

**MINUTES  
CHURUBUSCO PLAN COMMISSION  
REGULAR MEETING**

**May 12, 2021**

**6:30 p.m.**

**Boy Scout Building  
501 N. Krieger Drive**

**MEMBERS PRESENT**

Brandon Johnson  
Wayne Krider  
Vivian Sade  
Brenda Saggars  
Pat Stanford

**MEMBERS ABSENT**

Jeremy Hart  
Mark Pepple  
Madalyn Sade-Bartl  
Ashley Wagner

**STAFF**

Nathan Bilger

**ATTORNEY**

*Absent*

**AUDIENCE MEMBERS**

One audience member was in attendance at the meeting. The guest list is kept on record/attached to these minutes.

**CALL TO ORDER/ROLL CALL**

Meeting called to order at 6:32 p.m. Mr. Bilger read the roll call with members present and absent listed above.

**ELECTION OF 2021 PLAN COMMISSION REPRESENTATIVE TO THE BZA**

Mr. Bilger stated that Paula Grawcock resigned before the last Commission meeting, and that she was the Commission's representative on the Board of Zoning Appeals. The County Commissioners had subsequently appointed Brandon Johnson to the Plan Commission as one of the two members from the extraterritorial jurisdiction area; Ms. Wagner was the other ETJ member. Mr. Bilger stated that the Commission must appoint one of the two ETJ members to the BZA. Mr. Johnson took a moment to introduce himself and his community involvement. A motion was made by Mr. Stanford to nominate Mr. Johnson as the BZA representative, which was seconded by Ms. Sade. Motion passed by a vote of 5-0.

**CONSIDERATION OF THE JANUARY 13, 2021 MINUTES**

The minutes of the January 13, 2021, meeting were presented. Mr. Stanford made a motion to accept the minutes as presented; Ms. Sade seconded. Motion passed by a vote of 5-0.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

**Addressing concerns – W. Whitley Street/ E. State Road 205**

Mr. Bilger explained an addressing problem that had been brought to his attention regarding address numbering along State Road 205 on the west side of town. He stated that the Plan

Commission had authority over address number assignments within its jurisdictional area, so this matter was being brought to the Commission for consideration.

He stated that the address of the Nazarene Church was out of sequence with the surrounding numbers, so the Commission should either assign a new number to place it in the correct order, or they could ask the GIS Coordinator, who typically handles address assignments by policy, to adjust the number appropriately.

Mr. Bilger said that decision would be the minimum that needed to be done. There were additional related issues that could be discussed though. The first was that the road name of East State Road 205, a county name, did not line up with the numbers used along the road, which were an extension of the Town numbering system. He stated that the mismatch could cause misdirection to the east side of Columbia City, or other potential problems. This could be resolved by renumbering the addresses outside of the Town limits to the County-system, or by renaming East SR 205 to West Whitley Street. Either would make the numbers and names match. He stated that the Commission had the authority to renumber, but a renaming would need County Commissioner approval since it was outside the Town.

He continued to explain that a similar issue could exist on the north and south sides of Town, which the Commission could address by setting forth clear naming and addressing definitions. That would take more effort but would establish boundaries and policies for the future.

Edwin O'Connor, pastor of the Church of the Nazarene, explained in more detail that people were not ending up at the right place when their GPS was taking them to the church. He did not know of any emergencies effected by this, but it had been an inconvenience.

The Commission discussed these issues. They agreed to have the GIS Coordinator work with the Church to assign an appropriate number rather than picking one at the meeting.

They felt that renaming SR 205 to West Whitley Street would be better than renumbering since it would not change then if and when the area was annexed. Mr. Bilger asked if they had an opinion on how far west the renaming should go. Mr. Krider suggested west of Country Hills Drive, but not as far as Blue Lake Road. Mr. Stanford suggested about  $\frac{3}{4}$  mile from the town limit where there was a gap between houses. Other members agreed that distance would be right.

The Commission discussed addressing on the other sides of town, and the effects of sanitary sewer extensions on the development of the area. They came to the consensus that creating an address policy for those areas would be a good idea, but it was not immediately needed.

Mr. Bilger and the Commission discussed the motions needed. Mr. Stanford made a motion to delegate the renumbering of the Nazarene Church address to the GIS Coordinator; Ms. Sade seconded. Motion passed, 5-0.

Mr. Krider made a motion to forward a request to the County Commissioners to consider renaming East State Road 205 to West Whitley Street from the town limit to a point about  $\frac{3}{4}$  mile west. Ms. Sade seconded. Motion passed, 5-0. Mr. Bilger stated he would work with the Commissioners on the renaming.

## **OTHER BUSINESS**

Mr. Bilger presented that the Commission will need to consider updating the Rules of Procedure in the near future. He stated that some changes should be made to include electronic meeting

options. He also explained an alternative notice procedure to permit Certificate of Mailing instead of only Certified Mail with Return Receipt. He also suggested requiring an on-site notice sign. Both of these had been successfully used in the County since 2019. The Commission agreed these could be good changes.

### **ADJOURNMENT**

Being no further business, Wayne made a motion to adjourn; Pat seconded. The meeting was declared adjourned at 7:23 p.m.

### **GUEST LIST**

1. Edwin O'Connor .....550 Indiana Drive