

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

Thursday, January 3, 2019
City Council Chamber, Decatur Civic Center

I. Call to Order and Determination of a Quorum

The January 3, 2019 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: Bill Clevenger, Bruce Frantz,
Terry Howley, Bruce Jeffery, Kent Newton

Members Absent: Jack Myatt, Mike Peoples Susie Peck, Tom Brinkoetter

Staff Present: Ray Lai, Scott Dedert, John Robinson,
Griffin Enyart, David Greenwell, Janet Poland

II. Approval of Minutes of the December 6, 2018 City Plan Commission Meeting

It was moved and seconded (Frantz/Jeffery) to approve the minutes of the December 6, 2018 meeting of the Decatur City Plan Commission. Motion carried with Terry Howley abstaining.

III. New Business

Case No. 19-01 Petition of SCHIMBERG PIPE COMPANY, to rezone the property located at 2110 Hubbard Avenue from M-1 Intense Commercial-Light Industrial District to Planned Development District to allow for a proposed warehouse building addition.

It was moved and seconded (Jeffery/Frantz) to forward Case No. 19-01 to the City Council with a recommendation of approval.

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 staff's recommendation for denial of the petition based on the staff report distributed to the Plan Commission prior to the meeting. (Staff report is on file and is available for reviewing by request)

Mr. Lai explained the setbacks and buffer yard requirements in the M-1 Intense Commercial-Light Industrial District and the Planned Development District.

Acting Chairman Kent Newton stated there is not a buffer yard now as there are materials all the way to the fence line. Mr. Lai said he was not sure if there was a prior agreement with the City to allow this or not.

Mrs. Mary Cave and Mr. Corey Ozier, representatives of the petitioner, were sworn in by Mrs. Poland.

Mr. Ozier stated Schimberg Pipe Company has currently maxed out all of the interior space of their building and need to expand to meet the needs of their customers. The existing building is twenty-four (24) feet tall and the expansion will match the existing roof line. The expansion is warehouse only. The site currently has an eight (8) foot buffer yard. The existing fence is eight (8) feet from the property line. Expansion to the north and the east will be the best use of the property. Mr. Ozier handed out a packet to the Commission members. (Packet is on file and is available for reviewing by request)

Mrs. Cave said the existing site is made up of two (2) lots. Lot one (1) is to the east and has the building on it. Lot two (2) was added in 2005 for an outdoor storage area. In 2005, the City approved by letter an Alternative Compliance proposal from Schimberg Company to reduce their rear yard setback from the required fifty (50) feet to eight (8) feet from the property line. Mrs. Cave discussed the pictures in the packet. Mrs. Cave stated the building expansion will cover the outdoor storage area to the north. There will also be quite a bit of landscaping. Mrs. Cave discussed the siteline exhibit included in the handout. Fast growing trees will be installed to create a better overall aesthetic appearance. The owners are also willing to discuss the outdoor finishes with the residents.

Chairman Newton asked if there was any outreach to the residents about what Schimberg Company is proposing. Mr. Lai said public hearing signs were placed at visible locations.

Mrs. Nadine Williams, resident in the area, was sworn in by Mrs. Poland.

Mrs. Williams said she spoke with several senior residents who could not make it to this meeting, and are concerned about the noise in the area. There are many older people who live in the area that need their quiet time. This is a residential area and people expect to live in a quiet neighborhood.

Mr. Bill Willis, Branch Manager of Schimberg Company, was sworn in by Mrs. Poland.

Mr. Willis said that most of the truck traffic is in front of their business. Trucks are almost always loaded in the front of the building and pipes are unloaded in the front and west of the building. The back of the building does have forklift traffic. The business is open from 7 AM to 4:30 PM.

Mr. Bruce Frantz asked if all the pipe storage would be interior. Mr. Willis said it will be stored outside to the west of the building.

Discussion was held on the notification of neighbors of the proposed expansion. City staff meets and goes beyond the legal requirements of notification to the surrounding neighbors.

Upon call of the roll, Commission members Bill Clevenger, Bruce Frantz and Acting Chairman Kent Newton voted aye. Commission members Terry Howley and Bruce Jeffery voted nay. Acting Chairman Newton declared the motion carried.

Mr. Ray Lai introduced Mr. Terry Howley as our newest Plan Commission member. Mr. Lai stated that Mr. Howley was a former Mayor of Decatur and welcomed him to the Plan Commission.

IV. Appearance of Citizens

No citizen expressed comments.

V. Comments and Information from Commission Members

VI. Adjournment

There being no further business, and upon the call of roll, Acting Chairman Newton declared the meeting adjourned at 3:57 P.M.

Kent Newton, Secretary, Decatur City Plan Commission