

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

Thursday, July 25, 2019
City Council Chamber, Decatur Civic Center

I. Call to Order and Determination of a Quorum

The July 25, 2019 special 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 Chairman Susie Peck who determined a quorum was present.

Members Present: Bill Clevenger, Jason Drake,
Bruce Frantz, Rick Johnson, Susie Peck

Members Absent: Tom Brinkoetter, Terry Howley, Mike Peoples, Kent Newton

Staff Present: Scott Dedert, Ray Lai, John Robinson,
Tim Dudley, Joselyn Stewart, Paul Caswell, Janet Poland

II. Approval of Minutes of the July 11, 2019 City Plan Commission Meeting

It was moved and seconded (Frantz/Johnson) to approve the minutes of the July 11, 2019 meeting of the Decatur City Plan Commission. Motion carried unanimously, as amended, with the correction of the time Mr. Bill Clevenger entered the meeting at 2:35 P.M.

III. New Business

Case No. 19-35 Petition of CROSSING HEALTHCARE, to amend the current PD Planned Development District, and to rezone properties from B-2 Commercial District and R-6 Multiple Dwelling District to PD Planned Development District bounded in general by East Condit Street, North Warren Street, East Marietta Street, a North/South Alley Right-Of-Way between North Water Street and North Warren Street, and North Water Street to allow expansion to the previously approved Community Care Campus by incorporating additional social service facility with accessory parking areas and orchards. The current PD Planned Development District is generally bounded by East Marietta Street, North Water Street, East Wabash Avenue and Martin Luther King Jr. Drive.

It was moved and seconded (Frantz/Clevenger) to forward Case No. 19-35 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 stated the Plan Commission is hearing this case again as there was a technicality on the legal description when it was brought before the Commission in June.

Mr. Dedert discussed and presented slides of the site and surrounding properties (available for viewing upon request) along with staff's recommendation for 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. The permitted uses in this Planned Development District for a community care campus shall include health care center, food pantry, early childhood development center, outpatient medical/healthcare facility, inpatient medical/healthcare facility, dormitory for temporary patients, medical and professional offices, detox/residential rehabilitation facility, community gardens, orchards, social service facility, apartments and accessory uses including but not limited to apartments for patients as approved by the Department of Economic and Community Development.
2. Provide traffic analysis to determine if improvements will be needed to the intersections of Water Street with King Street and Martin Luther King Jr. Drive with King Street. IDOT approval must be received for any changes within the North Water Street right-of-way.
3. Minimum parking and loading requirements have to be complied with the Zoning Ordinance. Bicycle racks shall be provided in appropriate locations for employees and patients.
4. A maximum of eleven (11) buildings, the existing Crossing Healthcare medical care facility included, shall be allowed within this Planned Development District, with a combined total square footage not to exceed 225,000 square feet. No building shall exceed 90,000 sq. ft. in size. All buildings shall be one-story in height, with the exception of the dormitory, social service facility, and apartments which may be two-story.
5. Building elevations and construction materials primarily of masonry for all permitted buildings shall be as approved by the Department of Economic and Community Development in conjunction with the final site plan review.
6. The overall development will be permitted to have no more than five (5) freestanding monument style signs including – one (1) along the frontage of East Central Avenue and North Water Street, one (1) near the intersection of East King Street and North Warren Street, and one (1) along Martin Luther King Jr. Drive frontage, and one (1) along Condit Street. Wayfinding signs should not exceed four (4) square feet in area and shall not exceed three (3) feet in height each.
7. All lights facing residential uses shall be shielded.
8. Walking trails, decorative 6-foot high perimeter fencing, landscaped berms, community gardens, and orchards shall be provided as approved on the final site plan.
9. Sustainability features should be further explored and provided as much as possible for the development of the subject site.
10. A five-lot final subdivision plat will be required to be submitted, approved and recorded prior to a final site plan being approved.
11. Reciprocal cross-access and cross-parking easements shall be provided as approved on the final site plan/subdivision plats and recorded with Macon County Recorder of Deeds.
12. Final site, landscaping/decorative fencing, 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.

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

Mrs. Cave said she spoke about this item quite a bit when it came before the Plan Commission. She would be happy to answer any questions the Commission members have.

Mr. Ray Lai, Director of Economic and Community Development, stated the dumpster enclosure on the site plan is within the right-of-way. Mr. Lai said they cannot be located in the right-of-way.

Mrs. Cave stated they have worked through this and they will be moved.

There were no objectors present.

Upon call of the roll, Commission members Bill Clevenger, Jason Drake, Bruce Frantz, Rick Johnson and Chairman Susie Peck voted aye. Chairman Peck declared the motion carried.

IV. Appearance of Citizens

No citizen expressed comments.

V. Comments and Information from Commission Members

Mr. Lai informed the Commission members that due to lack of petitions, there will not be an August meeting. Mr. Dedert thanked the members for coming to the special meeting.

VI. Adjournment

There being no further business, it was moved and seconded (Clevenger/Johnson) to adjourn the meeting. Motion carried unanimously. Chairman Peck declared the meeting adjourned at 3:18 P.M.

Bruce Frantz, Secretary, Decatur City Plan Commission