

**MINUTES**  
**COLUMBIA CITY PLAN COMMISSION**  
**SPECIAL MEETING**  
**AUGUST 17, 2021**  
**10:00 A.M.**

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

**MEMBERS PRESENT**

Walt Crowder  
Doug Graft  
Chip Hill  
Don Langeloh  
Dennis Warnick  
Dan Weigold  
Larry Weiss, President  
Patrick Zickgraf, V. Pres. (remote)

**MEMBERS ABSENT**

Jon Kissinger

**STAFF**

Nathan Bilger  
Amanda Thompson

**ATTORNEY**

(absent)

**AUDIENCE MEMBERS**

Two 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 10:00 A.M.

Mr. Bilger read the roll call with members present and absent listed above.

**CONSIDERATION OF PREVIOUS MEETING MINUTES**

Ms. Thompson stated that the August 2, 2021, meeting minutes were not yet available.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

**1. 21-C-DEV-2**

Schrader Real Estate, Inc., requested Development Plan review of an 8,750 square foot building addition and parking areas at 950 Liberty Drive, Columbia City. Mr. Bilger summarized the Staff Report and outlined the suggested conditions. There were no questions for Mr. Bilger, and Mr. Weiss requested to hear from the applicant.

Doug Walker was present on behalf of Schrader Real Estate. Addressing the Staff Report's comments, he described that the parking lot would be restriped in the spring, and they would make sure to provide the three required ADA-accessible spaces. He explained the dumpster is currently kept inside the building, and this practice is anticipated to continue. Mr. Walker said trees had been removed along the highway in

order to allow for the project, but they intend to replace some of those trees. He said there is no plan to disturb trees between their property and the adjacent residential properties. Mr. Walker stated that any lighting for the addition will be similar to the existing.

Mr. Graft asked if auction items would be kept on-site. Mr. Walker replied that any on-site items would be small and kept inside the building, which is their current practice. Mr. Weiss asked if auctions would occur at this location. Mr. Walker explained that the addition would be garage area, but the existing garage area is planned to be remodeled; if any auctions occur, they would be small and contained in the area of the existing building's footprint. He stated that generally, the only public visitors to the site are sellers coming to view items.

There was a small discussion of the property's drainage. Mr. Walker stated that Walker & Associates designed the drainage plan. Mr. Walker confirmed for Mr. Crowder that the addition would be used for storage of vehicles, trailers, and equipment. Mr. Walker, along with Mr. Bilger and Mr. Hill, said the eastern parcel was in the process of being annexed. Mr. Crowder asked when the Fire Department would sign off on the project. Mr. Bilger and Ms. Thompson replied that comments were sought from both the Columbia City and Columbia Township fire departments, and no reply was received. There were no other questions from the Commission. Mr. Warnick made a motion to approve the Development Plan as submitted, and with the conditions stated in the Staff Report. Mr. Bilger asked for clarification on condition #3, regarding buffering. Mr. Warnick replied that a plan for landscaping should be approved by Staff. Mr. Langeloh gave the second. By roll call vote, the motion passed 8-0.

### **OTHER BUSINESS**

There was no other business.

### **ADJOURNMENT**

Mr. Weiss adjourned the meeting at 10:18 A.M.

### **GUEST LIST**

1. Doug Walker, Schrader Real Estate .....950 Liberty Drive, Columbia City
2. Rick Reiff, W.J. Carey .....1925 N. Binkley Road, Larwill

### **GUEST LIST (WEBCAST)**

3. No attendees