

MINUTES
COLUMBIA CITY PLAN COMMISSION
REGULAR MEETING
SEPTEMBER 12, 2022
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
Patrick Zickgraf, Vice Pres. (E)

MEMBERS ABSENT

Dan Weigold
Larry Weiss, President

STAFF

Nathan Bilger

ATTORNEY

absent

(E)lectronic participant

AUDIENCE MEMBERS

The Guest List, attached, was signed by five visitors. There were no attendees on the webcast.

CALL TO ORDER/ROLL CALL

Since he was attending remotely, Mr. Zickgraf requested that one of the other members run the meeting. Mr. Warnick volunteered and called the meeting to order at 7:01 P.M. Mr. Bilger read the roll call with members present and absent listed above.

CONSIDERATION OF PREVIOUS MEETING MINUTES

Mr. Bilger confirmed there were no minutes for review.

ADMINISTRATION OF THE OATH TO WITNESSES

Four visitors were sworn in by Mr. Bilger.

OLD BUSINESS

There was no old business.

NEW BUSINESS

1. 22-C-REZ-2

A. Shively & Co., LLC, requested an amendment to the Columbia City Zoning Map to reclassify property at 575 E. Business 30 from the R-2, Two-Family Residential District, to the GB, General Business District. Mr. Bilger described the property and stated that the rear parcel is already zoned GB; the petitioner is requesting to unify the zoning and prepare for development. He displayed the Future Land Use Map and stated that the property was marked with both Commercial and Medium Family Residential, so the members could consider the most appropriate interpretation. He discussed that the property had a history of

being associated with commercial use and was not able to identify any negative effects of extending the commercial zoning through the full property. There were no questions for Mr. Bilger, and Mr. Warnick requested to hear from the petitioner.

Kevin Michel, of Walker & Associates, was present on behalf of the petitioner. He summarized the request to rezone the north parcel and added that the new development's parking will not extend much further north than the existing parking, some of which is located on the north parcel. Mr. Michel mentioned that the detention area is planned within the drainage easement, and a request has been submitted for the Drainage Board to consider the location. Mr. Michel answered questions the members had regarding drainage and maintenance of vegetation. When there were no further questions for Mr. Michel, Mr. Warnick asked if any other visitors wished to speak; hearing none, he closed the public portion of the meeting. Mr. Langeloh made a motion to forward a favorable recommendation on 22-C-REZ-2. Mr. Kissinger gave the second. By roll call vote, motion passed 7-0.

2. 22-C-REZ-3

Otis R. Bowen Center for Human Services, Inc., requested an amendment to the Columbia City Zoning Map to reclassify a property located at 1259 E. State Road 205 from the R-1, Single-Family Residential District, to the GB, General Business District. Mr. Bilger stated that the subject property is improved with a house which is planned to be demolished as part of the proposed development for a medical office. He described the zoning and uses of the surrounding properties. Displaying the aerial, Mr. Bilger specified that the overall site includes the parcel to the east, already zoned GB. He outlined the area on the Future Land Use Map and said the Commission would need to consider whether the property was better suited for commercial or low density residential. He added that GB does allow for some residential uses. Mr. Bilger summarized the review criteria listed in the Staff Report, and there were no questions from the Commission.

Mr. Warnick requested to hear from the petitioner. Greg Green, of W.J. Carey, introduced himself and stated that W.J. Carey is the general contractor for the development. He briefly described the aesthetics of the project and offered to answer questions. Mr. Warnick asked if the retention pond would remain on the property. Mr. Green believed it would but said he didn't think the plans had been finalized yet. Mr. Bilger said he expected the development plan review would be scheduled around December or January. There were no further questions for Mr. Green, and Mr. Warnick asked if anyone else wished to speak. Hearing none, he closed the public portion of the meeting.

Mr. Langeloh referred to the property to the north and asked if anyone had spoken with the owner. He said the topography of the area there is undesirable and suggested one of the neighboring owners (being the City and the Bowen Center) might consider offering to purchase the property. Mr. Bilger thought he recalled there having been some discussion between the parties earlier in the year. Mr. Hill then made a motion to forward a favorable recommendation for 22-C-REZ-3. Mr. Crowder gave the second. Motion passed, 7-0.

3. 22-C-DEV-4

A. Shively & Co., LLC, requested Development Plan Review for a 6,218 square foot store, proposed to be located at 575 E. Business 30. Mr. Bilger described the petitioner's plan for a retail building, slightly larger than the one that had previously been located on the site. He stated the Board of Zoning Appeals recently approved a Variance request for the front

setback. Mr. Bilger discussed the parking, drainage, and utility locations. He pointed out that the southernmost parking space had been drawn in the right-of-way and would require Board of Works approval. But, because the plan exceeds the required number of parking spaces, Mr. Bilger recommended the space be removed. He added that the ADA spaces did not meet the requirement for van accessibility. Mr. Bilger cited seven suggested conditions of approval listed in the Staff Report. Mr. Warnick asked if a location had been marked for a refuse container. Mr. Michel said the decision had not yet been made. Mr. Bilger said a condition could be added with regard to a dumpster area. There were no additional questions for Mr. Bilger.

Mr. Warnick requested to hear from the petitioner. Kevin Michel stepped forward again and stated his name and address for the record. Addressing Mr. Bilger's comments, Mr. Michel described that the south parking lot would be illuminated, and the access strip for the handicap accessible parking spaces would be widened, shifting the parking spaces slightly south but staying clear of the road right-of-way. Regarding the dumpster area, Mr. Michel requested an approval that would be subject to whether or not a dumpster area was needed. He said, if it is required, it would likely be located in the northwest corner, as this seemed the most practical location on the site. Mr. Michel discussed the site's drainage and stated that he had addressed the comments from the Soil and Water Conservation District. Mr. Langeloh asked if any storage area were planned behind the building. Mr. Michel said he was unaware of any such plans. Mr. Hill said the Electric Department may relocate the electrical wire from behind the building to the front. Mr. Michel answered questions about the building's aesthetics and explained the elevations. When all questions had been satisfied, Mr. Hill made a motion to approve 22-C-DEV-4, with the seven suggested conditions listed in the Staff Report, plus an eighth condition that if there is a refuse container, it must be enclosed. Mr. Kissinger gave the second. Motion passed 7-0, by roll call vote.

OTHER BUSINESS

4. Discussion of Parking Code

Mr. Bilger stated that the Code Committee requested the Parking Code be reviewed and amended. He displayed a list of items to consider and asked the members to let him know if they identified any other areas in need of evaluation. The members added their thoughts as Mr. Bilger read through the list. They suggested creating an ad hoc Parking Code Committee, and Mr. Warnick, Mr. Langeloh, and Mr. Hill were chosen as members.

5. Extraterritorial Jurisdiction

Expansion of the Extraterritorial Jurisdiction had previously been put on hold, but Mr. Bilger said Mayor Daniel recently asked that the Commission move forward with the process. Mr. Bilger outlined the remaining steps, with the first one being an amendment to the Comprehensive Plan.

Mr. Bilger also gave an update on the US 30 project, saying that the Indiana Department of Transportation would be conducting a 2-year study in order to provide options for review during their next phase of studies, with a goal of identifying one preferred alternate plan. He said the INDOT representative anticipated this process would take approximately seven years, which Mr. Bilger expressed was a very expedient turnaround time.

ADJOURNMENT

There being no further business, Mr. Hill made a motion to adjourn, seconded by Mr. Kissinger. The members voted 7-0 in favor of the motion, and the meeting was adjourned at 8:15 P.M.

GUEST LIST

1. Greg Green 87 E. 600 North, Columbia City
2. Adam Shively 2390 N. Binkley Road, Larwill
3. Annette Shively 2390 N. Binkley Road, Larwill
4. Kevin Michel 4242 S. 700 East, Columbia City
5. Tom Maher 365 W. Gates Road, Columbia City

GUEST LIST (WEBCAST)

6. None.