

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

Thursday, June 13, 2019, 4:00 P.M.
City Council Chamber, Decatur Civic Center

I. Call to Order and Determination of a Quorum

The June 13, 2019 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 Chairman Julie Lamb who determined a quorum was present.

Chairman Lamb introduced and welcomed Jeff Taylor as the newest member to the Zoning Board of Appeals.

Members Present: Kim Aukamp, Robert Brice, Chris Brodnicki,
Leslie Risby, Jeff Taylor, Julie Lamb

Members Absent: Zane Peterson

Staff Present: Ray Lai, David Greenwell, Joselyn Stewart,
Amy Waks, Scott Dedert, Janet Poland

II. Approval of Minutes: March 14, 2019

It was moved and seconded (Aukamp/Brice) to approve the minutes of the March 14, 2019 meeting of the Zoning Board of Appeals. Motion carried unanimously.

Ms. Leslie Risby entered the meeting at 4:03 P.M.

III. New Business

Case No. 19-04 Petition of MAIN PLACE PROPERTIES, LLC, for a variance in the provisions of the Zoning Ordinance (Ordinance #3512, as amended, Section XXIV.D.2a. and Section XXIV.D.3.b.ii) to reduce the minimum front yard parking setback from five (5) feet to zero (0) feet along EAST MAIN STREET and SOUTH WATER STREET, and to reduce the minimum parking aisle width required of the one-way, 60-degree angled parking spaces from eighteen (18) feet to sixteen (16) feet for the redesign and reconstruction of an existing parking lot at 111/135 EAST MAIN STREET. Said premise is zoned B-4 Central Business District

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 recommendation for approval, based on the staff report distributed to the Zoning Board of Appeals prior to the meeting (staff report is on file and is available for reviewing by request). Staff recommends approval of the reduction of the front yard parking setback from five (5) feet to zero (0) feet, and the reduction of the minimum parking aisle width

required of the one-way, 60-degree angled parking spaces from eighteen (18) feet to sixteen (16) feet subject to the following conditions:

1. Construct a continuous curb of minimum six (6) inch in width and height along the eastern property line and install parking blocks.
2. Install a rod-iron fence at minimum two and half (2.5) feet in height along the north and east property lines with openings for pedestrians.

Mr. Jonas Ozier, representative for the petitioner, was sworn in by Mrs. Poland.

Mr. Ozier stated the owner is wanting to maximize the amount of parking in the parking lot. There are currently forty-three (43) spaces. More parking spaces for downtown are needed. With the reduction of the setbacks there will be a total of sixty-seven (67) parking spaces.

Ms. Kim Aukamp asked if the parking was currently limited as to who can park there.

Mr. Tim Raycraft, petitioner, was sworn in by Mrs. Poland.

Mr. Raycraft stated half of the forty-three (43) current spaces are used for employee parking and the other half for clients. Mrs. Aukamp asked how many of the additional spaces will be for customer parking. Mr. Raycraft said part of the additional parking is to encourage businesses downtown and to allow their staff parking. He is not sure how many spaces would be used for customers.

There were no objectors present.

It was moved and seconded (Risby/Brice) to approve Case. No. 19-04 as recommended by staff.

Upon call of the roll, Commission members Kim Aukamp, Robert Brice, Chris Brodnicki, Leslie Risby, Jeff Taylor and Chairman Julie Lamb voted aye. Chairman Lamb declared the motion carried.

IV. Appearance of Citizens

No citizen expressed comments.

V. Comments and Information from Commission Members

No Commission members expressed comments.

VI. Adjournment

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