

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

Thursday, March 7, 2019
City Council Chamber, Decatur Civic Center

I. Call to Order and Determination of a Quorum

The March 7, 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 Susie Peck who determined a quorum was present.

Members Present: Bill Clevenger, Bruce Frantz, Terry Howley,
Bruce Jeffery, Kent Newton, Susie Peck

Members Absent: Mike Peoples, Tom Brinkoetter

Staff Present: Scott Dedert, Joselyn Stewart, Amy Waks,
Kylie Reynolds, Griffin Enyart, Janet Poland

II. Approval of Minutes of the February 7, 2019 City Plan Commission Meeting

It was moved and seconded (Howley/Jeffery) to approve the minutes of the February 7, 2019 meeting of the Decatur City Plan Commission. Motion carried with Bill Clevenger abstaining.

III. New Business

Case No. 19-08 Petition of WAVE PROPERTIES, INC to rezone the properties located at 837- 877 West King Street from the R-6 Multiple Dwelling District to M-1 Intense Commercial-Light Industrial District.

It was moved and seconded (Jeffery/Howley) to forward Case No. 19-08 to the City Council with a recommendation of approval as set forth in the staff report.

Mr. Scott Dedert was sworn in by Mrs. Janet Poland.

Mr. Dedert discussed and presented slides of the site and surrounding properties (available for viewing upon request) along with staff's approval 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. Matt Cox, representative for the petitioner, was sworn in by Mrs. Poland.

Mr. Cox stated the petitioner is wanting to expand his existing storage facility and must rezone the property to match the existing zoning to complete the minor subdivision.

There were no questions and no objectors present.

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

Case No. 19-11 Petition of MERCER RENTALS, LLC c/o David Tyrolt to vacate an existing alley located in the 800 BLOCK of West Green Street.

It was moved and seconded (Jeffery/Howley) to forward Case No. 19-11 to the City Council with a recommendation of approval as set forth in the staff report.

Mr. Dedert discussed and presented slides of the site and surrounding properties (available for viewing upon request) along with staff's approval 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) with the following conditions:

1. An easement for the vacated alley shall be maintained for utilities.
2. The alley must be maintained in a condition consistent with the remainder of the property.

Mr. Bruce Frantz asked if there were any utilities in the area. Mr. Dedert said, and Engineering confirmed, that the utility lines were above ground.

Mrs. Mary Cave, representative of the petitioner, was sworn in by Mrs. Poland.

Mrs. Cave stated the area is an existing material storage yard for Dunn Company. They would like to enclose the area with a fence in order to protect the property and for the safety of the public. It was discovered this small piece of alley had never been vacated.

There were no questions and no objectors present.

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

Case No. 19-12 Petition of WAVE PROPERTIES, INC to vacate an existing twenty (20) foot wide alley generally located north of the 800 BLOCK of West Green Street, east of the 900 BLOCK of North Van Dyke Street, south of the 800 BLOCK OF West King Street, and the section west of the alley at the 900 BLOCK of North Pine Street between West King Street and West Green Street.

It was moved and seconded (Frantz/Jeffery) to forward Case No. 19-12 to the City Council with a recommendation of approval as set forth in the staff report.

Mr. Dedert discussed and presented slides of the site and surrounding properties (available for viewing upon request) along with staff's approval 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) with the following conditions:

1. An easement for the vacated alley shall be maintained for utilities.
2. The alley must be maintained in a condition consistent with the remainder of the property.
3. The petitioner is required to get in writing from the owner if they are interested or not in half of the alley before the City Council meeting.

Mr. Kent Newton asked if this was a right-of-way vacation. Mr. Dedert said it is a right-of-way, however, it was once an alley years ago.

Mr. Frantz asked who owns the fence north of the bar. Mr. Dedert said the representative would be able to answer this question.

Mr. Matt Cox, representative for the petitioner, stated the bar is the owner of the fence on the north side. They are currently working with owner of the bar to give up their interest in the south path of the alley so the petitioner can acquire the entire twenty (20) feet. They are currently working with the utility companies to move the existing utilities or leave an easement for them to use.

There were no objectors present.

Upon call of the roll, Commission members Bill Clevenger, Bruce Frantz, Terry Howley, Bruce Jeffery, Kent Newton and Acting Chairman Susie Peck voted aye. Acting Chairman Peck 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 Peck declared the meeting adjourned at 3:16 P.M.

Kent Newton, Secretary, Decatur City Plan Commission