

**MINUTES**  
**COLUMBIA CITY PLAN COMMISSION**  
**REGULAR MEETING**  
**FEBRUARY 1, 2021**  
**7:00 P.M.**

**WHITLEY COUNTY GOVERNMENT CENTER**  
**MEETING ROOM A/B, LOWER LEVEL**

**MEMBERS PRESENT**

Walt Crowder (remote)  
Doug Graft (remote)  
Chip Hill  
Jon Kissinger  
Don Langeloh  
Dennis Warnick (remote)  
Dan Weigold  
Larry Weiss, President  
Patrick Zickgraf, Vice President

**MEMBERS ABSENT**

**STAFF**

Nathan Bilger  
Amanda Thompson

**ATTORNEY**

Dawn Boyd (remote)

**AUDIENCE MEMBERS**

There were no visitors present at the meeting. There were no attendees 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. Langeloh made a motion to approve the January 4, 2021, meeting minutes as presented. Mr. Kissinger gave the second. Motion passed by roll call vote, 9-0.

**OLD BUSINESS**

**1. 20-C-SOA-2**

A public hearing to propose amendments to the Columbia City Subdivision Ordinance to correct and update miscellaneous information throughout the Code was introduced by Mr. Weiss. Mr. Bilger requested the item be tabled as documents were still in preparation. Mr. Zickgraf made a motion to table the item, and Mr. Hill gave the second. By roll call vote, the motion passed 9-0.

**NEW BUSINESS**

**2. 21-C-ZOA-1**

A public hearing was held to amend the Columbia City Zoning Ordinance to revise Chapter 6, Business Districts. Mr. Bilger directed the Commission's attention to §6.02(C)(4) which appears to limit buildings in the Local Business District (LB) to 3,000 square feet. Due to the unclear applicability and considering past and current uses of the

LB properties, many of which exceed (or historically exceeded) the standard, Mr. Bilger recommended the section be removed.

There were no questions for Mr. Bilger. Mr. Weiss opened the public hearing and asked if anyone was present who wished to speak. Hearing none, he closed the public portion of the meeting. Mr. Langeloh made a motion to forward a favorable recommendation on 21-C-ZOA-1 to the City Council. Mr. Zickgraf gave the second. The motion passed 9-0, by roll call vote.

### **OTHER BUSINESS**

#### **3. Rules of Procedure – points of reference**

Mr. Bilger suggested that the Plan Commission's Rules of Procedure be amended to provide guidance on electronic meetings when the Executive Order is lifted. He stated the Senate and House both have bills in process that, if passed, will determine what details are needed. Additionally, Mr. Bilger described that the County had amended their Rules of Procedure and modified requirements for public meeting notices. He said the changes have been beneficial to Staff, the petitioners, and the public, and he suggested the Commission consider making similar changes. Hearing no opposition, he asked the members to consider what other items they might like to cover in their Rules.

#### **4. Expansion of the Extra Territorial Jurisdiction Area**

Mr. Bilger said the Mayor requested the Commission consider expanding the ETJ area. He explained that as properties have been annexed, there is opportunity for the ETJ area to be increased. Mr. Bilger presented a map showing the Corporate Limits, the current Jurisdictional Boundary, and the maximum area that could be included if the ETJ were expanded to the 2-mile mark, which is the greatest possible distance allowed. Mr. Weiss requested that further discussion include the history of when the line was last adjusted. Mr. Bilger recalled some details but agreed more research was needed. For the other members, Mr. Bilger described that Mr. Weiss had previously suggested a review schedule be put in place so the topic can be discussed more regularly. Mr. Bilger explained how the Comprehensive Plan and zoning map would also be part of the conversation when deciding what new properties to include. He anticipated the Comprehensive Plan be updated in the coming spring, followed by annexation of the new high school in the summer, both of which should occur prior to changes to the ETJ area.

### **ADJOURNMENT**

There being no further business, Mr. Zickgraf made a motion to adjourn. Mr. Weigold gave the second, and the meeting was adjourned at 7:29 P.M.