

**MINUTES OF THE MEETING  
OF THE  
DECATUR ZONING BOARD OF APPEALS**

Thursday, September 13, 2018, 4:00 P.M.  
City Council Chamber, Decatur Civic Center

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**I. Call to Order and Determination of a Quorum**

The September 13, 2018 meeting of the Decatur Zoning Board of Appeals was called to order at 4:00 P.M. in the City Council Chamber, Third Floor of the Decatur Civic Center, by Acting Chairman Chris Harrison who determined a quorum was present.

Members Present:     Erv Arends, Julie Gahwiler, Chris Harrison,  
                              Eileen Milligan, Zane Peterson

Members Absent:     Kim Aukamp, Barry Goodman

Staff Present:         Ray Lai, Joselyn Stewart, Jason Kretsinger,  
                              Amy Waks, Scott Dedert, Janet Poland

Acting Chairman Harrison introduced Zane Peterson as the new member to the Commission. All members present introduced themselves.

**II. Approval of Minutes: April 12, 2018**

It was moved and seconded (Gahwiler/Milligan) to approve the minutes of the April 12, 2018 meeting of the Zoning Board of Appeals. Motion carried unanimously.

**III. New Business**

**Case No. 18-03         Petition of TODD HOGAN, VP OF OPERATIONS, LAND OF LINCOLN CREDIT UNION, for a variance in the provisions of the Zoning Ordinance (Ordinance #3512, as amended, Section XI.D.3.) to reduce the minimum front yard setback from twenty-five (25) feet to fifteen (15) feet along the north property line to allow for the re-location of an ATM at 151 NORTH 22<sup>nd</sup> STREET.**

Mrs. Joselyn Stewart was sworn in by Mrs. Janet Poland.

Mrs. Stewart discussed and presented slides of the site and surrounding properties (available for viewing upon request) along with the recommendation of staff:

The 0.42 acre subject site is located at 151 North 22<sup>nd</sup> Street and currently has a 1,705 square foot financial institution building and a free-standing ATM (Automatic Teller Machine) west of the building.

The petitioner is seeking to relocate the ATM to the northeast end of the property. The petitioner indicated that employees felt the existing ATM location is unsafe, and that customers have been victims of theft.

The petitioner is requesting variation within the setback required by the Zoning Ordinance to allow for the relocation of a free-standing ATM to the northeast corner of the property. The structure will be 15 feet from the north property line instead of the required 25 feet.

The petitioner proposes to remove existing parking stalls on the northeast corner. On that same northeast corner the proposed structure would add a guard post directly to the west of that said new ATM, directional signs on the southeast corner (entrance), an ATM entrance sign south of the building, "no parking" sign to the west of guard post and a "do not enter" sign on the northeast corner.

Staff is cognizant of the fact that the petitioner is requesting a relocation of the ATM for the safety of their customers. Staff does not believe any adverse effects would be caused by the approval of the requested variance with certain conditions. Based on the above, staff recommends approval of the petition as presented with the following conditions:

1. A right turn only sign shall be installed on East Prairie Street next to the exit lane.
2. Final site, landscaping and lighting plans shall be submitted to and approved by the Economic and Community Development Department, Public Works Department and the Fire Department prior to building permits being released.

Acting Chairman Harrison asked if there would be an exit from the parking lot to East Prairie Street. Mrs. Stewart said there is a right in, right out on East Prairie Street and customers may also exit to North 22<sup>nd</sup> Street.

Mr. Ryan Cook, representative for the petitioner, was sworn in by Mrs. Poland.

Mr. Cook stated the existing ATM has a canopy and a brick column. People are hiding behind the column and robbing people as their money is being withdrawn. They feel the proposed location will be a safer location since it is more visible and there is nowhere to hide. The owner did not want to lose the parking spaces in front of the building as they are safe parking spaces for employees.

There were no objectors present.

It was moved and seconded (Gahwiler/Arends) to approve Cal. No. 18-03 as presented by staff. Upon call of the roll, Commission members Erv Arends, Julie Gahwiler, Eileen Milligan, Zane Peterson and Acting Chairman Chris Harrison voted aye. Acting Chairman Harrison declared the motion carried.

#### **IV. Appearance of Citizens**

No citizen expressed comments.

#### **V. Comments and Information from Commission Members**

No commission member expressed comments.

#### **VI. Adjournment**

There being no further business, it was moved and seconded (Gahwiler/Milligan) to adjourn the meeting. Motion carried unanimously. Acting Chairman Harrison declared the meeting adjourned at 4:12 P.M.