

**MINUTES  
COLUMBUS PLAN COMMISSION MEETING  
NOVEMBER 13, 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, Bryan Schorer, Dave Fisher, John Hatter, Tony London and Tom Finke (Bartholomew County Plan Commission liaison).

**Members Absent:** Mike Harris.

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

**CONSENT AGENDA**

Minutes of the October 9, 2013 meeting (Approval and Signing).

Motion: Mr. Hatter made a motion to approve the minutes of the October 9, 2013 meeting. Mr. Jerome seconded the motion and it carried unanimously by voice vote.

**MP-13-09: Fultz Minor Subdivision Replat** – a request by Carla Fultz to create 1 new lot for a total of 2 lots totaling 1.89 acres. The request includes a determination by the Plan Commission as to whether or not a sidewalk will be required along the frontage of State Road 58. The property is located at 3470 West County Road 450 South in the City of Columbus.

Mr. Bergman presented the background information on this request.

Mr. Lang opened the meeting to the public.

There was one to speak for or against this request.

Mr. Lang closed the meeting to the public.

Mr. Bergman stated that staff would recommend approval of this item on the Consent Agenda.

Motion: Mr. Fisher made a motion to approve this request as presented and allow the sidewalk to be omitted at this site. Mr. Hatter seconded the motion and it carried unanimously by voice vote.

**OLD BUSINESS REQUIRING COMMISSION ACTION**

None

**NEW BUSINESS REQUIRING COMMISSION ACTION**

**RZ-13-06: Orinoco Properties** – a request by John Counciller to rezone a 1.6 acre parcel

from I-2 (Industrial: General) to CC (Commercial: Community). The property is located at 1720 17<sup>th</sup> Street, in the City of Columbus.

Ms. Allie Keen presented the background information on this request.

Mr. John Counciller, owner of the property represented the petitioner.

Mr. Wetherald asked if they would be required to install a buffer along the residential part. Ms. Keen stated no. She stated a majority of the homes were zoned Industrial. Mr. Bergman stated the Plan Commission has the discretion to add a buffer as a condition.

Mr. Counciller stated this property had originally used for Industrial until the machine shop closed twenty-five years ago. He stated this would give him more flexibility in renting to smaller tenants.

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 that staff would recommend sending a favorable recommendation to the City Council with the condition that the uses noted in the staff report be prohibited at this location.

Motion: Mr. Jerome made a motion to send a favorable recommendation to the City Council with the following condition: The following permitted CC (Commercial, Community Center) uses shall be prohibited at this location (1) auto-oriented uses (large scale), (2) auto rental (includes truck, RV, etc.), (3) equipment rental, and (4) retail uses (large scale). Mr. Wetherald seconded the motion and it carried with a vote of 8-0.

**DP-13-26: Columbus East High School** – a request by Bartholomew Consolidated School Corporation for a site development plan approval for a new 8,320 square foot building addition at Columbus East High School. The property is located at 230 South Marr Road, in the City of Columbus.

Ms. Begley presented the background information on this request.

Mr. London asked why they were losing so many spaces, as it appears that the new addition is not taking up any spaces.

Mr. Wetherald asked what the difference in the location of the trees was if they met the landscape requirements. Ms. Begley stated they were specifically a parking lot requirement at the time the site plan was approved. The parking lot that they had planned to screen was being added triggering the tree requirement at that location. The parking lot where they were planted was existing.

Mr. Steve Forster, BCSC Facilities Director, David Lach, Engineer for Cripe Architects and Jim Funk, CSO Architects represented the petitioners.

Mr. Lach stated with the site plan they were trying to maintain part of an existing driveway that leads to the band room and help correct some drainage problems in the area.

Mr. Bergman asked if the loading dock had been flood proofed. Mr. Lach stated yes.

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.

Much discussion was held regarding the landscaping.

Mr. Bergman stated that staff would recommend approval this site development along with the two modifications that were listed in the staff report.

Motion: Mr. Jerome made a motion to approve the modification for **DP-13-26** to reduce the amount of required on premise parking spaces from 1500 to 724. Mr. London seconded the motion and it carried unanimously by voice vote.

Motion: Mr. London made a motion to approve the modification for **DP-13-26** to relocate the 11 required trees to another location on the property. Mr. Hatter seconded the motion and it carried unanimously by voice vote.

Motion: Mr. Fisher made a motion to approve the **DP-13-26** site development plan including the previously approved modifications. Ms. Brown seconded the motion and it carried with a vote of 8-0.

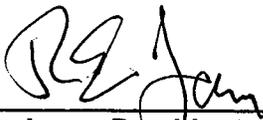
## DISCUSSION ITEMS

None

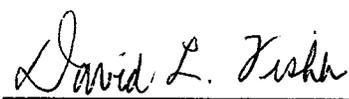
## DIRECTOR'S REPORT

## LIASION REPORT

ADJOURNMENT: 4:55 p.m.

 12/11/13

Roger Lang, President

 12/11/13

Dave Fisher, Secretary