

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
FEBRUARY 10, 2016 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: David Jones, Dennis Baute, Tony London, Dave Haywood, Laurie Booher, Russ Poling Sr., Dave Fisher, Rodney Finke, and Tom Finke (Bartholomew County Liaison).

Members Absent: Roger Lang, Sondra Bolte and Mike Harris.

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

CONSENT AGENDA

Minutes of the January 13, 2016 meeting (Approval and Signing).

MP-16-01: Towne Centre Minor Subdivision Replat – A request by the Columbus Board of Aviation Commissioners to create 1 new lot consisting of 2.70 acres, including a modification from Subdivision Control Ordinance Section 16.24.010(B)(1) to delay the requirement to INSTALL sidewalks along the Vickers Drive frontage. The property is located on the west side of Vickers Drive, just north of Whitney Court, in the City of Columbus.

Motion: Mr. Haywood made a motion to approve the consent agenda with one correction to the minutes. Mr. London seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

MI/P-15-08: Westwood 5th 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.

Ms. Keen presented the background information on this request.

Mr. Jeff Rocker, Attorney and ER Gray with ER Gray & Associates represented the petitioner.

Mr. Rocker stated they had a meeting with staff and the principal concern is the no access off Westwood Boulevard near the intersection with SR 46. He stated that would make the lot difficult to develop. Mr. Rocker stated that if there could be more data provided that might help clarify the concerns with no access restrictions. He stated the sidewalks would not be an issue.

Mr. Rocker stated they had provided a traffic study that provided some information that helped address the concerns and justify the removal of the no access restrictions. The study was completed and it was submitted too late to be part of the packets that were sent out. He

stated there were still some concerns regarding access and more details needed in the traffic study that was submitted.

He stated they would be coming back to the next meeting with a clearer explanation of what was being proposed.

Mr. Rocker stated they wanted to ask for a continuance to the March 2016 meeting.

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 this would be a good time to ask if Commission members would have any other questions for the petitioners. He stated they could be addressed at the next meeting.

Mr. Fisher asked them to speak to the issue of probability of rear end collisions of cars that might happen when turning into the site if they are allowed the extra access point when turning into the site. Mr. Rocker stated that would be addressed.

Motion: Mr. Fisher made a motion to continue this request to continue to the March 2016 meeting. Mr. Jones seconded the motion and it carried with a vote of 8-0.

NEW BUSINESS REQUIRING COMMISSION ACTION

DP-16-03: The Sanctuary – A request by The Sanctuary for site development plan approval for a church building expansion of 32,730 square feet and an associated parking lot expansion. The property is located at 3939 Central Avenue, in the City of Columbus.

Ms. Klingler presented the background information on this request.

Mr. Baute asked how close the parking lot is located to the fence behind Silver Oaks. Ms. Klingler stated it meets the minimum setback requirements.

Mr. Hayward stated he had reviewed the earlier version of the traffic impact analyst. He stated he had visited the site the last two Sundays to watch traffic leave the site. He stated there is not a problem with the traffic, as it is very light on Sunday. Mr. Hayward stated he would be asking them again if they are converting this from a Sunday and Wednesday evening use to a Monday through Friday 8-5 use. He stated that would be the key issue for him with the traffic scenario if that change would be made. Mr. Hayward stated maybe they could put a provision in the approval if this was ever changed it would come back to Plan Commission.

Mr. Hayward stated that on street parking on Pinewood Drive near the church should be restricted to one side and that is a Board of Works function. He stated there would be a separate study done.

Mr. Marvin Mitchel, Pastor and Brittney Heidenreich with American StructurePoint represented the petitioners.

Ms. Heidenreich stated they would be addressing all the minor technical issues that staff has identified. She stated the two issues that the Commission had identified earlier were the time and days of services at the church and the trash enclosure.

Mr. Mitchel stated that the reason they needed a modification for the trash enclosure in the back next to the berm was to keep it from the staff entrance. He stated the shed would hide it from the neighbors. Mr. Mitchel stated they have no plans to change from the normal schedule of the church meetings, which is Wednesday and Sundays. He stated they plan their events when traffic is not heavy.

Mr. Baute opened the meeting to the public.

Mr. Stefan Bergmann expressed concern about water drainage near his property that does not drain properly. Mr. Hayward stated there is a dry well located there. Ms. Heidenreich stated their proposed drainage is in another dry detention area in the same corner. She stated that would collect all the run off from the parking lot and all the additional water would be retained on their site.

Mr. Barry Hiquet expressed concern about construction traffic and asked if any consideration had been given to installing a stop sign at Pawnee Court and Pinewood Drive.

Mr. Hayward stated that a stop sign at Pawnee and Pinewood would be a Board of Works function to decide if that is necessary. He stated there would need to be a traffic study done and a recommendation made to the BOW. Mr. Hayward stated he would get this process started.

Ms. Heidenreich stated that construction traffic would be encouraged not to cut through the subdivision but to go directly Central Avenue instead.

Mr. Baute closed the meeting to the public.

Mr. Bergman stated that staff would recommend that this request be approved with the following conditions: (1) an administrative subdivision must be completed to remove the lot line between the western property and the eastern property to result in a single lot at this location. (2) the site plan and landscape plan shall be updated to address the Fire Department comments. (3) the site plans shall be updated with the street classifications. The classifications. (4) a dumpster detail shall be provided that complies with the Zoning Ordinance, the enclosure must be 6 feet tall and 100% opaque. (5) the chart on the landscaping plan shall be updated according to any changes in the landscaping design and (6) The Commitments resulting from the rezoning of the eastern property (RZ-15-10 shall be recorded. Motion: Mr. Poling made a motion to approve the conditions as listed by Mr. Bergman. Mr. London seconded the motion and it carried unanimously by voice vote.

Mr. Bergman stated staff would also recommend approval of the following modifications: (1) modification from of the Zoning Ordinance for a drive separation of 25 feet, 75 feet less than

the 100 ft. minimum required and (2) modification for two accessory structures (dumpster enclosure and storage shed) in the front yard facing Pawnee Trail.

Mr. Bergman stated that staff would recommend approval of the modification for a drive separation of 25 feet, 75 feet less than the 100 ft. minimum required. He stated they are allowed one access point and the eastern most driveway is the one that is permitted despite the fact that it does not meet the driveway separation. He stated that staff felt that the second driveway location did meet Criteria # 1 and would better serve the intent of the circulation standards and it provides the second emergency access. He stated the Fire Department was pleased to see this access.

Motion: Mr. Poling made a motion to approve modification#1 for a second driveway as requested. Mr. Fisher seconded the motion and it carried unanimously by voice vote.

Mr. Bergman stated that staff would recommend approval of the second modification request for two accessory structures (dumpster enclosure and storage shed) in the front yard facing Pawnee Trail. He stated Criteria # 1 and Criteria 3 have been met. Mr. Bergman stated this is about the unusual shape of the lot and that it has three frontages, which would eliminate these types of structures without the modifications. He stated that the structures are far enough away from the neighbors that it is not a problem.

Motion: Mr. Poling made a motion to allow modification #2 for two accessory structures (dumpster enclosure and storage shed) in the front yard facing Pawnee Trail. Mr. London seconded the motion and it carried unanimously by voice vote.

Discussion was held regarding putting commitments on this request.

Mr. Bergman stated that staff would recommend approval of this request with the conditions and modifications that have been discussed.

Motion: Mr. London made a motion approve **DP-16-03** with the previously approved conditions and modification. Mr. Poling second the motion and it carried with a vote of 8-0.

Mr. Mitchel thanked the Board and Staff for what they do for the City of Columbus and for serving on this Commission.

DISCUSSION ITEMS

Mr. Baute introduced the newest member of the Columbus City Plan Commission, Laurie Booher who is the liaison from the Columbus City Council.

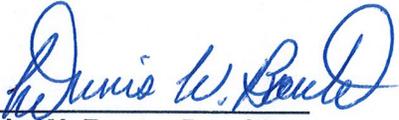
DIRECTOR'S REPORT

Mr. Bergman stated that Commission membership and contact information was sent out to the Plan Commission members in their packets and if there were any corrections or updates please turn those into staff.

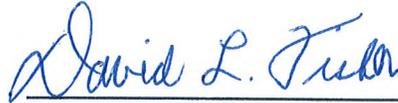
Mr. Bergman stated that someone from the Columbus Plan Commission would be needed to

fill a position on the MPO's Long Range Transportation Plan Steering Committee. Mr. Bergman stated there would be a commitment of 4-6 meetings. He stated this is required by the federal government as a condition for our local communities to receive funds for transportation projects. The plan has to be updated on a regular basis and will set a vision for the next several years. Roger Lang was chosen to serve on this Committee.

ADJOURNMENT: 5:30 p.m.



Dennis W. Baute, President



Dave Fisher, Secretary

