

PLAN COMMISSION
OF THE CITY OF DECATUR
MINUTES

July 21, 2015

A meeting of the Decatur Plan Commission was called to order by Chairman Engle at 5:00 pm on Tuesday, April 7, 2015 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, Nate Rumschlag - City Engineer, and Dennis Scheumann. Also in attendance were Tim Baker - City Attorney, and Roger Gage – Superintendent. Absent were Larry Isch and Sharon Braun.

Upon motion by Karbach, seconded by Hakes, the minutes of the April 7, 2015 meeting were approved as presented. Motion carried, 7-0.

Upon motion by Macklin, seconded by Karbach, the proof of publication for the July 21, 2015 meeting was approved as presented. Motion carried, 7-0.

Upon motion by Hakes, seconded by Rumschlag, the Affidavit of Notice to Adjoining Property Owners for the petition was made a matter of record. Motion carried, 7-0.

The only applicant before the Plan Commission was Rex Harris, Stingray Investments, requesting site plan review for a proposed strip mall at 721 N 13th St, Decatur IN 46733, which is located in a B-3 Roadside Business zoning. Brett Miller, Miller Land Surveying & Engineering, spoke on behalf of the applicant.

Just prior to the Plan Commission meeting, on the same date, the Board of Zoning Appeals granted variances to the applicant for (1) reduction of the rear setback (from 20 feet) to five feet, and (2) reduction of the number of parking spaces (from 46) to 35.

Miller related he had met previously with the city departments for initial review and modification of the plans to include:

- distinct access point
- dumpster relocated
- two trees added to meet green space requirements

Miller explained the proposed building--

- will be a shell, to be finished according to the tenant's specifications (currently, there are no prospective tenants)
- signage will be submitted to the Building Department for review and permitting
- the building has already received State Building Department approval
- water, sanitary sewer, and storm water connections are readily available

Plan Commission comments and questions were as follows --

- conditional waiver on landscape requirements because of overhead power lines
- waiver of city sidewalks because of state highway curbing
- recognition of proposed encroachment in rear on city's alley
- exterior lighting will be same along US 27, wall lights will be used on the sides and rear

Chairperson 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 Macklin, seconded by Hakes, the Plan Commission granted final site plan approval as submitted for the proposed project at 721 North 13th Street, Decatur IN 46733, by Rex Harris, Stingray Investments. Motion carried, 7-0.

Chairman Engle called for old business, with no response.

Chairman Engle called for new business.

Baker announced the new City Code of Ordinances was set for final approval. Plan Commission members were asked to review for any corrections and make note of the change of zoning classifications from "business" to "commercial".

There being no further business to come before the board, upon motion by Karbach, seconded by Hakes, the meeting was adjourned at 5:30 pm. Motion carried, 7-0.

Respectfully submitted,

Sharon Braun
Recording Secretary