

PLAN COMMISSION
OF THE CITY OF DECATUR
MINUTES

October 20, 2015

A meeting of the Decatur Plan Commission was called to order by Chairman Engle at 4:30 pm on Tuesday, October 20, 2015 at City Hall, 172 N 2nd St, Decatur IN 46733.

Present at the meeting were: Barbara Engle, Tyler Fullenkamp, Steve Hakes, Greg Kitson, Nate Rumschlag - City Engineer, and Dennis Scheumann. Also in attendance were Tim Baker - City Attorney, Roger Gage – Superintendent, and Sharon Braun - Assistant. Absent were: Larry Isch, Bill Karbach, and Jack Macklin.

Upon motion by Hakes, seconded by Fullenkamp, the minutes of the September 15, 2015 meeting were approved as presented. Motion carried, 5-0.

Upon motion by Fullenkamp, seconded by Hakes, the proof of publication for the October 20, 2015 meeting was approved as presented. Motion carried, 5-0.

Upon motion by Fullenkamp, seconded by Hakes, the Affidavit of Notice to Adjoining Property Owners for Fleetwood's petition was made a matter of record. Motion carried, 5-0.

The first application before the Plan Commission was Fleetwood RV/Allied Recreation Group, 1819 Patterson, Decatur IN 46733, requesting site plan review for a proposed recreational vehicle parking facility at their 1819 Patterson St location. Fleetwood was represented by Brett Miller, MLS Engineering, 221 Tower Dr, Monroe IN 46772. Dennis Wahl of Fleetwood was also present.

Miller explained Fleetwood's proposal --

- customer parking is presently a stone lot that holds 61 units
- new two-story, 8000 sq ft service /visitor center is proposed on east side of current building
- also new paved parking lot with greenspace and drives that will hold 47 units
- goal is to create a nice, quiet environment for their visitors
- perimeter privacy fence will be installed to replace the existing deteriorated fence
- along US 27, because of the slope of the lot, a retaining wall will be installed topped with fence
- pedestrian sidewalks will be installed along US 27 and on Patterson St
- as there will be no increased drainage, no additional detention will be required
- the storm sewer will be upgraded,
- erosion control plan has been approved
- the lighting plan is still under development, waiting on electrical contractor to submit plans
- anticipate a fall start date for construction

Board members discussed the proposed project --

- would like to consider this as preliminary and final plan approval
- lighting plan to be submitted, subject to review and approval by Building Dept and City Engineer
- members expressed favorable comments

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

Plan Commission members also stated they had no further questions.

Upon motion by Kitson, seconded by Hakes, the Plan Commission granted final site plan approval as submitted, subject to final approval of the lighting plans by the building department and city engineer, for the proposed project at 1410 Patterson St, Decatur IN 46733, for Fleetwood Rv. Motion carried, 5-0.

Chairman Engle asked for old business.

Regarding Lake Shores Phase 8 (Forrest and Dorothy Dryer, developers), Brett Miller asked for the Board's consideration for final approval to prepare the mylar for signatures and recording. Miller updated the Board on the corrections as requested per the Plan Commission minutes dated 10/21/2014 and Miller's subsequent letter dated 11/17/2014.

In particular, Miller noted the two front setbacks on each the corner lots (87 and 94) of thirty-feet and two rear yard setbacks of ten-feet to allow flexibility for a proposed house to set at an angle, should the need arise. City code requires a 20-foot rear setback requirement.

Upon motion by Kitson, seconded by Fullenkamp, final approval was granted for Lake Shores Phase 8. Motion carried, 5-0.

There being no further business to come before the board, upon motion by Rumschlag, seconded by Hakes, the meeting was adjourned at 5:15pm. Motion carried, 5-0.

Respectfully submitted,

Sharon Braun
Recording Secretary