

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
NOVEMBER 12, 2015 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Roger Lang, David Jones, Dennis Baute, Tony London, Frank Jerome, Beth Fizel, Mike Harris, Russ Poling, Sondra Bolte, Dave Fisher and Tom Finke (Bartholomew County Liaison).

Members Absent: Rodney Finke.

Staff Present: Jeff Bergman, Melissa Begley, Sondra Bohn, Emilie Pinkston, Allie Keen, Ashley Klingler, Charles Russell and Don Edwards (Deputy City Attorney).

CONSENT AGENDA

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

Motion: Mr. Baute made a motion to approve the minutes. Mr. Jerome seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

ANX-15-02: Columbus Place Apartments – A request by Columbus Place Apartments to annex 3 parcels for a total of 21.15 acres into the City of Columbus Corporate Limits. The properties are located on the north side of Goeller Blvd, approximately 138 feet east of Tipton Lakes Blvd, in Columbus Township.

RZ-15-09: Columbus Place Apartments – A request by Columbus Place Apartments to rezone 2 properties for a total of 19.16 acres from AP (Agriculture: Preferred) and RS1 (Residential: Single Family 1) to RM (Residential: Multi-family). The properties are located on the north side of Goeller Blvd, approximately 138 feet east of Tipton Lakes Blvd, in Columbus Township.

Mr. Lang read a letter from Nathan Waggner from Cash Waggner & Associates, representing Columbus Place Apartments, asking for a continuance of this request to the January 13, 2016 meeting. He stated more time was needed to complete the traffic study that was requested.

Motion: Mr. Jerome made a motion to continue **ANX-15-02** to the January 9, 2016 meeting. Ms. Bolte seconded the motion and it carried unanimously by voice vote.

Motion: Mr. Polling made a motion to continue **RZ-15-09** to the January 9, 2016 meeting. Ms. Bolte seconded the motion and it carried unanimously by voice vote.

NEW BUSINESS REQUIRING COMMISSION ACTION

PUDF-15-12: Chevrolet of Columbus – A request by Chevrolet of Columbus to revise a

Final PUD Plan to add an additional freestanding sign and increase the size of a previously approved wall sign. The property is located at 2825 Merchants Mile, in the City of Columbus.

Ms. Begley presented the staff information on this request.

Mr. London asked if Menards provided any guidance on the size of this sign. Ms. Begley stated no. Mr. Bergman stated most of their comments in the past when the changes were made were directly related to the Menards store.

Mr. Leo Portaluppi, owner of the Chevrolet dealership represented the petitioner.

Mr. Portaluppi stated that this size sign was part of the Chevrolet dealership package that was used at most of their sites. He stated he could go with a smaller size but it defeats the purpose of the visibility he is attempting to achieve.

Mr. Portaluppi stated he had attended many meetings regarding this sign and would ask for the Commission's approval. He stated the building is being constructed and they are under a severe time crunch to move into the facility. He stated this sign would be leased to the dealership from Chevrolet.

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. London spoke in favor of the sign and Mr. Poling stated he agreed

Ms. Bolte stated we have allowed the PUD to be changed because none of this was allowed in the past. Ms. Bolte stated they had relaxed some of the restrictions so this request would even be allowed. She expressed concern about approving a larger size at this site which would appear significant larger because of the lower sign height.

Mr. Bergman stated that staff would recommend approval of the larger wall sign and denial of the proposed freestanding sign. He stated that staff would recommend the same size of freestanding sign for this location that would be allowed in the CR zoning district and that size would be 200 sq. feet.

Motion: Mr. Jerome made a motion to approve the additional wall sign and the freestanding sign as proposed at 225 square feet for this request. Mr. London seconded the motion and it carried with a vote of 7-3 with Mr. Fisher, Mr. Harris and Ms. Bolte being the nay votes.

PP-15-05: Woodland Parks Major Subdivision Replat – A request by Skaggs Development, LLC for approval of a revision to the preliminary plat for Woodland Parks Major Subdivision, to convert common area (Block D1) to a building lot resulting in a total of 153 lots for the entire subdivision on approximately 47.76 acres. The property is located on the west side of US 31, approximately 567 feet north of County Road 400 North, in German Township. Block D1 is specifically located between 5995 and 1862 Conifer Court.

Ms. Keen presented the staff information on this request.

Mr. E.R. Gray with E. R. Gray and Associates and John Main with Skaggs Builders represented the petitioners.

Mr. Baute asked if that could have been a lot in the beginning. Ms. Keen stated yes.

Mr. Gray stated that they are asking for approval on the revised preliminary plat to allow a home build on this lot. He stated they had obtained the required 75% of the lot owners consent and have not heard of anyone that is against changing this common area to a buildable lot.

Mr. Main stated they have scheduled a final walk through of Sections 1A and 1B according to the conditions of for the previous Woodland Parks rezoning and any issues with the public improvements shall be addressed prior to approval of the next final plat, including this lot. He stated they were working with the City Engineers Office on some different issues that need to be addressed.

Mr. Fisher asked about the single-family homes that have been built in the area previously requested to be rezoned to RT. Mr. Main stated in the beginning it was their impression there was a demand for duplexes and none of that has materialized.

Mr. Gray stated it was his impression that the rezoning had already been approved. Mr. Bergman stated a condition of the rezoning was the issues would need to be resolved with the improvements before the rezoning can be finalized. He stated this had not happened.

Mr. Bergman stated the incomplete RT rezoning is only an issue should they come and want to build a zero lot line product and the zoning would not be in place for that because the infrastructure items have not been completed.

Mr. Lang opened the meeting to the public.

Mr. Don Strietelmeier stated he was concerned with the increased traffic on County Road 200 West. He stated he had farmed this area for a number of years and expressed concern that the street lighting would affect the growth of the soybeans in the fields.

Mr. Don Casper stated that as a neighbor he was concerned about a letter he received from Skaggs Builders. He stated the wording did not make sense to him and he was confused about which lot was being developed. He stated it was important for him to understand what he was signing.

Ms. Jean Donica stated she had handed out the letter and a map to most of the homeowners in the subdivision that were included in the 75% group of people that needed to consent to the change.

Mr. Lang closed the meeting to the public.

Motion: Mr. Jones made a motion to continue this request to the December 9, 2015 meeting to give the other property owners who signed the consent letter who might have misunderstood the request a chance to sign another revised letter. They would need to get the 75% of the property owner's signatures again. Mr. London seconded the motion and it carried with a vote of 10-0.

DISCUSSION ITEMS

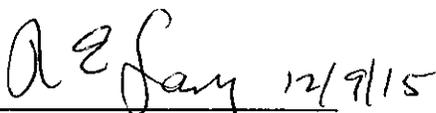
Mr. Bergman stated that ARa had completed a study of the Columbus Area MPO recommended that the MPO Director merge with the Planning Department. He stated that the MPO Policy Board agreed to this and put their staff member under the Planning Department. Mr. Bergman stated Laura Thayer would be returning to the Planning Department as the new MPO Director sometime in December 2015.

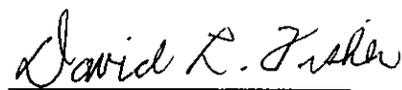
DIRECTOR'S REPORT

Mr. Bergman introduced Russ Polling, Sr. as the new Plan Commission member, replacing John Hatter.

LIAISON REPORTS

ADJOURNMENT: 5:30 p.m.


Roger Lang, President


Dave Fisher, Secretary