

PLAN COMMISSION MINUTES
CITY OF DECATUR, IN 46733

April 20, 2021

A meeting of the Decatur Plan Commission was called to order by Chairman Engle at 4:30 pm on Tuesday, April 20, 2021 at City Hall, 172 N 2nd St, Decatur IN 46733.

Present at the meeting were: Barbara Engle, Tyler Fullenkamp, Steve Hakes, Jack Macklin, Dave Schnitz, Don Bergdall, and Dennis Scheumann. Also, in attendance were Tim Baker; City Attorney, Curt Witte; Superintendent, Tony Lothridge, Assistant Superintendent, Erin Heyerly; Office Administrator, Mayor Dan Rickord, and Les Marckel; Fire Chief.

Upon motion by Fullenkamp, seconded by Scheumann, the minutes of the previous meeting were approved as presented. Motion carried, 6-0.

Upon motion by Bergdall, seconded by Scheumann, the Proof of Publication for the evening's meeting was approved as presented. Motion carried, 6-0.

Upon motion by Bergdall, seconded by Scheumann, the Affidavit of Notification of Adjacent Property Owners approved as presented. Motion carried, 6-0.

First item of business was the election of officers for the Plan Commission for 2021. Baker explained for 2020 the Chair-person was Barb Engle, Vice Chair-person was Steve Hakes, Recording Secretary was Erin Heyerly, and the Attorney was Tim Baker.

Upon motion by Schnitz, seconded by Macklin appointments were kept as they were in 2020. Motion carried, 6-0.

The application before the board was the Steve Kreigh of Fairway Lakes, LLC and Kevin McDermid of Loughed & Associates presenting the primary plat for Phase III of Meadows of Cross Creek and the Replat of lots 304-339 to build detached single family villas as opposed to attached single family villas. Steve explained that the lots they are wanting to replat from Phase II would maintain at least 10' building separation and in Phase III at least 13' separation. He went on to explain that Phase III would allow them to add 25 single family home lots; lots 279 – 303.

Engle opened for questions from the board.

Bergdall made a point that drainage has been an issue in the addition and when thinking about the next stages they would need to be cautious of that.

Engle opened for comments from the audience. There were none.

Scheumann asked who would be in charge of maintaining any ponds that would be in the new phase. Kreigh stated that there would not be any new ponds added to this area, but the existing ponds are maintained by the golf course and the association. If the plan would change and a pond was added it would be maintained by the association.

Marckel asked if there was any concern that the villas would be too close. Kreigh and Witte both confirmed that they would maintain the 10' distance between buildings, overhang to overhang.

Marckel asked about where the streets, Hogans Alley and Tigers Trl would start and stop. Kreigh stated the plan would be to stop Hogans Alley at lots 331 and 332 and then the rest would be Tigers Trl. This makes sense because all of the villas would be on Hogans Alley and the single family home lots are on Tigers Trl. The Street that comes off of Tigers Trl to the North would have a new street name (to be determined).

Fullenkamp made a motion to approve. Bergdall seconded. Motion carried, 6-0.

Engle opened for further questions or comments. There were none.

Engle asked for old, and there was none.

Engle asked for new business. Witte addressed the board and explained that he had been working a lot with the City Council regarding abandoned and vacant structures and in looking into information for them he has found that some of the ordinances in the R-1 and R-2 zoning districts are prohibiting builders from developing some lots in older sections of Decatur. If we re-do the numbers for the SF of a lot we could get homes built on lots and still meet the setback, lot coverage, and minimum SF for a residence on the lots.

The board requested that Witte work with local builders and communities to come up with a proposal for updating the ordinance and present it at the next meeting.

No further business to address.

There being no further business to come before the board, upon motion by Bergdall, seconded by Schnitz. Motion carried, 6-0. The meeting was adjourned at 5:00 pm.

Respectfully submitted,

Erin Heyerly
Recording Secretary