

BOARD OF ZONING APPEALS
OF THE CITY OF DECATUR / MINUTES

May 15, 2018

A meeting of the Board of Zoning Appeals of the City of Decatur, Indiana was called to order by Chairman Kitson on Tuesday, May 15, 2018 at 4:30 pm at City Hall, 172 N 2nd St, Decatur IN 46733.

Present at the meeting were: Dave Haggard, Steve Hakes, Greg Kitson, John Schultz, and Bill Stuckey. Also in attendance were Tim Baker, City Attorney; Curt Witte, Superintendent Building/Zoning; and Sharon Braun, Assistant.

Upon motion by Haggard, seconded by Hakes, the minutes of the previous meeting were approved as presented. Motion carried, 4-0.

Upon motion by Schultz, seconded by Stuckey, the Proof of Publication was approved as presented. Motion carried, 4-0.

Upon motion by Schultz, seconded by Stuckey, the Affidavit of Notice to Adjoining Property Owners was made a matter of record. Motion carried, 4-0.

The first application before the board was the request by Robert Jaurigue, 109 Windsor Court, Decatur IN 46733, who applied for a (1) Special Exception for use in the I-1 Zoning, and (2) Variance of the front yard setback for a detached storage building at 324 S 10th St, Decatur IN 46733.

Jaurigue presented his project as follows –

- proposed building will be used for personal storage
- applicant requested a variance of the front yard setback requirement of 25 feet; building is proposed to be set 16 feet from the front property lines (lot is a corner lot)
- 16-foot front setback is consistent with other building on Linn St
- proposed building will be constructed pole barn style with two 40-foot storage containers under a canopy roof
- no water, sewer, gas will be utilized; only electric will be installed

Chairman Kitson asked for any comments from the audience, either in favor or opposed, with no response.

Following the board's final discussion, Chairman Kitson read the Findings of Facts for the Special Exception to construct a building in the Industrial Zoning, which were approved without conditions, 4-0.

Chairman Kitson then read the Finding of Facts for the Variance of the required 25-foot front yard setback to allow said structure to be built 16 feet from the front property lines, which were approved without conditions, 4-0.

Chairman Kitson asked for old or new business, discussion as follows –

- McDonalds anticipated construction start is June 4, 2018
- Cottonwood Trailer Park, update by Tim Baker, conditions were placed on vacant trailers to reconstruct

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