MINUTES
BARTHOLOMEW COUNTY PLAN COMMISSION MEETING
JANUARY 13, 2016 AT 8:30 A.M.
COUNCIL CHAMBERS, CITY HALL
COLUMBUS, INDIANA

MEMBERS PRESENT: Zack Ellison, Rick Flohr, Tom Finke, Lisa Moore, Phyllis Apple, Don Meier, Jason Newton, Kris Medic and Dennis Baute (City Plan Commission Liaison).

MEMBERS ABSENT: Jorge Morales.

STAFF PRESENT: Jeff Bergman, Sondra Bohn, Allie Keen, Melissa Begley, Cindy Boll (Deputy County Attorney), and Danny Hollander, (County Engineer).

ELECTION OF 2016 OFFICERS

Phyllis Apple nominated Zack Ellison for President, Lisa Moore for Vice President and Tom Finke for Secretary as new officers for the year 2016.

Motion: Mr. Flohr made a motion to approve these officers for the year 2016 for the County Plan Commission. Mr. Meier seconded the motion and it carried unanimously by voice vote.

CONSENT AGENDA

Minutes of the December 9, 2015 (Approval and Signing).

Motion: Mr. Finke made a motion to approve the minutes with a correction on page 2. Mr. Flohr seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

None

NEW BUSINESS REQUIRING COMMISSION ACTION

MA/C-15-02: Driftwood Center – A request by Edin-Apple, LLC for approval of a revision to the concept plan for The Driftwood Center Major Subdivision. Driftwood Center is generally located on the north and south sides of Hartman Drive on the west side of US 31, in German Township.

Ms. Keen presented the staff information on this request.

Mr. Flohr stated it was his opinion that a commitment was needed from the property owners to install sidewalks at this site in the future. He stated he was in favor of installing sidewalks at some point.

Ms. Moore stated the traffic direction arrow had been fixed.

Mr. Ellison stated the area is congested with traffic and is a tough area to direct cars in the right directions regardless if they are entering or existing a site there. He stated it was his opinion that

most people wanted to take the shortest route to their destination. He stated signage would help direct them to the Hartman Drive exit.

Mr. Steve Reeves with Schneider Corporation and John Stroh, Attorney represented the petitioners

Mr. Stroh stated they understand the importance of having signs in the right places throughout the site. He stated this had always been intended to be a two lot business project. He stated the second building was on the original site plan. He stated at this time they needed to divide the property into two lots.

Mr. Stroh stated that when Applebee's was developed, they assumed there would be sidewalks in the plans and they were shown on the site plan as part of this project. He stated that Rickers, located on an adjacent property, had applied for a variance from the sidewalk installation from the BZA and it was approved. Mr. Stroh stated there was a miscommunication from a staff member at Code Enforcement and Applebee's thought they did not have to install the sidewalks.

Mr. Stroh stated sidewalks would be difficult to install because of the slope of the land and they would be asking for a variance from installing sidewalks. He stated it would be almost impossible to meet ADA Standards with the location of sidewalks as presented on the site plan.

Mr. Ellison asked if there could be an easement placed along these properties reserved for future sidewalks.

Much discussion was held regarding the installation of sidewalks at this site. Mr. Bergman stated an easement could be an option at this time and could be recorded on the plat.

Mr. Reeves stated that it would be difficult to reduce the width of the driveway into Applebee's with the unknown factor of what is going to be construction on the second building site. He stated they wanted to have cars coming in to serve both lots at the same time. He stated if this entrance was reduced in size it would be difficult for trucks and emergency vehicles to enter the site.

Mr. Finke asked what Mr. Hollander was proposing in reducing the size of the driveway. Mr. Hollander stated there could be some curbing installed to reduce the size of the entrance from 29 feet to 15 feet.

Mr. Stroh asked if there was any other way to accomplish this. He stated they would like to use the signs to see if that would work at this time. Mr. Stroh stated there would be a lot of confusion entering the site if the width of the driveway was reduced from 29 feet to 15 feet.

Mr. Ellison stated a long term plan would be assistance from INDOT. He stated the break in the US 31 median at Heflin Park Road should be closed and that would clear up the some of the confusion and that would force people to Hartman Drive to exit.

Mr. Hollander stated that a sign might be helpful if posted stating that driveway was not an exit. He suggested something in addition to just painting the arrow that would mark exit only.

Mr. Bergman stated the Northern Gateway Plan pointed out that the problem at Heflin Park Road

will not be solved until the medium on US 31 is closed making that intersection right in and right out. This cannot be done until Hartman Drive is extended as far south as Willoughby Drive to provide the trucking companies a way to get in and out of their businesses. He stated there is a commitment on the property in the path of Hartman Drive that the road would be constructed if future development occurred there, or Bartholomew County could chose to build Hartman Drive.

Mr. Bergman stated that this property has now been sold from Vic Davis to Mike Ferguson who owns Ferguson trucking. He is aware of the commitment for the construction of the road and the extension is something he would like to see.

Mr. Newton stated during lunch time it is impossible to get in and out of this area. Another restaurant would add more traffic. He stated the curbing installed would help with the traffic flow.

Mr. Bergman stated that if Plan Commission was going to accept the easement for the sidewalks they could do that. However. Applebee's would be required to appear before the BZA to ask for relief from the sidewalk installation. He stated this Board did not have the authority to grant relief from this requirement, as it is required by the Zoning Ordinance.

Mr. Ellison opened the meeting to the public.

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

Mr. Ellison closed the meeting to the public.

Much discussion was held on installing sidewalks at this site.

Mr. Flohr stated that decreasing the size of the driveway would not solve the problem. Mr. Meier stated he agreed and it was his opinion that it creates more problems, especially for trucks.

Motion: Mr. Flohr made a motion to approve this request as presented with the following conditions: (1.) All traffic shall exit from Lots 6, 7A, 8A, 9, and 11 onto Hartman Drive. The frontage road shall only provide entry to these lots, (2.) A "Do Not Enter – Exit West to US 31 via Hartman Drive" sign shall be installed facing to the west and a "Entry Only" sign shall be installed facing to the east at the frontage road entrance for Lots 7A and 11 that indicates that it is entry only from the frontage road, (3.) All pavement markings on Lot 7 (now Lots 7A and 11) shall be removed except for one arrow pointing to the west located at the frontage road entrance and arrows pointing to the east and west at the Hartman Drive entrance, prior to the approval of the next final plat (including that for this additional lot) within the Driftwood Center major subdivision and (4) all the technical comments shall be addressed. Ms. Apple seconded the motion and it carried with a vote of 6-2 with Mr. Finke and Mr. Newton being the nay votes.

DISCUSSION ITEMS

Discussion of CFO/CAFO Zoning Ordinance Amendment Public Hearing Parameters & Distribution of CFO/CAFO Study Committee Materials

Mr. Bergman stated that a report from the Study Committee that Kris Medic had facilitated and some other materials that the Planning Department had prepared had been sent out in the

January, 2016 member's packets.

He stated there was a table that summarizes the different standards related to these kinds of facilities, current zoning ordinance requirements and the recommendations of both the study committee majority and minority. He stated another document was provided stating what specifically what the Zoning Ordinance language would be if they adopted the majority recommendation.

The Commission determined that the February, 2016 meeting would begin at the regular time, but will be moved to the Cal Brand Meeting Hall to accommodate an expected larger crowd. There will likely be two other cases on the agenda. The meeting would not last over11:00 a.m. and there would be a five minute limit placed on each person speaking. Red and yellow cards would be used to let speaker know the time, yellow for one minute warning and red to stop speaking.

All Power Point and written documents would need to be on file in the Planning Department as of February 1, 2016 to meet the deadline for sending out packets to the Plan Commission members.

The Plan Commission asked the maps be posted on the website, as well as in the room at the meeting to compare the different recommendations. Mr. Bergman stated they would be enclosed in the member's packets as well.

Mr. Ellison stated this would be streamed live so the public could watch from their home.

2016 Calendar of Meeting Dates

Motion: Ms. Moore made a motion to approve the 2016 Calendar of Meeting Dates for the Bartholomew County Plan Commission. Ms. Apple seconded the motion and it carried unanimously by voice vote.

Appointment of Plat Committee Members

Motion: Ms. Moore made a motion to appoint Tom Finke, Chris Medic, Stacey Gross (County Highway Department,) Jeff Bergman, (Planning Department) and Dennis Brooks (Citizen Member) to the Plat Committee. Ms. Melissa Begley, (Planning Department) was appointed as the alternate for Mr. Bergman. Mr. Newton seconded the motion and it carried unanimously by voice vote.

Appointment of a Liaison to the City of Columbus Plan Commission

Motion: Ms. Moore made a motion to appoint Tom Finke as the Liaison to the City of Columbus Plan Commission. Mr. Newton seconded the motion and it carried unanimously by voice vote.

Appointment of a Liaison to the Hope Plan Commission

Motion: Mr. Newton made a motion to appoint Rick Flohr as Liaison to the Hope Plan Commission. Ms. Apple seconded the motion and it carried unanimously by voice vote.

DIRECTOR'S REPORT

None

ADJOURNMENT 10:15 A.M.

Zack Ellison, President

Tom Finke, Secretary