

**City of Decatur IN
Board of Zoning Appeals
Notice of Public Hearing**

Notice is hereby given that the BOARD OF ZONING APPEALS of the City of Decatur IN on **Tuesday, June 16, 2026 at 4:30 pm** at CITY HALL, 172 N 2nd St, Decatur IN will hold a public hearing as provided by Chapter 150 of the City Code of 1978.

- (1) Cherish Mishleau of 125 S 7th St., Decatur, IN 46733 is requesting a 3-foot variance for a 5-foot side yard setback on the north property line. Refer to City Code 150.071 Minimum Side Yard. (A) Principal & accessory buildings shall have a side yard of no less than eight feet.
- (2) Cherish Mishleau of 125 S 7th St., Decatur, IN 46733 is requesting a 1-foot variance for a 7-foot side yard setback on the south property line. Refer to City Code 150.071 Minimum Side Yard. (A) Principal & accessory buildings shall have a side yard of no less than eight feet.
- (3) Cherish Mishleau of 125 S 7th St., Decatur, IN 46733 is requesting a 5-foot variance for a 5-foot rear yard setback on the east property line. Refer to City Code 150.072 Minimum Rear Yard. (B) Accessory buildings shall have a rear yard of 10 feet.
- (4) Cherish Mishleau of 125 S 7th St., Decatur, IN 46733 is requesting a 15-foot variance for 50% lot coverage. Refer to City Code 150.075 Maximum Lot Coverage. All buildings including accessory buildings shall not cover more than 35% of the area of a lot.
- (5) David Alan & Nancy L Koeneman of 903 Woodland Ct., Decatur, IN 46733 is requesting a 3-foot variance for a 6-foot front yard fence on Washington St. Refer to City Code 150.323 (F) (1) Fences not more than six feet in height may be located in the required side or rear yard, not to exceed three feet in height located in any front yard.
- (6) David Alan & Nancy L Koeneman of 903 Woodland Ct., Decatur, IN 46733 is requesting a 3-foot variance for a 6-foot front yard fence on Woodridge Ct. Refer to City Code 150.323 (F) (1) Fences not more than six feet in height may be located in the required side or rear yard, not to exceed three feet in height located in any front yard.
- (7) Seth Huber and Crossroads Investment group was granted a continuance at the 6/2/2026 BZA meeting for the revocation hearing regarding special exception of a laydown yard in an I-2 zoned district located at 500 N 9th St, Decatur, IN 46733. This revocation hearing is now going to be held at the 6/16/2026 BZA meeting.

Written suggestions or objections relative to these hearings may be filed with the Plan Commission and/or Board of Zoning Appeals at or before said meeting and will be heard at the time and place specified. Said hearing may be continued from time to time as necessary.

Interested persons desiring to present their views upon this case, either in writing or verbally, will be given the opportunity to be heard at the above mentioned time and place.

Curt Witte
Superintendent
Decatur Building Dept

*Pursuit to IC 5-14-9 Section 6 the following current Board of Zoning Appeals Members names, appointing authority and their appointment terms are as follows: Shane Cauble, appointed by the Mayor, serving 01/01/25-12/31/28; Kevin McIntire, appointed by the Mayor,

serving 01/01/25-12/31/28; Christopher Shoaf, appointed by City Council, serving 01/01/23-12/31/26; David Schnitz, appointed by Plan Commission, serving 01/01/24-12/31/27; Phil Summers, appointed by the Mayor, serving 01/01/24-12/31-27.

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RE: Customer LE 000-0018

PLEASE PUBLISH AS LEGAL AD ON SATURDAY JUNE 6, 2026.
PLEASE CONFIRM RECEIPT AND PROVIDE PROOF OF PUBLICATION. THANK YOU!

724-3814

legals@decaturdailydemocrat.com