

PLAN COMMISSION MINUTES
CITY OF DECATUR, IN 46733

January 2, 2018

A meeting of the Decatur Plan Commission was called to order by Chairman Engle at 5:15 pm on Tuesday, January 2, 2018 at City Hall, 172 N 2nd St, Decatur IN 46733.

Present at the meeting were: Barbara Engle, Tyler Fullenkamp, Steve Hakes, Bill Karbach, Greg Kitson, Jack Macklin, and Dennis Scheumann. Also in attendance were Tim Baker – City Attorney, Curt Witte – Superintendent, Sharon Braun – Assistant, Jeremy Gilbert – Operations Manager, Don Bergdall – Civil Infrastructure Manager, and Les Marckel – Fire Chief.

The meeting was turned over to Tim Baker for election of officers. Baker opened the floor for nominations.

Upon motion by Karbach, seconded by Fullenkamp, Engle was nominated as Chairman, Kitson as Vice-Chairman, and Braun as Recording Secretary. Motion carried, 7-0.

Upon motion by Macklin, seconded by Karbach, the nominations were closed. Motion carried, 7-0.

Baker called for vote, all those in favor of nominations as stated – yes 7, opposed 0.

The meeting was turned over to Chairman Engle. Engle asked for nominations for city attorney.

Upon motion by Macklin, seconded by Scheumann, Baker was retained as legal counsel for the Plan Commission. Motion carried, 6-0.

Upon motion by Scheumann, seconded by Fullenkamp, the minutes for the previous meeting were approved as presented. Motion carried, 6-0.

Upon motion by Karbach, seconded by Scheumann, the Proof of Publication for the evening's meeting was approved as presented. Motion carried, 6-0.

Upon motion by Karbach, seconded by Scheumann, the Affidavit of Notice to adjoining property owners was made a matter of record. Motion carried, 6-0.

The first application before the board was the request for final site plan approval for R&K Investments storage buildings at 1332 Village Green Boulevard, Decatur IN 46733. Brett Miller, MLS Engineering, was present as representative for the applicant.

Miller summarized the application as follows –

- the original project was started in 2014
- during plan review in 2014 an (unrecorded) sewer main was discovered that crossed the property, necessitating a redesign of the buildings layout (buildings were rotated from original proposal to accommodate the sewer line)
- the applicant received initial approval for three additional buildings and was instructed to redraw the layout and submit an updated plot plan for approval

- because R&K Investments is now ready to proceed with additional buildings, the applicant is applying for final site plan approval
- Miller explained the gravel drive and detention pond will be extended as additional buildings are constructed, plans are to fill a building before starting the next
- detention pond has been sized and approved based upon finished building site
- no water and sewer services are required for the site, only storm water runoff

Chairman Engle asked for comments and questions from the board, as follows –

- Baker, confirmed applicant is asking for final site plan review for the remaining buildings
- Bergdall, retention pond meets approval, builder will need to maintain erosion control and seeding of site
- Miller, detention pond was sized for all buildings and parking lot runoff; outlet was approved by Paul Norr, Adams County Surveyor, and Nate Rumschlag, former City Engineer
- Miller explained the subject property is within the city limits; however, the storm water from the pond travels into a county tile
- Bergdall, best construction plan would be to complete the detention pond to full size at this time, rather than increasing in future increments
- Witte, asked if previous concerns with entrance to facility were corrected, to which Miller responded yes

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

Chairman Engle asked for final comments from the board.

Upon motion by Karbach, seconded by Fullenkamp, final site plan approval be granted, with the contingencies as stated in the Board's discussion, to R&K Investments for the Village Green Storage Units at 1332 Village Green Boulevard, Decatur IN 46733. Motion carried, 6-0.

The second application before the Board was the request for Final Plat Plan approval for Phase 2 of the Meadows of Cross Creek by developer Steve Kreigh. Kreigh addressed the Board as follows –

- as-builds have been provided
- water and sewer lines have been tested
- waiting on the mandrel test
- streets have been completed
- drainage grading is not finished on the golf course side

Comments from discussion by the Board were as follows –

- Bergdall, drainage swales need to be finished and seeded in the spring
- Gilbert, all tests have passed, meet or exceed standards, waiting on sewer mandrel test, will need to finish grading swales and seed

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

Kitson asked Witte his opinion on issuing permits while waiting on the mandrel test results. Witte said he would not oppose issuing permits but no Certificates of Occupancy could be issued until the final test on the sewer system.

Upon motion by Karbach, seconded by Macklin, the Final Plat Plan was approved subject to the final mandrel test on the sanitary sewer, finish grading of drainage swales, and seeding of swales. Motion carried, 6-0. The mylar was signed by Plan Commission members.

Upon motion by Kitson, seconded by Hakes, the Plan Commission made recommendation to the City Council to approve and sign the mylar for the Final Plat Plan for Phase 2 of the Meadows of Cross Creek. Motion carried, 6-0.

Chairman Engle asked for old business, with no response.

Chairman Engle asked for new business. Witte replied nothing is pending.

There being no further business to come before the board, upon motion by Macklin, seconded by Scheumann, meeting was adjourned at 5:50 pm.

Respectfully submitted,

Sharon Braun
Recording Secretary

[Subsequent Note: Tuesday, January 9, 2018, Jeremy Gilbert, Operations Manager received confirmation the mandrel test on the sewer system passed for Phase 2 Meadows of Cross Creek.]