

BOARD OF ZONING APPEALS
OF THE CITY OF DECATUR / MINUTES

August 7, 2018

A meeting of the Board of Zoning Appeals of the City of Decatur, Indiana was called to order by Chairman Kitson on Tuesday, August 7, 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 Hakes, seconded by Stuckey, the minutes of the previous meeting were approved as presented. Motion carried, 4-0.

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

Upon motion by Stuckey, seconded by Hakes, the Affidavits of Notice to Adjoining Property Owners were made a matter of record. Motion carried, 4-0.

The first application before the board was the request by Casey Mack, 1003 Twin Lakes Dr, Decatur IN 46733 for Special Exception and Variance for a detached pole building at Country Brook Lot 1, 6139 N Piqua Rd, Decatur IN 46733, which is zoned residential, as follows -

- (1) a Special Exception to build secondary structure before the primary structure/residence, and
- (2) a request for Variance of the height restriction for an accessory structure from 18 feet to 24 feet

Mack addressed the board and explained he is in the process of purchasing this property, subject to approval by the BZA for his intended use. The lot measures 234' x 150' but contains a 50' easement down the center (front to back) of the property

Mack proposed to build a 48' x 72' pole building for personal storage, which would be located on the southeast corner of the property. Properties that adjoin the subject property contain a municipal water tower, an apartment complex, and a church. The proposed use should not negatively impact the existing neighborhood. The structure would comply with the ten-foot side and rear yard setback requirements. A residence is not being planned at this time.

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

Following the board's final discussion, Chairman Kitson read the Findings of Fact for the Special Exception for use, which was approved without restrictions, 4-0.

Chairman Kitson then read the Findings of Fact for the Variance of height restriction, which was approved without restrictions, 4-0.

The second application before the board was the request by the City of Decatur Utilities for Special Exception for use in an agriculture zoning. A water treatment plant is a permitted use by Special Exception. Kevin Hackman was present as representative for the Utilities Department.

Hackman explained to the board –

- the current Monroe Street well field is depleting
- the city has owned the 100 acre property since the 1970's
- the zoning classification, past and present use, is agriculture
- after testing the water supply available at the farm, four permanent wells were installed
- the city is planning to utilize two-acres for the treatment plant within the 100 acre farm
- the new plant will use the existing approach and driveway, which will be widened and paved

- a fenced and landscaped mound will surround the facility

Bill Carpenter, Assistant Superintendent Water Department, also spoke –

- plans for the new water plant are to begin construction in 2018 and to finish 2020
- the Winchester Street plant will be rehabilitated in 2020 with completion in 2022
- the Monroe Street plant will then be taken out of service
- the existing water main from Monroe to the Berne wells will be slip-lined

Baker made note that the Agriculture zoning of the property will remain the same.

Following the board's discussion, Chairman Kitson asked for comments from the audience.

Greg Vogelwede, 2731 E 600 N, asked questions about his personal well, property values, and screening of the treatment plant.

Chairman Kitson responded these concerns will be addressed at the following Plan Commission meeting, that the purpose of the Board of Zoning Appeals meeting was to approve the use of the property.

Chairman Kitson read the Findings of Fact, which was approved without restrictions, 4-0.

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

Respectfully submitted,

Sharon Braun
Recording Secretary