

MINUTES
COLUMBIA CITY PLAN COMMISSION
REGULAR MEETING
AUGUST 2, 2021
7:00 P.M.

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

MEMBERS PRESENT

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

MEMBERS ABSENT

STAFF

Nathan Bilger
Amanda Thompson

ATTORNEY

Dawn Boyd

(E)lectronic participant

AUDIENCE MEMBERS

Seven visitors attended the meeting; the guest list is attached. 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. Weiss asked for any comments or corrections to the July 12, 2021 meeting minutes that were distributed. Mr. Langeloh asked to clarify that sidewalks would not be required along Gates Road. There was some discussion about the location of the sidewalks, the subdivision code requirements, and the wording of the minutes. The consensus was to clarify that sidewalks would be required only on the frontages of the subdivision, except for Hill Drive.

Mr. Bilger also noted that on page 5, the motion should read “Warnick” not “Weiss”, and on page 6, the second person who abstained on voting on the first finding was not known. The Commission determined that Mr. Langeloh was the only abstention, resulting in an 8-0-1 vote for that finding.

Mr. Warnick made a motion to approve the July 12, 2021, meeting minutes as presented with the corrections noted above. Mr. Kissinger gave the second. Motion passed by roll call vote, 8-1; Mr. Langeloh voted against.

ADMINISTRATION OF THE OATH TO WITNESSES

Ms. Boyd administered the Oath to those wishing to speak.

OLD BUSINESS

There was no old business.

NEW BUSINESS

1. 21-C-REZ-2

MKW, LLC, requested to amend the Columbia City Zoning Map to reclassify a property from the I-1, Light Industrial District, to the GB, General Business District. The 3-acre property was located on the south side of Connexion Way, 600 feet east of W. Lincolnway, and more commonly known as 927 W. Connexion Way. Mr. Bilger summarized the staff report, stating that this property was until recently the Post and Mail building. As a printing business, the property had been zoned I-1. The petitioner was in the process of acquiring the property and desired to operate an equipment sales and service business on the property. He stated that as a retail use, a commercial zoning was necessary. He then presented aerials and a zoning map, noting that three of the surrounding properties were zoned GB, with the property to the north being I-1. He also noted that there were already two similar uses along Connexion Way to the east, which were zoned GB. He discussed the Comprehensive Plan Future Land Use Map's recommendation for Armstrong Business Park to be commercial and suggested that the designation at this site might include both commercial and some light industrial uses. Mr. Bilger concluded with an outline of the review criteria for zone map amendments. He added that the Commission may want to consider a business park zoning district in the future rather than having distinct commercial and industrial segregation. Having no questions from the Commission, Mr. Weiss asked for the petitioner to speak.

Andy More, petitioner, presented his plans for the property. He stated that he felt that their operation would fit into the park and would have more visibility and accessibility than their current location on Business 30. He then distributed renderings of the proposed revisions to the property and discussed the goal to keep the organization of the property tidier than at the current location. He gave more details about the improvements he planned to make.

Mr. Weiss asked if the Commission had any questions for the petitioner. Hearing none, he opened the public hearing. Hearing no public comments, he closed the public hearing and asked for any further discussion or a motion.

Mr. Kissinger made a motion to forward a favorable recommendation of 21-C-REZ-2 to the Council; Mr. Warnick seconded. Motion passed by roll call vote, 9-0. Mr. Bilger stated that it should be on the Council's next agenda.

2. 21-C-REZ-3

DOT America, Inc., requested to amend the Columbia City Zoning Map to reclassify a parcel from the R-2, Two-Family Residential District, to the I-1, Light Industrial District. The 4-acre parcel was located on the east side of Towerview Drive, approximately 1/3 mile north of Hanna Street, and more commonly known as 335 Towerview Drive. Mr. Bilger summarized the staff report, stating the petitioner had acquired this parcel, which was to the east of their facility on Towerview Drive, with the intention to allow room for future expansion. He presented aerials and zoning map to show the arrangement of uses in the vicinity. He also presented an aerial view that showed topography, legal drains, and

wetlands, and showed how these features separated this property from the residential areas to the east and south. He also showed the Comprehensive Plan's Future Land Use map, noting that the property was designated as residential, but the site constraints and proximity to industrial may make it more appropriate as industrial.

Mr. Weiss stated he had asked County Engineer Brandon Forrester about the easements for the legal drain, which were 75' from the tile. Mr. Bilger showed the legal drain map and indicated the approximate location of the easement. There was a brief discussion about the area available for building expansion.

Mr. Crowder asked Mr. Hill about whether there was a water or sewer line on the property in the lowland area. Mr. Hill stated there were none.

Having no further questions from the Commission, Mr. Weiss asked for the petitioner to speak. Michael Venturini, President of DOT America, gave background on the company and spoke about their plans for future expansion. There was not an immediate expansion planned but rezoning and replatting the parcel as one lot would make an expansion faster when it was done.

Mr. Weiss asked for any questions from the Commission. Mr. Graft asked what DOT America did at the current facility and if it would change with the expansion. Mr. Venturini explained that they did medical device coatings and treatments and would continue to do so. He stated that they had a \$2M plasma device being placed in the next six months on the last available floor space in the current building, indicating that they needed to expand quickly.

Having no more questions from the Commission, Mr. Weiss opened the public hearing. Hearing no public comment, he asked for any further comment or a motion. Mr. Warnick made a motion to forward a favorable recommendation for 21-C-REZ-3 to the Council; Mr. Zickgraf seconded. Motion passed by roll call vote, 9-0.

OTHER BUSINESS

Mr. Bilger asked if the Commission would be willing to hold a special meeting for the Development Plan for Schrader Real Estate instead of making them wait to the September regular meeting. The exact date would be scheduled later.

He also made the Commission aware of a situation with sidewalks in Brennan's Addition in which a property owner bought multiple lots but would only place sidewalks on one lot since they had the intention of selling the rest later.

ADJOURNMENT

Having no further business, Mr. Zickgraf made a motion to adjourn. Mr. Crowder gave the second, and the meeting was adjourned at 7:42 P.M.

GUEST LIST

1. Michael Venturini335 Towerview Drive, Columbia City

2. Tom & Amy Maher365 W. Gates Road, Columbia City
3. Andrew Peters604 W. Park Drive, Columbia City
4. Andy More5715 N. Ashford Drive, Columbia City
5. Derek Coyle704 Hill Drive, Columbia City
6. Don Armstrong671 N Armstrong Drive, Columbia City
7. Tad Varga.....noted present by staff, did not sign in

GUEST LIST (WEBCAST)

8. No attendees