

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

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

Mr. Scot Wrighton, City Manager, discussed the neighborhood revitalization initiative and the goals of the strategic planning session held by the City Council members in June with the Plan Commission members.

Mr. Ray Lai, Director of Economic and Community Development, reviewed the responsibilities of the Plan Commission members.

I. Call to Order and Determination of a Quorum

The November 7, 2019 meeting of the Decatur City Plan Commission was called to order at 3:08 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: Mike Peoples, Tom Brinkoetter, Bill Clevenger,
Bruce Frantz, Terry Howley, Aryn Peters, Susie Peck

Members Absent: Kent Newton, Jason Drake

Staff Present: Ray Lai, John Robinson, Joselyn Stewart, Janet Poland

II. Approval of Minutes of the September 5, 2019 City Plan Commission Meeting

It was moved and seconded (Howley/Peoples) to approve the minutes of the September 5, 2019 meeting of the Decatur City Plan Commission. Motion carried with Tom Brinkoetter, Bill Clevenger and Susie Peck abstaining.

III. New Business

A.

Case No. 19-50 Petition of RICH PRUITT, DEPUTY FIRE CHIEF, to amend the B-3 Planned Shopping Center District located at 1401 WEST KING STREET to allow for the construction of a government building (fire station).

It was moved and seconded (Frantz/Peoples) to forward Case No. 19-50 to the City Council with a recommendation of approval as set forth in the staff report.

Mrs. Joselyn Stewart was sworn in by Mrs. Janet Poland.

Mrs. Stewart 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).

Mr. Jeff Abbott, City of Decatur Fire Chief, was sworn in by Mrs. Poland.

Chief Abbott stated after an extensive search for properties on the west side of Decatur this site seems to meet all their needs, is close to the existing Fire Station and they believe it will be an asset to the west side and Fairview Plaza.

Mr. Frantz asked what would happen with the existing structure.

Chief Abbott said he did not know at this point.

There were no objectors present.

Upon call of the roll, Commission members Mike Peoples, Tom Brinkoetter, Bill Clevenger, Bruce Frantz, Terry Howley, Aryn Peters and Chairman Susie Peck voted aye. Chairman Peck declared the motion carried.

B.

Case No. 19-45 Petition of RAYMOND LAI, DIRECTOR OF ECONOMIC AND COMMUNITY DEVELOPMENT, for proposed amendments to the City of Decatur Zoning Ordinance (Ord. #3512, as amended) to provide for the development of land as an integral unit for single or mixed uses by creating new section(s) and/or revising existing provisions in the said Zoning Ordinance including but not be limited to Section XIX PD Planned Development District to encourage more efficient and coordinated use of land with flexible and innovative approaches to zoning regulations, site planning and design.

It was moved and seconded (Howley/Clevenger) to forward Case No. 19-45 to the City Council with a recommendation of approval as set forth in the staff report.

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

Mr. Lai discussed 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).

Mr. Scot Wrighton was sworn in by Mrs. Poland

Mr. Wrighton discussed the advantages of the proposed amendment.

Mr. Rick Johnson asked if there was any historical data of successful uses of this type of Zoning District. Mr. Wrighton stated there are other communities in the Midwest that use different versions of this type of zoning. Healthcare/medical campuses have been built using this type of zoning.

Mr. Bruce Frantz asked if there have been any missed opportunities by not having this type of zoning. Mr. Wrighton said not to his knowledge, however, there is one developer that is interested in this type of zoning.

There were no objectors present.

Upon call of the roll, Commission members Mike Peoples, Tom Brinkoetter, Bill Clevenger, Bruce Frantz, Terry Howley, Aryn Peters and Chairman Susie Peck voted aye. Chairman Peck declared the motion carried.

IV. Appearance of Citizens

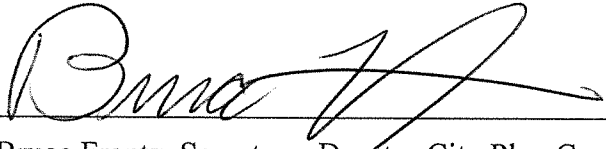
No citizen expressed comments.

V. Comments and Information from Commission Members

No Commission member expressed comments.

VI. Adjournment

There being no further business, it was moved and seconded (Bruce/Johnson) to adjourn the meeting. Motion carried unanimously. Chairman Peck declared the meeting adjourned at 3:32 P.M.



Bruce Frantz, Secretary, Decatur City Plan Commission