) neighbor's driveway encroaches on the Ostermeyer property

Chairman Kitson asked for comments from the audience, with no response.

Following the board's final discussion, Chairman Kitson read the Findings of Facts for Ostermeyer's petition, which was approved on all conditions with the restriction to build five feet from the property line, 3-0.

Chairman Kitson asked for any old business, with no response.

Chairman Kitson asked for new business. Braun stated no future meetings are scheduled at this time.

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

Respectfully submitted,

Sharon Braun
Recording Secretary