

PLAN COMMISSION  
OF THE CITY OF DECATUR  
MINUTES

June 21, 2016

A meeting of the Decatur Plan Commission was called to order by Chairman Engle at 4:45 pm on Tuesday, June 21, 2016 at City Hall, 172 N 2nd St, Decatur IN 46733.

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

Upon motion by Isch, seconded by Fullenkamp, the minutes of the January 5, 2016 meeting were approved as presented. Motion carried, 7-0.

Upon motion by Karbach, seconded by Macklin, the proof of publication for the June 21, 2016 meeting was approved as presented. Motion carried, 7-0.

In addition, upon motion by Karbach, seconded by Macklin, the Affidavit of Notice of Public Hearing for the Townsend petition was approved and made a matter of record. Motion carried, 7-0.

The first petition before the board was the request for rezoning from TCM Investment Co. Inc., represented by Greg Townsend, 8505 NW Winchester Rd, Decatur IN 46733, to rezone properties located at 505 and 511 E Monroe St, Decatur IN 46733, from R-1 residential single family to C-2 general business.

Townsend explained his request –

- in 2013, Townsend property on Belmont Rd was rezoned from R-1 to C-2 for the purpose of parking lot
- as state highway project progresses (resulting in the loss of the front parking for the business), the need for additional parking is becoming evident
- future plans are to remove the two houses on the Monroe St lots and create more parking

Following the board's discussion, Chairman Kitson asked for comments from the audience. Responses were as follows –

- Roger Bittner, 104 Harvester Lane, Decatur IN 46733, expressed concern about the view from his property, asked that a buffer be installed  
Townsend response – unable to make improvements until the state highway project completed, but will maintain green space
- Gary Meyer, 122 Belmont Rd, Decatur IN 46733, adjacent property owner, expressed concern about landscape buffer  
Townsend response – again, will make accommodations for landscaping to buffer view

The board discussed the landscaping concerns and reiterated the focus for the petition was rezoning of property. Braun stated that city code requires green space for parking lots. Once site development plans are submitted, city departments will review the project for compliance.

Chairman Engle read the three recommendations to be considered by the board -- to recommend, not recommend, or table the request.

Upon motion by Karbach, seconded by Isch, the Plan Commission made recommendation to city council to approve the rezoning request. Motion carried, 7-0.

Chairman Engle asked for old business, with no response.

Chairman Engle asked for new business. Braun replied several petitions are underway, possibly to be scheduled in July.

There being no further business to come before the board, upon motion by Macklin, seconded by Scheumann, the meeting was adjourned at 5:15 pm. Motion carried, 7-0.

Respectfully submitted,

Sharon Braun  
Recording Secretary