

BOARD OF ZONING APPEALS
OF THE CITY OF DECATUR/MINUTES

January 17, 2023

A meeting of the Board of Zoning Appeals of the City of Decatur, Indiana was called to order by Steve Hakes on Tuesday, January 17, 2023 at 4:54 PM at City Hall, 172 N 2nd St, Decatur, IN 46733.

Present at the meeting were: Steve Hakes. Dave Schnitz, Shane Cauble, and Kevin McIntire. Also, in attendance were: Anne Razo, City Attorney; Curt Witte, Superintendent of Building/Zoning; Brad Roe, Assistant Building/Zoning Superintendent; Jeff Sheets, Fire Chief; Tony Lothridge, Fire Marshal; and Erin Heyerly, Office Administrator.

Upon motion by Schnitz, seconded by Cauble, the minutes of the previous meeting were approved as presented. Motion carried, 3-0.

Upon motion by McIntire, seconded by Cauble, the Proof of Publication was approved as presented. Motion carried, 3-0.

Upon motion by Schnitz, seconded by Cauble, the Affidavit of Notice to Adjoining Property Owners for the first applicant was made a matter of record. Motion carried, 3-0.

First order of business was organization of officers for the Board of Zoning Appeals for the 2023 calendar year. Upon motion by Cauble, seconded by McIntire, Razo was named as attorney for the board. Motion carried, 3-0.

Upon motion by Schnitz, seconded by McIntire, Cauble was named Chair for the board. Motion carried, 3-0.

Motion made by Schnitz, seconded by Cauble, McIntire was named Vice-Chair for the board. Motion carried, 3-0.

Motion made by Cauble, seconded by McIntire, Heyerly was named Secretary for the board. Motion carried 3-0.

After the organization of officers, Hakes welcomed the first applicant, Josh Krueckeberg of Krueckeberg Real Estate Holdings, LLC who was requesting a special exception of use in an I-2 zoned area at 812 Elm St, Decatur, IN. Krueckeberg approached the board and explained that they are wanting to expand their auction business (on Adams St/across the tracks from this location) and in order to do that they needed more space so they bought the location on Elm St. They would like to use this new location for conducting auctions, storage, light repairs, upholstery, auction clean up, and light automotive repair.

Cauble asked if there will be a fence around the location much like the site on Adams St. Krueckeberg confirmed they will likely add a fence in time but not right away.

Cauble asked Witte if he had any comments in opposition of the approval. Witte stated he was not opposed.

Schnitz asked if the operating hours would be the same as the ones at the Adams St location and Krueckeberg confirmed they would be.

With no further comments or questions from the board or the audience, Hakes read the findings of facts.

Special exception of use was granted without conditions.

The second applicant before the board was Brett Miller of Miller Land Surveying on behalf of Marco Development requesting a special exception of use in an I-2 zoned area at 1045 S 11th St, Decatur, IN. Miller approached the board explaining that his client would like special exception to build a multi-building self-storage facility at this location.

Cauble asked if they were planning to put these buildings in the area that was currently fenced in at this location.

Miller confirmed that is where they would be putting it, but they would be taking the current fence down and replacing it when the construction was far enough along to put a new one up.

Cauble asked Witte if he had any concerns. Witte did not.

There being no further comments or questions from the board or the audience Hakes read the findings of facts.

Special exception was granted without conditions.

Old Business – There was none.

New Business – Branden Harrison from Branden's Country Creations and Gifts, LLC will be coming in front of the board on February 7th requesting a special exception of use in an I-2 zoned area at 706 W Monroe St, Decatur, IN.

There being no further business to come before the board, upon motion by Schnitz, and seconded by McIntire, the meeting was adjourned at 4:55 PM. Motion carried, 3-0.

Respectfully Submitted

Erin Heyerly, Recording Secretary