

**MINUTES OF THE MEETING
OF THE
DECATUR CITY PLAN COMMISSION**

Thursday, December 6, 2018
City Council Chamber, Decatur Civic Center

I. Call to Order and Determination of a Quorum

The December 6, 2018 meeting of the Decatur City Plan Commission was called to order at 3:00 P.M. in the City Council Chamber, Third Floor of the Decatur Civic Center, by Acting Chairman Kent Newton who determined a quorum was present.

Members Present: Bruce Frantz, Bruce Jeffery, Mike Peoples,
Bill Clevenger, Kent Newton

Members Absent: Jack Myatt, Susie Peck, Tom Brinkoetter

Staff Present: Joselyn Stewart, Ray Lai, John Robinson,
Griffin Enyart, David Greenwell, Kylie Reynolds, Janet Poland

II. Approval of Minutes of the November 1, 2018 City Plan Commission Meeting

It was moved and seconded (Jeffery/Frantz) to approve the minutes of the November 1, 2018 meeting of the Decatur City Plan Commission. Motion carried unanimously.

III. New Business

Case No. 18-48 Petition of HUMANE SOCIETY OF DECATUR AND MACON COUNTY, to rezone the northern half of the property located at 3373 North Woodford Street from B-2 Commercial District to M-1 Intense Commercial-Light Industrial District

Mr. Ray Lai was sworn in by Mrs. Janet Poland.

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

The subject site located at 3373 North Woodford Street is currently zoned both B-2 Commercial District and M-1 Intense Commercial-Light Industrial District. The portion of the property proposed to be re-zoned consists of a parking lot and office space. On the southern part of the parcel which is already zoned M-1 Intense Commercial-Light Industrial District there is a commercial building on site (Humane Society of Decatur and Macon County).

The petitioner proposes to rezone the northern portion (0.46 acres) of the site from B-2 Commercial District to M-1 Intense Commercial-Light Industrial District to create a uniform zoning district for the site.

The subject site is located within a mixed-use area and rezoning to M-1 Intense Commercial-Light Industrial District should have no adverse effect on the general area or the City as a whole.

Staff recommends approval of the rezoning request.

Mr. Bruce Frantz asked if there was a reason the northern portion was being rezoned instead of the southern portion. Mr. Lai stated the surrounding properties to the east, south, and west are already zoned M-1 Intense Commercial-Light Industrial District and staff felt the M-1 zoning was a better fit for the property.

Ms. Irene Peterson, representative for the petitioner, was sworn in by Mrs. Poland.

Ms. Peterson stated when the Humane Society purchased the building over three (3) years ago they were unaware of the split zoning. They want to have everything zoned the same.

There were no questions and no objectors present.

It was moved and seconded (Jeffery/Clevenger) to forward Case No. 18-48 to the City Council with a recommendation of approval as set forth in the staff report.

Upon call of the roll, Commission members Bruce Frantz, Bruce Jeffery, Mike Peoples, Bill Clevenger, and Acting Chairman Kent Newton voted aye. Acting Chairman Newton 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, and upon the call of roll, Acting Chairman Newton declared the meeting adjourned at 3:13 P.M.

Kent Newton, Secretary, Decatur City Plan Commission