

MINUTES
COLUMBIA CITY PLAN COMMISSION
REGULAR MEETING
MONDAY, NOVEMBER 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
Doug Graft
Chip Hill
Jon Kissinger
Dennis Warnick
Dan Weigold

STAFF

Nathan Bilger
Amanda Thompson

ATTORNEY

Dawn Boyd

MEMBERS ABSENT

Walt Crowder
Don Langeloh

VISITORS

One visitor was present at the November 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 JUNE 3, 2019, COLUMBIA CITY PLAN COMMISSION MINUTES

Mr. Weiss asked if there were any corrections or additions to the June 3, 2019, meeting minutes. Mr. Warnick made a motion to approve the minutes as distributed. Mr. Kissinger gave the second. The members voted 6-0-1 to carry the motion. Mr. Weigold abstained.

ADMINISTRATION OF THE OATH TO WITNESSES

One visitor was sworn in by Ms. Boyd.

OLD BUSINESS

There was no old business.

NEW BUSINESS

1. 19-C-DEV-3

Professional Federal Credit Union requested Development Plan Review for a ±3130 square foot financial building proposed to be located on two parcels at 379 W. Plaza Drive, Columbia City. Mr. Bilger described the location and project. He explained the proposal included an excessive amount of parking; however, other financial institutions in the area have similar parking counts. He added that the private access drive was drawn parallel to Plaza Drive as required per the Covenants and plat and also required as a condition of approval for Towne & Country Plaza. Mr. Bilger stated the landscaping plan met the Code's requirements, and he listed from the Staff Report four suggested conditions. Mr. Bilger asked Mr. Hill if City Utilities had any concerns with the project. Mr. Hill replied there were none. Mr. Weiss asked if the American Disabilities Act now requires 5' wide sidewalks. Mr. Bilger confirmed that it does, and so, the 5' width should be added as a condition of approval; the ADA requirement trumps the City's spec requirement of 4'. There were no further questions from the Commission, and Mr. Weiss asked for the petitioner's comments.

Ethan Yoder of Engineering Resources, Inc. was present on behalf of Professional Federal Credit Union. He said he would discuss with his client about removing some of the proposed parking. He answered concerns about drainage stating that regional detention was assumed because the other lots do not appear to have any detention. He said he would contact the seller and see if any drainage plans could be located. If no plans can be found, he stated that he will seek other options to meet the requirements of the Soil and Water Conservation District. Regarding the pedestrian connection, Mr. Yoder asked the Commission if there was a preferred location. It was the consensus of the members that the connection be installed parallel to the west side of the drive. Mr. Yoder said that if the western parking were removed, the sidewalk would remain in the vicinity and extend as discussed. Mr. Bilger added that this plan would allow the parking spaces to be added later if needed, without causing relocation of the sidewalk. The members asked Mr. Yoder to describe the drive-through Interactive Teller Machine (ITM) units, and Mr. Bilger added that if a walk-up ATM were located on site (such as, in the lobby), additional parking spaces would be required for each walk-up ATM.

Mr. Weiss asked about plans for signage. Mr. Yoder replied that there have been some preliminary discussions, and his understanding is that the client will request a

monument sign closer to the access road, on the north side of the property. Mr. Warnick asked if the sign would contain an electronic message center, and Mr. Yoder did not believe an EMC would be proposed. There were no further questions for Mr. Yoder.

Mr. Weiss asked if anyone else was present who wished to speak with regard to the petition. No one was present, so he closed the public portion of the meeting. Mr. Weiss made a motion to approve 19-C-DEV-3 with the condition that lighting must be directed and/or shielded to prevent glare onto public rights-of way, the sidewalk shall be 5' wide in accordance with ADA requirements and shall be extended from the building to run parallel with Plaza Drive, the proposed 8.5'-wide parking space shall be removed as well as other excess parking (as discussed), and the project must comply with the requirements of the Soil & Water Conservation District. Mr. Kissinger gave the second. The Commission voted unanimously to carry the motion. Mr. Bilger asked Mr. Yoder about the timeframe for the project. Mr. Yoder replied that a timeframe had not yet been determined because the client wanted to obtain the required approvals prior to purchasing the property.

OTHER BUSINESS

There was no other business. Mr. Bilger asked the members if there were any comments regarding the proposed 2020 meeting schedule. He noted the September meeting date had been adjusted due to Labor Day and may conflict with City Council's meeting. The members had no concerns with the proposed dates.

ADJOURNMENT

Mr. Warnick made a motion to adjourn. Mr. Zickgraf gave the second, and the meeting was adjourned at 7:25 PM.

GUEST LIST

1. Ethan Yoder (Engineering Resources, Inc.) ---- 11020 Diebold Road, Fort Wayne, IN