

MINUTES
COLUMBIA CITY PLAN COMMISSION
REGULAR MEETING
August 3, 2020
7:00 p.m.

Whitley County Government Center
Lower Level Meeting Rooms A/B

MEMBERS PRESENT

Larry Weiss, President
Patrick Zickgraf, Vice Pres.
Walt Crowder
Chip Hill
Don Langeloh
Dennis Warnick
Dan Weigold

MEMBERS ABSENT

Doug Graft
Jon Kissinger

STAFF

Nathan Bilger
Amanda Thompson

ATTORNEY

Dawn Boyd

AUDIENCE MEMBERS

The visitor list is attached; there was no audience on the 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.

CONSIDERATION OF PREVIOUS MEETING MINUTES

Mr. Weiss stated that the minutes of the previous meetings were not yet complete and would be considered at a future meeting.

WORKSHOP ON 20-C-SOA-1 AND 20-C-SOA-2

Mr. Weiss turned the meeting over to Mr. Bilger. Being a workshop, no oath to the audience members was administered.

Mr. Bilger stated that it had been five months since the Commission had last discussed 20-C-SOA-1 due to COVID. The Commission had requested a workshop with developers, builders, and engineers to more fully discuss the changes, and Mr. Bilger stated that he would present this information again for the audience's benefit. He also provided a packet of miscellaneous changes proposed by the City Engineer, which would constitute 20-C-SOA-2 and would be discussed if there were time to do so.

Mr. Bilger then presented information summarizing the background and goals for the amendments proposed in 20-C-SOA-1. He stated that the proposed changes would create a new sections 4.13(G) and (H) in the Subdivision Code, and edit the current section 4.15. The new 4.13(G) would require one access to an external street for 40 or fewer lots, and two access points

for over 40 lots. Stub streets to adjacent undeveloped properties would be required. Stub streets would only substitute for a required external access if permitted by waiver.

Mr. Crowder asked if there were a time maximum for using a stub street as an access. Mr. Bilger responded that since it would be by waiver, the Commission could address the timing on a case-by-case basis. There was further discussion about how the proposal would apply to various scenarios.

Brooks Langeloh asked if the required stub street could be achieved by only preserving the right-of-way rather than constructing the street. Mr. Bilger stated that the current code did not allow that. He further stated that such preserved rights-of-way deferred the cost of the construction of the street to the future developer. There was discussion about possibly requiring a surety or escrow for that street, and the need for the City to maintain additional pavement.

Mr. Weigold brought up a topic about a temporary gravel cul-de-sac, the maintenance of which is uncertain, and which has become degraded. Mr. Bilger stated that temporary culs-de-sac should always be avoided, though the code does permit them without specifications. There was discussion about the merits of and possible specifications of temporary culs-de-sac.

Mr. Bilger continued, describing the new 4.13(H) that would require internal street access be limited to no more than 40 lots going through any one internal point. The reasons for requiring this would be similar to the external access points, to ensure multiple directions of access for most lots. Loop streets would be affected by this provision.

Moving on to the modified section 4.15, Mr. Bilger summarized the changes, stating that the changes would strengthen the existing stub street requirements. More specificity would be added to clarify the number and location of stub streets required, and how they relate to the Comprehensive Plan transportation recommendations. He then presented case examples of how the proposed changes would apply to various existing subdivisions.

Mr. Bilger then introduced other alternatives to require connectivity for new subdivisions, not just require a minimum access. He presented slides illustrating the concepts, and referred to the example code from Auburn.

Brooks Langeloh suggested that he preferred limiting connectivity between subdivisions because it reduces exclusivity of neighborhoods. There was discussion about the pros and cons of limiting or promoting connections in various types of development, and resulting effects on property values. The Commission generally felt that dealing with only access would be a starting point.

Mr. Bilger stated that both items needed to be formally continued since they had been advertised for hearing. Mr. Warnick made a motion to continue 20-C-SOA-1 and 20-C-SOA-2; Mr. Crowder seconded. Motion carried, 7-0.

Mr. Bilger then suggested setting up an ad hoc committee to go through the SOA-1 concepts presented and to go through SOA-2 and make recommendations to the Commission for an upcoming meeting. The Commission agreed, and Mr. Zickgraf, Mr. Warnick, and Mr. Weiss volunteered to serve on the committee, along with Brooks Langeloh and Kevin Michel from the audience. Mr. Bilger would arrange meeting times for the committee.

ADJOURNMENT

Being no further business, Mr. Weiss called for a motion to adjourn. Mr. Langeloh so moved; Mr. Zickgraf seconded. Mr. Weiss declared the meeting adjourned at 8:00 p.m.

GUEST LIST

1. Brooks Langeloh818 N. Newport Run, Columbia City
2. Kevin Michel4242 S. 700 East, Columbia City
3. Andy McClurgP.O. Box 326, Columbia City
4. Greg Fahl518 Garland Ave, Columbia City
5. Matthew Boyd.....N/A

GUEST LIST (WEBCAST)

1. None