

MINUTES
COLUMBIA CITY PLAN COMMISSION
REGULAR MEETING
MONDAY, MARCH 4, 2019
7:00 P.M.

WHITLEY COUNTY GOVERNMENT CENTER
COUNTY COMMISSIONERS/COUNTY COUNCIL MEETING ROOM

MEMBERS PRESENT

Larry Weiss, President
Patrick Zickgraf, Vice President
Walt Crowder
Doug Graft
Jon Kissinger
Don Langeloh
Jeff Walker
Dennis Warnick
Dan Weigold

STAFF

Nathan Bilger
Amanda Thompson

ATTORNEY

Dawn Boyd

MEMBERS ABSENT

None

VISITORS

Four visitors were present at the March 4, 2019, Columbia City Plan Commission meeting. A guest list is included with the minutes of this meeting.

CALL TO ORDER

Mr. Weiss called the meeting to order at 7:00 P.M.

ROLL CALL

Ms. Thompson read the roll call with those members present and absent listed above.

CONSIDERATION AND ADOPTION OF THE FEBRUARY 4, 2019, COLUMBIA CITY PLAN COMMISSION MINUTES

Mr. Weiss asked if there were any corrections or additions to the February 4, 2019, meeting minutes. Mr. Langeloh made a motion to approve the minutes as distributed. Mr. Kissinger gave the second. The members voted unanimously to carry the motion.

ADMINISTRATION OF THE OATH TO WITNESSES

Two visitors were sworn in by Ms. Boyd, although it was noted that there were no public hearings on the agenda.

OLD BUSINESS

There was no old business.

NEW BUSINESS

1. 19-C-DEV-1

The Columbia City Redevelopment Commission requested Development Plan Review for a 30,000± square foot mixed-use building to be located at 306 W. Van Buren Street, Columbia City. Mr. Bilger summarized the Staff Report and described the project. He explained that the Board of Zoning Appeals had recently reapproved a Special Exception for the mixed-use and approved a Variance of the minimum floor area for the apartments. A condition of the Special Exception approval included that some Special Exception criteria be reviewed during the Development Plan Review. These items were listed in the Staff Report along with 5 suggested conditions of approval for the Development Plan.

The Board briefly discussed the proposed landscaping and parking. Mr. Weiss expressed concern about decreasing the number of available downtown parking spaces. Mr. Warnick disagreed that there would be a negative impact on downtown parking. Mr. Bilger asked about a parking study. Mr. Walker stated that there was a study in 1992 and another more recently. Between the two studies, parallel parking was converted to diagonal parking and several parking lots had been created. The later study showed significantly more parking than in 1992, even though there were more retail businesses downtown at that time. Mr. Bilger added that having more residential locations could cause an increase in foot traffic and decrease the amount of parking needed. Mr. Weiss asked how parking in the Central Business District could become regulated. Mr. Bilger replied that there would need to be a code change. Mr. Walker announced that a new parking study will likely be conducted later this year or early next year as part of the City's downtown revitalization plan.

Todd Bauer with Foresight Consulting was present to answer the Board's questions regarding the project. He addressed the Board and was sworn in by Ms. Boyd. After a brief discussion regarding fire suppression, there were no further questions for Mr. Bauer. There was no one else present who wished to speak. Mr. Warnick made a motion to approve the request as submitted and with the suggested conditions listed in the Staff Report. Mr. Walker gave the second. The members supported the motion with a vote of 8-0-1 with Mr. Langeloh in abstention.

OTHER BUSINESS

2. Ravenwood, Section 2 – Secondary Plat Review

Mr. Bilger explained that a condition of the primary plat approval for Section 2 of Ravenwood described that secondary plat approval be considered by the Plan Commission if sureties were proposed. Mr. Bilger reviewed all the conditions of the primary plat approval and highlighted the ones he felt were still outstanding which included a temporary access easement on the adjacent property, a 5-year time limit on paving, the resolution of deed gaps or overlaps, and a 5-year bond for the construction of the cul-de-sacs. He suggested that the 5-year bond be required after the initial development bond. He felt the proposed covenants were sufficient. Mr. Walker suggested the time limit for the temporary access cul-de-sacs start at the same time that the warranty begins on the constructed streets, when the streets are turned over to the City. Mr. Bilger agreed that would be the expectation.

Kevin McDermit of Lougheed & Associates was present to answer any questions the Commission had. Mr. Walker stated that he had forwarded the covenants to the City's attorney for comment. Mr. Warnick asked if the Commission should continue discussion of the covenants pending the attorney's response. Mr. Bilger replied that covenants are private documents and only of concern of the developer except the sections the Commission required, pertaining to maintenance. Mr. Warnick requested Ms. Boyd's insight. Ms. Boyd felt there shouldn't be a need to give a specific approval of the covenants.

Mr. McDermit reported that he had been working with the City to receive approvals from their departments and from the Soil & Water Conservation District. Indiana Department of Environmental Management had given their approval of the sanitary sewer. Northeastern REMC had been consulted regarding easements. Mr. McDermit felt everything was in order for secondary plat approval. Mr. Bilger asked for the project timeline. Mr. McDermit replied that tree harvesting was already underway with development planned to begin in mid-April.

With no further questions, Mr. Kissinger made the motion to approve the plat as presented. Mr. Warnick gave the second. The motion carried with a vote of 8-0-1 with Mr. Langeloh in abstention.

ADJOURNMENT

Mr. Warnick made a motion to adjourn. Mr. Zickgraf gave the second, and the meeting was adjourned at 7:39 PM.

GUEST LIST

1. Todd Bauer ----- 1910 St. Joe Center Road, Suite 51, Fort Wayne
2. Kevin McDermit ----- 1017 S. Hadley Road, Fort Wayne
3. Carl Siler ----- 310 N. Oak Street, Columbia City
4. Kevan Biggs ----- 9689 N. Miami Lane, Roanoke