

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

Thursday, December 9, 2021
City Council Chamber, Decatur Civic Center

I. Call to Order and Determination of a Quorum

The December 9, 2021 meeting of the Decatur City Plan Commission was called to order at 3:02 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: Bruce Frantz, James Schwartz, Matt Naber, Maurice Payne, Pat McDaniel, Kent Newton, Timothy Wright

Members Absent: Jason Drake, Andrew Taylor, Susie Peck,

Staff Present: Greg Crowe, Joselyn Stewart, John Robinson, Kate Wrigley, Griffin Enyart, Deanna Buck

II. Approval of Minutes of the November 4, 2021 City Plan Commission Meeting

It was moved and seconded (Frantz/McDaniel/) to approve the minutes of the November 4, 2021 meeting of the Decatur City Plan Commission. Motion carried.

III. New Business

A. Case No. 21-17 Petition of SHANER'S TOWING AND TIRE, INC, to rezone the property located at 3696 GREENSWITCH ROAD from M-1 Intense Commercial/Light Industrial District to M-2 Heavy Industrial District with a Conditional Use Permit in the M-2 Heavy Industrial District to allow for an Automotive Salvage Operations

It was moved and seconded (McDaniel/Naber) to forward Case No. 21-17 to the City Council with a recommendation of approval as set forth in the staff report.

Greg Crowe 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).

Shane McDermott, Petitioner, was sworn in by Deanna Buck. The petitioner explained the need for the conditional use permit for an automotive salvage operations is to be able to remove a larger quantity of inoperable vehicles. With the current use, automobiles have to be removed solely with a tow truck. With the new use, the petitioner will be able to scrap inoperable vehicles and remove multiple vehicles from the site at the same time. This will help to reduce the amount of stored inoperable vehicles on site.

Commissioner Pat McDaniel questioned the condition allowing for a fence height between 6 and 8 feet instead of a uniform height. City staff and the petitioner explained that the existing site fence is 6 feet in height, but it will be increased to eight feet on the east border adjacent to Rte. 48 along with the new fence being 8 feet in height along Rte 48. So, the site break fence along Rte.48 will be 8 feet in height while some of the remaining site break fence will stay at 6 feet.

Upon call of the roll, Commission members Bruce Frantz, James Schwartz, Matt Naber, Maurice Payne, Pat McDaniel, Kent Newton, and Timothy Wright voted aye. Motion carried.

IV. Appearance of Citizens

No citizen expressed comments.

V. Comments and Information from Commission Members

Commissioner Pat McDaniel suggested that City Staff require 8 foot site break fences for industrial uses such as the proposed automotive salvage operation use along major corridors for future projects.

VI. Adjournment

There being no further business, it was moved and seconded (McDaniel/Schwarz) to adjourn the meeting.

Upon call of the roll, Commission members Bruce Frantz, James Schwartz, Matt Naber, Maurice Payne, Pat McDaniel, Kent Newton, and Timothy Wright voted aye.

Acting Chairman Newton declared the meeting adjourned at 3:15 P.M.

Bruce Frantz, Secretary, Decatur City Plan Commission