

Excerpts from Plan Commission Meeting of January 2, 2020:

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 (Peoples/Frantz) to forward Case No. 19-45 to the City Council with a recommendation of approval as set forth in the staff report.

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 minor revisions to the proposed amendment.

Mr. Bruce Frantz asked if there were any pending projects waiting for this proposed amendment to be approved by City Council. Mr. Lai said currently none have been submitted.

Upon call of the roll, Commission members Mike Peoples, Tom Brinkoetter, Bill Clevenger, Jason Drake, Bruce Frantz, Steve Kline and Chairman Susie Peck voted aye. Chairman Peck declared the motion carried.

Mr. Kline asked if this will be marketed if it gets approved by City Council.

Mr. Lai said the City could possibly do a press release to entice development.

Excerpts from Plan Commission Meeting of November 7, 2019:

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.