

**MINUTES**  
**COLUMBIA CITY BOARD OF ZONING APPEALS**  
**REGULAR MEETING**  
**FEBRUARY 1, 2022**  
**7:00 P.M.**

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

**MEMBERS PRESENT**

Cathy Gardner  
Jon Kissinger, Chairman  
Anthony Romano(electronic)  
Dennis Warnick  
Dwayne Knott

**MEMBERS ABSENT**

**STAFF**

Nathan Bilger  
Brent Bockelman

**ATTORNEY**

Dawn Boyd (electronic)

**AUDIENCE MEMBERS**

There were two visitors at the meeting and no attendees on the webcast. The attendance list is attached below.

**CALL TO ORDER/ROLL CALL**

Mr. Kissinger 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**

The January 4, 2021, meeting minutes were presented for consideration. Ms. Gardner made a motion to approve the minutes as presented; Mr. Warnick seconded. Motion carried by roll call vote, 4-0 with Mr. Knott abstaining.

**ADMINISTRATION OF OATH**

Ms. Boyd administered the Oath to those wishing to speak

**BUSINESS OLD**

There was no old business.

**NEW BUSINESS**

**1. 22-C-SE-1**

Giving Gardens of Indiana, Inc., have requested a revision of their Special Exception for educational use at 479 S. Towerview Drive. The 2.6-acre property, zoned R-1, Single-Family Residential, is located on the northeast corner of Hanna Street and Towerview Drive.

Mr. Bilger presented the staff report. He explained the nature of the exception review. He explained the added acreage that would be given to them by the City of Columbia City. He added that this was triggered by the proposed addition of a partially open-air pavilion that would be

placed on the property. He displayed the arial views that indicated the property boarders and the proposed building site. He discussed the review criteria and staff recommended conditions.

Rachel Alexander, 6432 S. Appaloosa Dr, Executive Director of Giving Gardens of Indiana, addressed the Board and explained their project. She discussed the building use and location on the property. She stated that the building would be placed on the high ground on the northwest area of the existing property.

Mr. Kissinger asked for public comment.

James Straws, 754 Thornapple Ct., addressed the board in opposition of the project. He explained his concern with the debris that is buried in the area that the building is proposed. He stated that the wetlands that were in that corner were filled in with concrete and other material by the city. Mr. Straws explained that the building would need to pass Indiana building code and this would not pass due to the ground not being suitable to build on. Mr. Kissinger stated that our inspectors would make sure that the building was built to code. Mr. Straws stated that a variance was denied earlier and now is up for approval again. Ms. Gardner explained that nothing was earlier denied. She went on to read the original case to explain that this special exception is new and has not been delt with before. Discussion was made, and information from the previous project was displayed, to clarify that the project in comparison to the earlier case presented to the board.

Ms. Alexander discussed the area and concerns with the area and if it were buildable. Discussion was also made about the area that was given by the city and what could be done on that land. Discussion was also made about the parking

Mr. Warnick made a motion to approve 22-C-SE-1 with staff recommendations. Motion was seconded by Ms. Gardner. Motion passe 5-0 by roll call vote.

Mr. Kissinger thanked the attending public for their input.

### **OTHER BUSINESS**

Mr. Bilger discussed the Extra Jurisdictional area for the City of Columbia City. He stated that it is due to be addressed and will be looked at by the Plan Commission at the next meeting. He also discussed rules and procedure being looked at in the coming months. Electronic participation in the meetings was discussed and the rules that go along with it due to health emergency status.

### **ADJOURNMENT**

Having no other business, Ms. Gardner moved to adjourn; Mr. Knott seconded. Mr. Kissinger declared the meeting adjourned at 7:35 P.M.

### **ATTENDANCE LIST**

1. James Straws.....754 Thornapple Ct
2. Rachel Alexander.....6432 S. Appaloosa Dr

### **ATTENDANCE LIST (WEBCAST)**

3. None

