

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
OCTOBER 9, 2013 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Roger Lang (President), Frank Jerome, Tom Wetherald, Nancy Ann Brown, Mike Harris, and Bryan Schorer.

Members Absent: Tony London, John Hatter, Dave Fisher and Tom Finke (Bartholomew County Plan Commission liaison).

Staff Present: Jeff Bergman, Melissa Begley, Thom Weintraut, Sondra Bohn, and Don Edwards, (Deputy City Attorney).

CONSENT AGENDA

Minutes of the September 11, 2013 meeting (Approval and Signing).

Motion: Mr. Harris made a motion to approve the minutes of the September 11, 2013 meeting. Ms. Brown seconded the motion and it carried unanimously by voice vote

OLD BUSINESS REQUIRING COMMISSION ACTION

None

NEW BUSINESS REQUIRING COMMISSION ACTION

PP-13-06: Shadow Creek Farms Major Subdivision Preliminary Plat, Section 7A – a request by Beazer Homes to revise a previously approved Preliminary Plat to divide 11.463 acres into 45 lots, including a modification from Section 16.24.060 (Table 16.24-1) to reduce the required sidewalk width from 5 feet to 4 feet. The property is located south of County Road 200 South between County Roads 225 West and 150 West in the City of Columbus.

PP-13-07: Shadow Creek Farms Major Subdivision Preliminary Plat, Section 7B – a request by Beazer Homes to revise a previously approved Preliminary Plat to divide 4.546 acres into 31 lots, including a modification from Section 16.24.060 (Table 16.24-1) to reduce the required sidewalk width from 5 feet to 4 feet. The property is located south of County Road 200 South between County Roads 225 West and 150 West in the City of Columbus.

PP-13-08: Shadow Creek Farms Major Subdivision Preliminary Plat, Section 8 – a request by Beazer Homes to revise a previously approved Preliminary Plat to divide 21.139 acres into 32 lots, including a modification from Section 16.24.060 (Table 16.24-1) to reduce the required sidewalk width from 5 feet to 4 feet. The property is located south of County Road 200 South between County Roads 225 West and 150 West in the City of Columbus.

Ms. Begley presented the background information on these requests.

Ms. Brown stated that initially the subdivision was so large that they wanted to plat it in different phases, as they were not certain of the period for development. She stated that it was her opinion the development was constructed much faster than they had anticipated.

Mr. Bill Bryant with Beazer Homes represented the petitioner.

Mr. Bryant stated that the contractor had constructed over 500 lots with four-foot wide sidewalks and had just continued throughout the remaining three sections with that same size. He asked the Plan Commission for approval for the modification of the four-foot sidewalks that already had been installed and stated they would install the sidewalks in the future sections to the required five feet.

Discussion was held regarding the width of the sidewalks for these requests before the Commission.

Mr. Bergman stated he did not think this was an intentional error on the part Beazer. At one time, there was a 4-foot minimum size requirement and after it was increased to 5 feet, the construction employees in the subdivision were just doing what they had done in the past.

Mr. Lang opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Lang closed the meeting to the public.

Mr. Bergman stated staff would recommend approval of the modifications requested for these sections subject to the applicant addressing technical comments that are outstanding.

Motion: Mr. Jerome made a motion to approve **PP-13-06** allowing the modification from the Subdivision Control Ordinance to reduce the required sidewalk width from 5 feet to 4 feet and they are required to complete a remaining items listed below:

1. Finalize the Preliminary Plat with the technical comments listed below:
 - a. Change the signatures on the Primary Approval to President, Roger Lang and Secretary, Dave Fisher.
 - b. Under Lakecrest Drive, include the wording (Local, Residential, Suburban)
2. Amend the Final PUD Plan to update the house elevations and add recording information.
3. Record the Final PUD Plan and house elevations.

Mr. Harris seconded the motion and it carried with a vote 6-0.

Motion: Ms. Brown made a motion to approve **PP-13-07-** allowing the modification from the Subdivision Control Ordinance to reduce the required sidewalk width from 5 feet to 4 feet and they are required to complete the remaining items listed below:

1. Finalize the Preliminary Plat with the technical comments listed below:
 - a. Change the signatures on the Primary Approval to: President, Roger Lang and Secretary, Dave Fisher.

- b. Under Shadow Bend Drive, include the wording (Local, Residential, Suburban)
2. Amend the Final PUD Plan to update the house elevations and add recording information.
3. Record the Final PUD Plan and house elevations.

Mr. Harris seconded the motion and it carried with a vote of 6-0.

Motion: Ms. Brown made a motion to approve **PP-13-08** allowing the modification from the Subdivision Control Ordinance to reduce the required sidewalk width from 5 feet to 4 feet and they are required to complete a list of remaining items below:

1. Finalize the Preliminary Plat with the technical comments listed below:
 - a. Change the signature on the Primary Approval to : Secretary, Dave Fisher
 - b. Under Shadow Bend Drive, replace the word "Road" with "Street"
2. Amend the Final PUD Plan to add recording information.
3. Record the Final PUD Plan and house elevations.
4. Finalize the construction of 200 South sidewalks.

Mr. Wetherald seconded the motion and it carried with a vote of 6-0.

DISCUSSION ITEMS

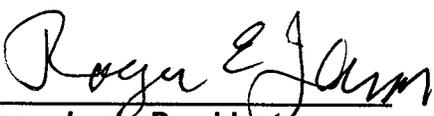
Mr. Bergman stated the State Street project was processing and he was pleased with the consultant team. He stated there were approximately 30 members of the public that attended the most recent open house. Mr. Bergman stated that they were expecting a final draft by the end of this year to the steering committee. He stated the public unveiling would be sometime after the first of the year after input from the steering committee.

DIRECTOR'S REPORT

Mr. Bergman stated that Leanne Wells would be joining the Planning Department staff members on October 14, 2013 as the new Associate Planner.

LIASION REPORT

ADJOURNMENT: 4:45 p.m.

 11/13/13
Roger Lang, President


Dave Fisher, Secretary

