

BOARD OF ZONING APPEALS
OF THE CITY OF DECATUR/MINUTES

December 21, 2021

A meeting of the Board of Zoning Appeals of the City of Decatur, Indiana was called to order by Dave Schnitz on Tuesday, December 21, 2021 at 4:30 PM at City Hall, 172 N 2nd St, Decatur, IN 46733.

Present at the meeting were: Dave Schnitz, Dave Haggard, and Shane Cauble. Also, in attendance were: Tim Baker, City Attorney; Dan Rickord, Mayor; Curt Witte, Superintendent of Building/Zoning; and Erin Heyerly, Office Administrator.

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

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

Upon motion by Cauble, seconded by Haggard, the Affidavit of Notice to Adjoining Property Owners for the 1st applicant was made a matter of record. Motion carried, 3-0.

The first application before the board was Ora Downs from 6440 Westfield Blvd, Indianapolis, IN 46220 with Monon Retail Holdings LLC on behalf of Bank of Geneva requesting a variance of use at 1118 S 13th St, Decatur, IN 46733. Downs explained that they were planning to purchase an empty 9/10 of an acre lot at this address to build and operate an Urgent Care/ Out Patient Clinic. He explained they are asking for a variance of use in the C-2 zoned area, because there is nothing listed for Outpatient Clinics.

Schnitz opened for comments or questions.

Baker asked if there was a building currently on this lot or if it was vacant.

Downs confirmed the lot was vacant and they would be constructing a new building. He said it is the empty lot between Farmers and Merchants Bank and the Central Soya Credit Union ATM lots.

Witte stated that the only reason this was brought in front of the board is that there was not a permitted use in our ordinance for what they are wanting to do at this location. He stated that the uses need to be looked at and the ordinance updated in the near future.

Schnitz opened for comments or questions.

Baker asked if there would be State and Local permitting needed to proceed if the variance was granted.

Witte confirmed that there would need to be a submittal to the State for a design release and when that was approved then permits would need to be pulled from the City of Decatur Building Department.

Downs confirmed that they had been through this process before with other locations and they would be happy to do whatever was needed.

There were no further comments or questions, Schnitz read the finding of facts.

Variance was granted without restrictions.

Old Business – Nothing, at this time.

New Business – Nothing at this time.

There being no further business to come before the board, upon motion by Cauble, and seconded by Haggard, the meeting was adjourned at 4:408 PM. Motion carried 3-0.

Respectfully Submitted

Erin Heyerly, Recording Secretary