

MINUTES
BARTHOLOMEW COUNTY PLAN COMMISSION MEETING
THURSDAY, NOVEMBER 12, 2015 AT 8:30 A.M.
COUNCIL CHAMBERS, CITY HALL
COLUMBUS, INDIANA

MEMBERS PRESENT: Zack Ellison, Rick Flohr, Tom Finke (Secretary), Jorge R. Morales, Lisa Moore, Phyllis Apple, Don Meier and Dennis Baute (City Plan Commission Liaison).

MEMBERS ABSENT: Jason Newton and Kris Medic.

STAFF PRESENT: Jeff Bergman, Sondra Bohn, Melissa Begley, Charles Russell, and Cindy Boll (Deputy County Attorney).

CONSENT AGENDA

Minutes of the October 14, 2015 (Approval and Signing).

Motion: Mr. Morales made a motion to approve the minutes with one correction to Mr. Flohr's name. Ms. Moore seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

B/RZ-15-02: Bruce Nolting Commercial – A request by Bruce Nolting to rezone 41.68 acres from AP (Agriculture: Preferred) to CR (Commercial: Regional). The property is located at the southwest corner of the intersection of US 31 and State Road 46, in Columbus Township.

Mr. Don Meier recused himself from voting on this request as he has a conflict of interest.

Mr. Bergman stated there was a presentation at last month's meeting so it would not be repeated today. He stated Mr. Russell would be available for questions.

Mr. Morales asked if there was any additional information from INDOT regarding access to the property.

Mr. Bergman stated that INDOT stated there would be the normal standards in place for state highway access points. Mr. Bergman stated it would not be limited to an existing driveway location. Each drive would be subject to INDOT review and approval.

Mr. Tim Allen with Independent Land Surveying and Bruce Nolting owner of the property represented the petitioner.

Ms. Moore requested a brief summary of the staff report that was presented at the October, 2015 meeting.

Mr. Russell gave a brief presentation of the request.

Discussion was held regarding the required buffer for the home that the subject property touches on 3 sides. Mr. Bergman stated that the Type A buffer would require more screening and landscaping materials than the Type C that the Zoning Ordinance requires.

Mr. Finke stated there is no conflict with the regulated drain that runs through the property. He stated they deal with this issue all the time.

Mr. Ellison opened the meeting to the public.

Mr. Ellison stated they had received a letter from Allen Eiler opposing the request.

Mr. Paul Younger expressed concerns regarding the buffer that would surround his home. He also expressed concern about traffic, flooding and noise.

Much discussion was held regarding materials that would be used if a fence would be installed at this location.

Ms. Martha Cooper stated she was concerned about curb cuts off the state highways and traffic in the area.

Mr. Ray Fawbush stated he was concerned for the resident who lived in the house that would be surrounded on all three sides with commercial development.

Mr. Brent Crider expressed concern about the commercial development already in the area that had not been properly maintained and flooding that might happen when the property is developed.

Mr. Bergman stated before there could be development on this property there would have to be an engineering study done that would distinguish floodway from the flood fringe. There would be no development allowed in the floodway, but the flood fringe area can be developed as long as the structures are elevated or flood proofed to prevent them from receiving any damage.

Mr. Ellison stated that the Comprehensive Plan calls for commercial development in this area.

Mr. Daniel Bailey expressed concern about contamination of his well water. He also expressed concerns about large truck operations hauling hazardous materials and ethanol products being produced at this site. Mr. Bergman stated both examples would not be permitted in the proposed commercial zoning.

Mr. Jerry K. Schnur former owner of the property stated he would prefer the site to remain agriculture.

Mr. Ellison closed the meeting to the public.

Mr. Allen stated when the property is developed there would be an extensive analysis of the property done and proper steps would be taken to follow all rules that were in place when developing. There is a sixteen inch water main available at west end of the church property to the north of the site that would be adequate for fire protection.

Mr. Flohr stated that he would like to know what is planned for the property.
Mr. Bergman stated the Commission has the ability to attach commitments to the rezoning.

Mr. Finke asked if Mr. Younger's preference would be to have a fence installed around his property. He stated if the surrounding property is commercial the answer would be yes.

Motion: Ms. Apple made a motion to send a favorable recommendation to the Bartholomew County Commissioners with the Type A buffer being required around Mr. Younger's House. Ms. Moore seconded the motion and it failed with a vote of 4-2 with Mr. Flohr and Mr. Morales being the nay votes.

Motion: Mr. Flohr made a motion to deny sending a favorable recommendation to the Bartholomew County Commissioners. Mr. Morales seconded the motion and it failed with a vote of 2-4 with Ms. Apple, Ms. Moore, Mr. Ellison and Mr. Finke being the nay votes.

Mr. Bergman stated that this request will automatically be continued to the December 9, 2015 meeting.

DISCUSSION ITEMS

DIRECTOR'S REPORT

Mr. Bergman stated that there would be a rezoning before the Plan Commission in December that will be initiated by Staff. He stated it is intended to correct a map error that has been discovered. Mr. Bergman stated that in 1998 this property had been rezoned to commercial. He stated the change had never been made to the zoning maps. Mr. Bergman stated since the zoning maps have been amended and adopted twice since then a formal process is necessary to correct the map.

Mr. Bergman stated that Laura Thayer will be joining the Planning Department staff as the MPO/Director/Transportation Planner sometime in December 2015. She had previously worked in the Planning Department.

ADJOURNMENT 9:20 A.M.


Zack Ellison, President


Tom Finke, Secretary