

**MINUTES**  
**COLUMBIA CITY PLAN COMMISSION**  
**REGULAR MEETING**

**October 5, 2020**

**7:00 p.m.**

**Whitley County Government Center**  
**Meeting Room A/B**

**MEMBERS PRESENT**

Larry Weiss, President  
Patrick Zickgraf, Vice Pres.  
Walt Crowder  
Doug Graft  
Chip Hill  
Jon Kissinger  
Dennis Warnick  
Dan Weigold

**MEMBERS ABSENT**

Don Langeloh

**STAFF**

Nathan Bilger  
Amanda Thompson

**ATTORNEY**

Dawn Boyd

**AUDIENCE MEMBERS**

One visitor registered their attendance at the meeting. The signed guest list is kept on record/attached to these minutes. Due to technical difficulties, there was no webcast.

**CALL TO ORDER/ROLL CALL**

Mr. Weiss called the meeting to order at 7:00 p.m. Mr. Bilger read the roll call with members present and absent listed above. Mr. Weiss offered thoughts for Mr. Langeloh, who was absent due to a serious illness.

**CONSIDERATION OF PREVIOUS MEETING MINUTES**

The minutes for the September, 2020 meeting were presented for consideration; other prior meeting minutes were still in preparation. Mr. Warnick made a motion to accept the minutes as presented; Mr. Zickgraf seconded. Motion passed 5-0-3, with Crowder, Hill, and Kissinger abstaining.

**ADMINISTRATION OF OATH**

Ms. Boyd administered the oath to the one audience member.

**OLD BUSINESS**

**20-C-SOA-1, Amendment to the Subdivision Control Ordinance, Access and Connectivity**

Mr. Weiss opened the discussion on this item. Mr. Bilger explained that this set of amendments had not changed much since it was originally presented, so it could be ready for the Commission to consider a recommendation. Mr. Weiss suggested that he would like to have these standards in place before the end of the year, before any more plats come before the Commission.

Mr. Bilger presented the changes to the previous version of the proposal, as suggested by the sub-committee. A sectionalization plan would be required for primary plats in Section 3.03. He described how that would help the Commission and developers in complying with the new access requirements.

The proposed new subsection G in 4.13 would now include a provision to designate a third point of external access for subdivisions over 250 lots. Mr. Graft asked why use 250, as that seemed high. Mr. Bilger explained that it was based on the sub-committee's discussion about what felt appropriate, and it could be open for change. The Commission and Mr. Bilger had a lengthy discussion about how the provision would work and what the threshold would be. Alternative methods, such as using acreage in lieu of lots, were discussed.

Mr. Weiss opened the public hearing, and Mr. Michel provided comment that a developer would work with whatever number was, as long as it was reasonable. After further discussion, the Commission settled on using 200 lots for the standard.

Mr. Bilger finished the proposal summary, with no additional revisions noted. Mr. Warnick made a motion to pass a favorable recommendation on 20-C-SOA-1 to the Council, with the amendment to use 200 lots instead of 250. Mr. Zickgraf seconded the motion. Motion passed 8-0.

#### **20-C-SOA-2, Amendment to the Subdivision Control Ordinance, Updates and Modifications**

Due to the length of the discussion on the previous item, no summary of changes was presented for this item. The changes would be included in a revised code for consideration at the next meeting.

Mr. Warnick made a motion to continue 20-C-SOA-2; Mr. Kissinger seconded. Motion passed 8-0.

#### **NEW BUSINESS**

There was no new business.

#### **OTHER BUSINESS**

There was no other business.

#### **ADJOURNMENT**

Being no further business, Mr. Weiss declared the meeting adjourned at 7:43 p.m.

#### **GUEST LIST**

1. Kevin Michel, Walker & Associates .....4242 S. 700 East, Columbia City