

**MINUTES  
COLUMBUS PLAN COMMISSION MEETING  
JANUARY 13, 2016 AT 4:00 P.M.  
CAL BRAND MEETING ROOM, CITY HALL  
123 WASHINGTON STREET  
COLUMBUS, INDIANA**

**Members Present:** David Jones, Dennis Baute, Tony London, Dave Haywood, Mike Harris, Russ Poling Sr., Sondra Bolte, Dave Fisher, Rodney Finke, and Tom Finke (Bartholomew County Liaison).

**Members Absent:** Laurie Booher and Roger Lang.

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

**ELECTION OF 2016 OFFICERS**

Mr. London from the nominating committee stated they were recommending Dennis Baute for President, Roger Lang for Vice President and Dave Fisher for Secretary.

Motion: Ms. Bolte made a motion to appoint these members as officers for the year 2016. Mr. London seconded the motion and it carried unanimously by voice vote.

**CONSENT AGENDA**

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

Motion: Mr. Poling made a motion to approve the minutes with a correction on the second page. Mr. Harris seconded the motion and it carried unanimously by voice vote.

**OLD BUSINESS REQUIRING COMMISSION ACTION**

**MI/P-15-08: Westwood 5<sup>th</sup> Replat** – A request by Mark Pratt to replat Block A1 to create 1 new lot for a total of 1 lot and 1 block consisting of 6.73 acres including a modification request from Subdivision Control Ordinance Section 16.24.010(B)(1) to delay sidewalk installation on Westwood Boulevard. The property is located at the southeast corner of the intersection of State Road 46 and Westwood Boulevard, in the City of Columbus.

Mr. Mark Pratt requested a continuance of this request to the February 2016 Plan Commission meeting.

Motion: Mr. Poling made a motion to approve this request to continue this to the February, 2016 meeting. Mr. Jones seconded the motion and it carried unanimously by voice vote.

**Presentation of Draft Goeller Blvd. /State Road 46 Area Development & Access Study**

Ms. Keen gave a brief presentation of the Development & Access Study that was prepared by the Planning Department staff. She presented a Power Point presentation to show the land in

the Goeller Boulevard and State Road 46 West area that could be developed in the future and the options for providing access to the new development.

**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) an 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.

Ms. Keen presented the background information on this request.

Mr. Hayward stated that the petitioners had submitted a traffic study in December 2015 to the Engineering Department. He stated that analysis followed standard projection procedures and it showed that traffic moved on Goeller Blvd. to level of service A. He stated was on a scale of A-F. Level of service A is what exists out there today and they projected with the additional traffic generated by this apartment complex the traffic flow near this development would still be a level of Service of A. Mr. Hayward stated there would be very little impact adjacent to the site. He stated the analysis also looked at the need for a left turn lane for eastbound traffic turning north into the complex and determined that based on the level of service criteria that left turn lane was not needed; however he stated he was not totally convinced that there would be some safety reasons that would override this. He stated he was reserving judgement on the left turn lane. He stated he would have another chance to consider it at the site plan review. He stated there would need to be some driveway and median crossover modifications to provide a safe and adequate access for the apartments.

Mr. Hayward stated they have asked for some additional information from the petitioner, but there should be no sight distance problems at the proposed access point. He stated that an analysis also indicated that the sidewalk should be constructed along the north side of Goeller Blvd to an approved pedestrian crossing as was described by staff.

Mr. Nathan Waggner from Cash Waggner & Associates and Bill Hawkins from Strand and Associates represented the petitioner.

Mr. Waggner stated that after reading the staff report and recommended commitments, they have no objections to any of those that were suggested.

Mr. London stated he was concerned about the one entrance and one exit into the apartment complex. Mr. Hawkins stated that the level of service is B. He stated these results are an acceptable amount of time delay for drivers attempting to exit the apartments at that intersection. Mr. Hayward stated that every delay at this intersection for those existing the apartments is 13 seconds according to the study in the am and pm peak times.

Mr. Baute opened the meeting to the public.

Mr. George Grotts, President of Tipton Lakes Association stated that they have no problem with the annexation, but he expressed concern that not enough planning had gone into the apartment complex. Mr. Grotts expressed concern about the high-density development and the additional traffic and congestion on Goeller Blvd. He stated they were interested in seeing a long-term master plan that would address concerns about development and that would include all the acreage in the area.

Mr. John Malina expressed concern about the increased pedestrian traffic and the safety of those walking. He stated there are a number of people who walk to the West Hill Center Shopping Center and wanted to make sure of their safety. He stated he would support a master plan for this area of development off Goeller Blvd. He stated he could not support this rezoning as presented.

Mr. Greg Harter expressed concern about traffic on Goeller Blvd. He stated he could support single-family residences in this area, but not apartments. He stated it was his opinion that this was not good long range planning.

Mr. Larry Love stated he was concerned about traffic waiting to turn into the apartment complex and expressed concern about drainage in the area near the fire station.

Ms. Rovene Quigley noted that there were already too many apartments in Columbus and about the affordability of those that were proposed at this meeting.

Mr. Darad Excobar noted that Columbus was a different kind of city and there is a high quality of life. He stated he did not want that to change.

Mr. Rich Stenner expressed concern about traffic and stated he opposed the rezoning.

Mr. Yiping Zhuang expressed concern about the traffic on Goeller Blvd. He stated that people always speed in the area and it is unsafe.

Mr. Norm Jackson expressed concern regarding the traffic from the apartment complex and the backups it would cause on Goeller Blvd. He stated the access would be located in a curve and would be a dangerous intersection.

Mr. Ronald Collins expressed concern about the traffic at peak time in the evening.

Mr. Bob Orben stated he had lived there for over twenty-five years. He expressed concern about the intersection and the merge of traffic on Tipton Lakes Blvd with Goeller traffic traveling east. It is his observation that making the turn there is difficult with traffic merging all at one time.

Mr. Carlos Lana expressed concern about the traffic.

Ms. Anna Hantke stated she enjoyed the quietness of her backyard and did not want that to change. She stated there were a number of new homes located in this area that has added to the traffic problem.

Mr. Charles Weddle stated he was impressed with the preparation that had gone into this meeting by the Planning Department staff. He expressed concern regarding the pedestrian traffic and wanted to make sure it was safe for people to walk and be able to cross to the south side of Goeller.

Ms. JoAnne Ferguson stated that it was her opinion that this area should remain residential. She stated she used the walking paths in Tipton Lakes almost daily and stated that people would take the shortest route and walk to Jay C. She stated that might be unsafe for them.

Mr. Baute closed the meeting to the public.

Mr. Poling asked what time of day the traffic study was done. Mr. Hawkins stated it was 7-8 a.m. and the evening was 5-6 p.m.

Mr. Harris stated he was concerned about the comments regarding pedestrian safety in the area. Mr. Hawkins stated they would encourage pedestrian to use the safest route available according to the traffic study by constructing the sidewalks and cross walks that were recommended. He said even if it was single family residents there would still be the same question about getting the pedestrians across Goeller safely.

Mr. Jones stated it was his opinion that this was already an unsafe area without adding the apartments.

Mr. Bergman stated this is a request before the Plan Commission for the Annexation and Rezoning. He stated many details would come later regarding the exact design at the apartment's driveway and their drainage plans. Mr. Bergman stated the applicant would submit a site plan with much more detailed information. He stated there has been a conceptual layout plan that has been discussed, but it is not typical to have those details available at a rezoning hearing.

Mr. Jones stated he would like to see another entrance at this site. Mr. Harris stated it was his opinion that they did not have enough information to make a decision at this time. Ms. Bolte stated she had enough information to decide on the annexation and the rezoning.

Mr. Bergman asked Mr. Grotts if he could make a distinction between traffic on Goeller because of the apartment complex versus the traffic from single-family residences that could be built a little further to the west. Mr. Grotts stated when Tipton Lakes Company developed the neighborhoods of Oakbrook, Heron Cove, Springhill and Westbrook increased traffic was accommodated by the extension of Tipton Lakes Blvd to intersect SR 46 just east of Nienaber's Farm Market. He stated that this extension has helped to alleviate congestion and safety issues on Goeller to the west of this site.

Mr. Bergman asked about a piece of property that Tipton Lakes owns on Tipton Lakes Blvd. He stated that one of the access scenarios that the Planning Department staff identified was a 4-way intersection at Tipton Lakes Blvd and Goeller with that property being used as the north leg at that intersection and providing access to the apartment site.

Mr. Grotts stated they are interested in a comprehensive solution for the entire area. He stated they are aware that piece of property is in play and would come to the table as part of a

larger, area wide effect. Mr. Fisher stated given the location of the property that Tipton Lakes owns on the north side of Goeller Blvd, are they willing to be part of a study of what might be developed between Goeller and SR 46 to facilitate access along the north side. Mr. Grotts stated they would be willing to participate.

Mr. Bergman asked Mr. Waggner if he wanted to say anything regarding this request. Mr. Waggner stated that if the developer were willing to create their own problems with a level of service B or C for their residents that would be their problem. If that becomes known, fewer residents will rent from them. He stated it would be in their best interest to try to rectify this situation. Mr. Wagner stated it was his opinion that there were options that they could consider that would alleviate some of the neighbors' concerns. He stated they agreed with all the commitments that were proposed. He stated they also would agree with limiting the density to 288 units. Mr. Wagner stated they would agree to use 25 South as a second entrance but because of sight distance where it intersects Goeller, it would be used for emergencies only.

Mr. Waggner stated the appeal of the site for the developer was the location, existing utilities, character of the neighborhood, and infrastructure that already exists at the site. He stated they wanted to be in the I-65 corridor area. He stated they had tried to create a second entrance but had not been successful.

Mr. Bergman stated that staff would recommend sending a favorable recommendation to the City Council for the **ANX-15-02**. He stated it was his opinion that more information was needed to create the comfort level to recommend sending a favorable recommendation on **RZ 15-09** to the Columbus City Council.

Motion: Mr. London made a motion to send a favorable recommendation for **ANX 15-02** to the Columbus City Council. Mr. Fisher seconded the motion and it carried with a vote of 9-0.

Motion: Mr. London made a motion to send an unfavorable recommendation of **RZ-15-09** to the Columbus City Council. Mr. London stated that this has been continued numerous times and they still could only provide one access and one exit into the apartments. He stated this project does not fit into the character of the surround neighborhood. Mr. Fisher seconded the motion and it carried with a vote of 8-1 with Ms. Bolte being the nay vote.

## **NEW BUSINESS REQUIRING COMMISSION ACTION**

**DP-15-22: Eagles Lodge** – A request by the Eagles Lodge #741 for approval of a site development plan for a window sign, including a modification from Zoning Ordinance Section 10 (Table 10.1) to allow the window sign to be 72 square feet, 52 square feet larger than the 20 square foot maximum. The property is located at 930 Washington Street, in the City of Columbus.

Ms. Klingler presented the background information on this request.

Mr. Jones asked how large the sign actually was. Ms. Klingler stated it was actually 42 square feet and would still require a modification. Ms. Bolte asked how big the logo was. Ms. Klingler stated the box with just the eagle would be 24 square feet and if the bands were

removed, it would be less.

Mr. Larry Kelly and Mr. J.R. Purtlebaugh represented the petitioners.

Mr. Kelly stated they were requesting the larger sign because they wanted the public to know where they were located and the sign was a true symbol of their club. Mr. Kelly stated they have moved and the club is doing well in the present location. He stated membership has increased and they are pleased with the move. Mr. Purtlebaugh asked that the modification for the sign to be granted.

Mr. London stated that the same symbol is located on the building 15 feet to the right of this request. Mr. London asked if they could remove the stripes and the bands and just leave the eagle. Mr. Purtlebaugh stated they would be willing to remove the strips.

Mr. London stated that going forward there has to be consistency in what the members approve for the downtown. Ms. Bolte stated she agreed. Mr. Baute stated he was concerned about setting a precedent for the downtown.

Mr. Baute opened the meeting to the public.

There was no one to speak for or against this request

Mr. Baute closed the meeting to the public.

Mr. Bergman stated that this is a site development plan request. He stated one of the three criteria provided by the Zoning Ordinance has to be met and none has been met. He stated the staff would recommend denial of this request.

Motion: Mr. Poling made a motion to deny the modification for a larger window sign at this location. Mr. Jones seconded the motion and it carried with a vote of 9-0.

**RZ-15-11: Jackson County Bank** – A request by Jackson County Bank to rezone 2 parcels for a total of 2.13 acres from CC (Commercial: Community) to CR (Commercial: Regional). The properties are located at 2801 and 2761 Central Avenue, in the City of Columbus.

Mr. Russell presented the background information on this request.

Ms. Paula Gartner and Ms. Susan Haskett represented Jackson County Bank.

Ms. Gartner stated they were proposing to develop a branch bank at this site. She stated that the request is being coordinated with the adjacent property being developed by Kroger. This includes some rearrangement of existing lot lines.

Mr. Bergman stated that staff would recommend sending a favorable recommendation to the Columbus City Council on this request.

Motion: Mr. London made a motion to send a favorable recommendation to the City Council for this rezoning. Mr. Harris seconded the motion and it carried with a vote of 9-0.

**Eagles Lodge #741 Fee Waiver Request** – A request by Eagles Lodge #741 for the waiver of the application fee required for site development plan case #DP-15-22.

Mr. J.R. Puterbaugh asked that the \$250.00 filing fee be waived for their application for a site development plan for the Eagles-Lodge #741.

Motion: Mr. Hayward made a motion to deny this request of the fee waiver. Mr. Harris seconded the motion and it carried with a vote of 8-1 with Mr. Jones being the nay vote.

## **DISCUSSION ITEMS**

### **2016 Calendar of Meeting Dates**

Motion: Mr. Jones made a motion to approve the 2016 of Calendar of Meeting Dates. Ms. Bolte seconded the motion and it carried unanimously by voice vote.

### **Appointment of member to Joint District Plan Commission**

Motion: Mr. Fisher made a motion to appoint Larry Schuyler to the Joint District Plan Commission. Mr. Poling seconded the motion and it carried unanimously by voice vote.

### **Appointment of Plat Committee Members**

Motion: Mr. Jones made a motion to appoint Mike Harris, Jeff Bergman, and Dave Hayward to the Plat Committee and Melissa Begley and Andrew Beckort as alternates. Mr. Poling seconded the motion and it carried unanimously by voice vote.

### **President's Appointment of Utility Review Committee Member**

Motion: Mr. Baute appointed Roger Lang to the Utility Review Committee.

### **Appointment of a Liaison to the Bartholomew County Plan Commission**

Motion: Mr. Fisher made a motion to appoint Russ Poling, Sr. as liaison to the Bartholomew County Plan Commission. Mr. Harris seconded the motion and it carried unanimously by voice vote.

## **DIRECTOR'S REPORT**

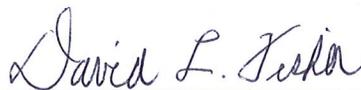
Mr. Bergman stated that at the Bartholomew County Plan Commission February 2016 meeting they would be considering the recommendations of the CFO/CAFO Study Committee. He stated the City has jurisdiction over some agriculture areas within the two-mile fringe. Mr. Bergman stated it was his opinion that whatever conclusion the County reaches would be a starting point for the City's discussion on adopting similar regulations for City's jurisdiction.

## **LIAISON REPORTS**

**ADJOURNMENT: 7:30 p.m.**



**Dennis W. Baute, President**



**Dave Fisher, Secretary**

