

MINUTES
COLUMBIA CITY PLAN COMMISSION
REGULAR MEETING
MAY 3, 2021
7:00 P.M.

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

MEMBERS PRESENT

Walt Crowder
Doug Graft
Chip Hill
Jon Kissinger
Don Langeloh
Dennis Warnick
Larry Weiss, President
Patrick Zickgraf, Vice President

MEMBERS ABSENT

Dan Weigold

STAFF

Nathan Bilger
Amanda Thompson

ATTORNEY

Dawn Boyd (remote)

AUDIENCE MEMBERS

Eight visitors signed the Guest List 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.

Ms. Thompson read the roll call with members present and absent listed above.

CONSIDERATION OF PREVIOUS MEETING MINUTES

Mr. Langeloh made a motion to approve the February 1, 2021, meeting minutes as presented.
Mr. Warnick gave the second. Motion passed, 8-0.

ADMINISTRATION OF THE OATH TO WITNESSES

Ms. Boyd administered the Oath to one visitor.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Mr. Weiss announced that Passages, Inc., had requested a continuance for agenda item #2, petition **21-C-SUBD-1**, their request for primary plat approval for a 9-lot subdivision proposed to be located on the southwest corner of North Street and Oak Street, Columbia City. He called for a motion to continue discussion of the item to the Plan Commission's June 7th, regular meeting. Mr. Warnick made the motion, which received a second from Mr. Zickgraf. Motion carried 8-0.

1. 21-C-REZ-1

Schrader Real Estate, Inc., requested to amend the Columbia City Zoning Map to reclassify a property from the R-3, Multi-Family Residential District to the GB, General Business District. Mr. Bilger described the undeveloped parcel, located on the east side of State Road 9, 1000 feet north of Liberty Drive. He noted there is a Department of Natural Resources flood plain and floodway on the eastern third of the 14.13± acre property. Mr. Bilger stated that the petitioner owns the parcel to the west and is planning an addition to the office building, which will cross the parcel line onto the subject property. He explained “office use” is permitted in the GB District. Mr. Bilger referenced a table in his Staff Report, listing the zoning and uses of the surrounding properties. He referred to the Comprehensive Plan’s Future Land Use Map which designates the property as “parks and recreation.” However, he continued, in the text of the Plan, it appears that this proposed future use was applied to flood plain properties as a whole versus the flood plain area specifically (because the flood plain was not well defined at that time), and the Commission may feel the area outside of the flood plain is suitable for a different use. Mr. Bilger described similarities between the R-3 and GB zoning and stated that Staff’s opinion was that either district seemed suitable to the area. He added that development of this property could extend sewer and water farther north, and extending the building across the corporate line would cause the structure to be considered by different taxing units if the property were not annexed.

There were no questions for Mr. Bilger, and Mr. Weiss requested to hear from the petitioner. Doug Walker introduced himself to the Commission and distributed an aerial image depicting the general area of the approximate 70’x125’ building expansion (for support equipment and storage) and the parking lot expansion. He stated the project would include a remodel component, converting some of the existing garage area into office space. There were no questions for Mr. Walker. Mr. Weiss asked if anyone else present wished to speak with regard to the petition. Hearing none, he closed the public portion of the meeting. Mr. Warnick made a motion to forward a favorable recommendation to the Council on 21-C-REZ-1. Mr. Langeloh gave the second. Motion passed, 8-0.

OTHER BUSINESS

Mr. Bilger asked Mr. Hill for an update on the annexation for the new Columbia City High School. Mr. Hill confirmed the first annexation had been approved, and two more are planned.

Mr. Bilger announced the public hearing for the County’s Comprehensive Plan update, scheduled for June 10th, and he encouraged the Commission members to attend.

Mr. Kissinger asked for clarification regarding the cause behind the continuance of 21-C-SUBD-1. Mr. Bilger replied that the developer planned to meet with neighbors to hear thoughts/concerns, and they requested additional time to process those comments prior to meeting with the Commission.

ADJOURNMENT

There being no further business, Mr. Warnick made a motion to adjourn. Mr. Kissinger gave the second, and the meeting was adjourned at 7:17 P.M.

GUEST LIST

1. Doug Walker3686 E. 300 South, Columbia City
2. Bruce Coyle315 E. Ellsworth, Street, Columbia City
3. Derek Coyle704 Hill Drive, Columbia City
4. Tom Maher365 W. Gates Road, Columbia City
5. Amy Maher365 W. Gates Road, Columbia City
6. Andrew Peters604 W. Park Drive, Columbia City
7. Angela Cotter395 W. Gates Road, Columbia City
8. Chris Stockamp4875 E. McJunkin Street, Columbia City

GUEST LIST (WEBCAST)

9. No attendees