

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
MARCH 9, 2016 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Roger Lang, Sondra Bolte, Mike Harris, Dennis Baute, Dave Haywood, Laurie Booher, Russ Poling Sr., Dave Fisher, Rodney Finke, and Tom Finke (Bartholomew County Liaison).

Members Absent: Tony London.

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 February 10, 2016 meeting (Approval and Signing).

Mr. Poling made a motion to approve the minutes. Mr. Rodney Finke 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.

Mr. Hayward stated the petitioner had submitted a Traffic Impact Study and he had reviewed the document. He stated he had visited the site and watched traffic flow in the area several times. He stated the petitioners are proposing to shift the driveways further south and the issue is that we have a no access notation from State Road 46 West back some distance and do not want driveways in that area. He stated the petitioners wanted to locate the drive closer to State Road 46. He expressed concern if traffic stacks up at signal they would be blocking the driveway so people could not get into the business, unless they bypass the first driveway and go back to the second one. He stated one of the key issues is if removing the no access destination and allowing drive would interfere with the flow of traffic.

Mr. Hayward stated the petitioner has done a traffic study that shows there is room for four to five cars to stack up in the right turn lane approaching State Road 46. He stated through his site observation he has seen at least three cars stack up every time he visited the site.

Ms. Keen presented the background information on this request.

Mr. Jeff Rocker, Attorney and ER Gray with ER Gray & Associates, Mr. Mark Pratt with Breeden Realtors, Ms. Jane Canda and Dustin Quincy with Infrastructure Engineering

represented the petitioner.

Ms. Canda stated what was analyzed in the traffic study was a level of service impact that this development will have on the traffic signal. She stated from their projections for the proposed Ricker's on the new lot and the surrounding area, as being developed as mixed-use office and medical, there was a conclusion reached there would not be a critical impact to the level of service at the traffic signal. She stated the overall intersections do not have a level of service delay of more than 20 seconds and that would be considered functional.

Ms. Canda stated as far as queuing they specifically looked at Westwood Blvd. right turn lane, which is currently is approximately 195 feet long. She stated they looked at the peak hours for this area and were able to assess how many cars on the average would queue at this location. Ms. Canda stated there was an average 1.6 cars; there will not be a time where more than three cars would be queued there at the same time. Ms. Canda stated that there is space for the drive not to be blocked by queued vehicles. She stated they did not see any issues

Much discussion was held regarding moving the "no access easement" and placement of the new driveway.

Mr. Bergman stated that over a number of years staff has heard of increased traffic in this part of the community. He stated one of the things that neighbors have said is they have observed a significant number of people from the residential area to the southwest who come from County Road 350 West. He stated they cut across Westwood Blvd. and then use the light to access 46 West rather than wait at 350 West where there is no stop light. Ms. Canda stated their traffic study considered those.

Mr. Lang expressed concern regarding a safe pedestrian crossing on State Road 46 West to the other side of this development.

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 staff would recommend approval this request with the following modifications allowed: (1) Approval not to install sidewalks along the State Road 46 frontage, and (2). Approval of the modification request from the Subdivision Control Ordinance (1) to delay the sidewalk installation along Westwood Boulevard until the lot is developed. He stated staff would also recommend approval of the request to remove a portion of the existing platted "no access" notation along Westwood Boulevard up to the northern edge of the proposed northern driveway according to the site plan would ask that all technical comments are addressed prior to final approval.

Mr. Hayward stated he still had some reservations, especially without knowing the exact dimensions. Mr. Bergman stated that the Ricker Site Development plan would come back before the Plan Commission and members would have the opportunity to approve the specific

driveway location. Mr. Hayward stated he was comfortable with that.

Motion: Mr. Fisher made a motion to approve this subdivision including the following modifications: (1) approval not to install sidewalks along the State Road 46 frontage and (2). Approval of the modification request from Subdivision Control Ordinance Section 16.24.010(B) (1) to delay the sidewalk installation along Westwood Boulevard until the lot is developed. The motion also approved the request to remove a portion of the existing platted "no access" notation along Westwood Boulevard up to the northern edge of the proposed northern driveway according to the revised site plan that was provided at the March 9, 2016, Plan Commission meeting. In addition, all technical comments shall be addressed prior to final approval. Mr. Poling seconded the motion and it carried with a vote of 9-0.

NEW BUSINESS REQUIRING COMMISSION ACTION

DP-16-04: The Pump House - A request by Moravec Realty for site development plan approval, including modifications for fence height, an accessory structure in a front yard and the construction of a structure in a floodway. The property is located at 148 Lindsey Street, in the City of Columbus.

Ms. Ashley Klingler presented the staff information on this request.

Mr. George Breeden with Moravec Realty represented the petitioner.

Mr. Breeden stated that the railroad had requested the six-foot fence along their shared property line due a safety precaution and asked for removal of the trees located there due to sight visibility. Mr. Breeden stated they agreed with them because of the safety issue that is involved.

Mr. Breeden stated that one tree has been removed at the request of the Fire Department. He stated this was necessary because of access to the property. Mr. Breeden stated they would like to wait and see what will be happening with the People Trail before they plant trees along the bank of the river.

Ms. Klingler stated that the minimum landscaping requirement had been met for this site.

Ms. Heather Pope, Redevelopment Director, stated that the Redevelopment Commission is looking at the area between the bridges, including the people trail connection, cleaning up the property on the opposite side of the pump house, looking at repairing or replacing or relocating the dam, as there is some erosion that is taking place. She stated as far as the exact location of where the People Trail connection will take place it is still unknown. Ms. Pope stated there was a pedestrian easement along the riverbank. She stated they would not be going through the property.

Mr. Baute asked if there would be bicycle racks located at the site. Mr. Breeden stated yes.

Mr. Baute opened the meeting to the public.

There was no one present to speak for or against this request.

Mr. Baute closed the meeting to the public.

Mr. Bergman stated that staff would recommend approval from the following modifications: To allow a 6-foot tall fence in the front yard that separates this property from the railroad property because the request me Criteria 3.

Motion: Mr. Fisher made a motion to approve the modification from the Zoning Ordinance to allow a 6-foot tall fence in a front yard, 2.5 feet taller than permitted due to Criteria 3 being met as the proposed location of the fence would provide better public safety to the public. Mr. Poling seconded the motion and it carried unanimously by voice vote.

Mr. Bergman stated that staff would recommend approval of the following modification: To allow an accessory structure (dumpster enclosure) in a front yard provided there is adequate landscaping installed because the request met Criteria # 1 &3.

Motion: Mr. Fisher made a motion to approve this modification from the Zoning Ordinance to allow an accessory structure (dumpster enclosure) in a front yard due to Criteria #1 & 3 being met. Criteria # 1 is met because the proposed location will remove the dumpster from the public areas on the property, better screening the intent at the location requirements and Criteria #3 is met because it is in the interest of public safety to keep the dumpster outside of the floodplain. Mr. Poling seconded the motion and it carried unanimously by voice vote.

Mr. Bergman stated that staff would recommend approval of the modification to allow the installation of the decorative fence in the floodway stating it has met Criteria #3.

Motion: Mr. Poling made a motion to approve a modification from the Zoning Ordinance to allow development (installation of the decorative fence) in the floodway stating that Criteria #3 have been met. At the proposed location, the fence contributes to public safety. Mr. Harris seconded the motion and it carried unanimously by voice vote.

Mr. Bergman stated that staff would recommend approval of this request with the following conditions: (1) All outstanding Flood Administration comments shall be addressed, (2) The pedestrian easement shall be clearly drawn and labeled on the site plan according to the recorded plat, (3) The proposed fire hydrant location shall be approved by the City Fire Department, (4) The deleted tree in the parking lot island shall be updated on all drawings, (5) Per Section 9.3(B)(2) of the Zoning Ordinance, any fences over an easement shall require the permission of the easement holder and (6). The applicant shall provide a revised landscape plan including: (a) evergreen landscaping around the south and east side of the dumpster enclosure to provide better screening from view from State Road 46 and (b) shrubs and/or other low-scale landscaping along the eastern fence by the railroad (instead of the Trees) to provide better visibility to and from the railroad.

Mr. Poling made a motion to approve this request that includes the following conditions: (1) All outstanding Flood Administration comments shall be addressed, (2) The pedestrian easement shall be clearly drawn and labeled on the site plan according to the recorded plat, (3) The proposed fire hydrant location shall be approved by the City Fire Department, (4) The deleted tree in the parking lot island shall be updated on all drawings, (5) Per Section

9.3(B)(2) of the Zoning Ordinance, any fences over an easement shall require the permission of the easement holder and (6). The applicant shall provide a revised landscape plan, subject to: (a) evergreen landscaping around the south and east side of the dumpster enclosure to provide better screening from view from State Road 46 and (b) shrubs and/or other low-scale landscaping along the eastern fence by the railroad (instead of the Trees) to provide better visibility to and from the railroad. Mr. Harris seconded the motion and it carried with a vote of 9-0.

PP-16-01: HPI/McKinley Avenue Major Subdivision Preliminary Plat Replat – A request by Life Designs – McKinley LLC for preliminary plat approval of a major subdivision resulting in 2 new lots consisting of 18,412 square feet. The property is located approximately 423 feet south of McKinley Avenue at the end of McKinley Court, in the City of Columbus.

Ms. Keen presented the staff information on this request.

Mr. Tim Allen with Independent Land Surveying and Ms. Susan Rinne, CEO with Life Designs represented the petitioners.

Mr. Allen stated that the applicants propose to further subdivide Block B into 2 new lots for single-family residences. The applicant has proposed to extend McKinley Court 90 feet south consistent with its current design, which results in the petitioner asking for four modifications.

Mr. Baute asked who was responsible for maintenance of the fence that currently exists along the east property line. Mr. Bergman stated all the lots were owned and developed by Housing Partnerships.

Discussion was held regarding where the placement of the driveways for the proposed new lots.

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 staff would recommend approval of this request along with the following: (1) A modification to waive the requirement to install sidewalks along the east side of the McKinley Court extension. (2) A modification to waive the requirement to install street trees along the west side of the McKinley Court extension. (3). A modification to not meet the minimum design standards for a local street for the McKinley Court extension, specifically the right-of-way width, sidewalk width, and tree lawns. In addition, (4), A modification to allow 3 double frontage lots between two local streets. He stated that the request should also be subject to the following conditions: (1) Plant material consistent with a Type A Landscape Buffer shall be planted along the east side of the McKinley Court extension in a common area. (2) The existing fence along the east side of McKinley Court, where damaged, shall be repaired or replaced prior to the approval of the final plat. And (3) "No Parking" signs shall be installed along at least the east side of the McKinley Court street extension.

Motion: Mr. Poling made a motion to approve the subdivision, including the four modifications from the Subdivision Control Ordinance: (1) A modification from Section 16.24.060(A) of the Subdivision Control Ordinance to waive the requirement to install sidewalks along the east side of the McKinley Court extension. (2) A modification from Section 16.24.070(A) of the Subdivision Control Ordinance to waive the requirement to install street trees along the west side of the McKinley Court extension. (3). A modification from Section 16.24.030(B) of the Subdivision Control Ordinance to not meet the minimum design standards for a local street for the McKinley Court extension, specifically the right-of-way width, sidewalk width, and tree lawns. And (4) a modification from Section 16.24.160(E) (1) of the Subdivision Control Ordinance to allow 3 double frontage lots between two local streets. Approval is also subject to the following conditions: (1) Plant material consistent with a Type A Landscape Buffer shall be planted along the east side of the McKinley Court extension in a common area. (2) The existing fence along the east side of McKinley Court, where damaged, shall be repaired or replaced prior to the approval of the final plat. And (3) "No Parking" signs shall be installed along at least the east side of the McKinley Court street extension. Ms. Bolte seconded the motion and it carried with a vote of 9-0.

PUDF-16-01: Fairfield Inn & Suites – A request by AGS Columbus, LLC for approval of a Final PUD Plan for lot 7B of the Columbus Crossing PUD. The property is located north and west of the cul-de-sac on the west end of Merchants Mile, in the City of Columbus.

Ms. Begley presented the staff information on this request.

Mr. Amit Patel, owner of the property, Mike Terry with Roger Ward Engineering, and Darrell McAllister with Quinn McAllister Architects represented the petitioner.

Mr. Patel stated they were proposing to construct a new Fairfield Inn & Suites in the Columbus Crossing PUD. It would be four stories high and have 96 hotel rooms. He stated they had met all the requirements of the PUD and would ask for approval of this request.

Mr. Fisher asked when construction would begin. Ms. Patel stated hopefully this summer.

Mr. Baute opened the meeting to the public.

There was no one to speak for against this request.

Mr. Baute closed the meeting to the public.

Mr. Bergman stated that staff would recommend approval of this request which includes the following conditions: (1) A drainage report must be submitted to and approved by the City Engineering Department prior to construction (2) An Improvement in the Right of Way Permit will need to be filed with the City Engineer's Office before the construction of any items in the right of way. And (3) An IDEM Rule 5 Permit will be submitted and reviewed by the Engineering Department before any land disturbing activities can take place. The approval includes the following technical comments: (1) Provide a legend to the roof plan and. (2) Correct the Landscape Planting Calculation table for Area #4 plantings. There are 55 instead of 52 evergreen shrubs provided and there are 18 deciduous shrubs provided instead of 14 for

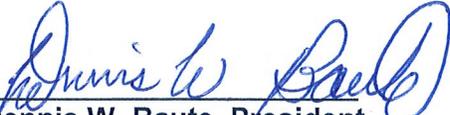
a total of 667.5 points and (3) Provide 1 tree and 9 shrubs along Merchants Mile for Area #1 Parking Lot Frontage landscaping.

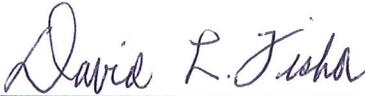
Motion: Mr. Lang made a motion to approve this request, which includes the following conditions: (1) A drainage report must be submitted to and approved by the City Engineering Department prior to construction (2) An Improvement in the Right of Way Permit will need to be filed with the City Engineer's Office before the construction of any items in the right of way. And (3) An IDEM Rule 5 Permit will be submitted and reviewed by the Engineering Department before any land disturbing activities can take place. The approval includes the following technical comments: (!) Provide a legend to the roof plan and. (2) Correct the Landscape Planting Calculation table for Area #4 plantings. There are 55 instead of 52 evergreen shrubs provided and there are 18 deciduous shrubs provided instead of 14 for a total of 667.5 points and (3) Provide 1 tree and 9 shrubs along Merchants Mile for Area #1 Parking Lot Frontage landscaping. Ms. Bolte seconded the motion and it carried with a vote of 9-0

DISCUSSION ITEMS

DIRECTOR'S REPORT

ADJOURNMENT: 6:30 p.m.


Dennis W. Baute, President


Dave Fisher, Secretary

