

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
MAY 11, 2016 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

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

Members Absent: Mike Harris and Tony London.

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

CONSENT AGENDA

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

Motion: Mr. Poling made a motion to approve the minutes. Ms. Bolte seconded the motion and it carried unanimously by voice vote.

DP-16-08: St. Bartholomew School/Church – A request by St. Bartholomew School/Church for site development plan approval for the construction of a 12 foot by 24 foot (288 square foot) greenhouse, including a modification request from Zoning Ordinance Section 6.1(E)(3) to allow the greenhouse to be located in the front yard. The property is located at 1306 27th Street, in the City of Columbus.

This request was continued to the June 2015 meeting to allow for new public notice because petitioners changed the size of the building.

Motion: Mr. Poling made a motion to continue this request to the June 2016 meeting. Mr. Hayward seconded the motion and it carried unanimously by voice vote

OLD BUSINESS REQUIRING COMMISSION ACTION

RZ-16-02: Equity Property Management – A request by Equity Property Management to rezone 19,905 square feet from RE (Residential: Established) and I-2 (Industrial: General) to RM (Residential: Multi-Family). The properties are located on the west side of Michigan Avenue approximately 400 feet north of 14th Street, in the City of Columbus.

Mr. Russell presented the background information on this request.

Mr. Baute asked if the railroad property had been vacated. Mr. Russell stated yes. Mr. Baute asked about the fence located behind the property. Mr. Russell stated that the fence is located on the adjacent PECO property and they maintain it.

Mr. Michal DeBoy with DLDS Engineering and Christopher Oakes represented the petitioners.

Mr. DeBoy stated it was his opinion that this project would fit in with the existing neighborhood and add more apartments that were needed in this area. He stated they had been working with City Utilities and the local Fire Department.

Mr. Fisher asked how much taller the three-story building would be than the current two stories that are existing. Mr. DeBoy stated the three-story buildings are 38 or 39 feet tall. He stated one of the reasons for the height is that they were trying to match the new Central Park Place apartment complex, which is located on Michigan Avenue. He stated they had no concerns locating beside a two-story building. Mr. DeBoy stated they were used to the mix.

Mr. Lang expressed concerns about the building fronting on Michigan and stated it should be as esthetically pleasing as the existing Central Park Place apartments. Mr. DeBoy stated it would be the same or better. He stated all parking would be interior to the building and there would be no parking on the street.

Mr. DeBoy stated they are in agreement with the three recommendations that staff has listed and see no issues with any of them. He stated they would be willing to work with the City of Columbus and staff to their satisfaction.

Much discussion was held regarding parking.

Mr. Baute opened the meeting to the public.

Mr. Rick Flohr stated he was a partner in PECO Engineering. He stated they own several parcels in the area and have been there since 1944. He stated they would be expanding in the near future. He stated the factory runs two shifts and makes lots of noise in the surrounding neighborhood. Mr. Flohr stated that PECO is there to stay and the new tenants who move into the apartments should be informed there is a lot of noise that comes from the industrial site all hours of the night.

Ms. Carolyn Odirone, 1460 Michigan Ave., expressed concern about the apartments being too close to her home.

Mr. Baute closed the meeting to the public.

Ms. Begley stated that staff would recommend sending a favorable recommendation to the City Council, including the three commitments included in the staff report.

Motion: Mr. Fisher made a motion to send a favorable recommendation to the City Council with the following commitments: (1) Any development of the subject property shall be of traditional neighborhood design with the buildings adjacent and oriented to Michigan Avenue. No parking shall be provided between the buildings and Michigan Avenue. The building(s) design shall be consistent with the exhibit provided with the rezoning application. (2) The Michigan Avenue frontage of the subject property shall be improved at the time the property develops, by the developer, to include a tree lawn with street trees and a sidewalk consistent with the specifications of the Subdivision Control Ordinance and (3) A sidewalk connection shall be provided by the developer at the time the property develops from the Michigan

Avenue sidewalk to the primary entrance(s) of the new building(s) on the subject properties. Mr. Hayward seconded the motion and it carried with a vote of 9-0.

NEW BUSINESS REQUIRING COMMISSION ACTION

ANX-16-03: Dunn Stadium – A request by the Bartholomew County Commissioners to annex 20.22 acres into the City of Columbus Corporate Limits. The property is located generally at the northwest corner of Jonesville Road and Spear Street, in Columbus Township.

Mr. Russell presented the background information on this request.

Mr. Rick Flohr, Bartholomew County Commissioner represented Bartholomew County as the petitioner.

Mr. Flohr stated the County would like to build new restrooms at the fairgrounds. He stated that it would be beneficial to hook up to City sewer services, as they did not want to install new septic systems. He stated if this annexation were necessary to have this access, they would do so. He stated the one concern is if the annexation goes through the County would lose control of the park. Mr. Flohr stated they would not be objecting to this annexation, but would prefer to stay the outside the City limits. Mr. Flohr stated he understood the rules and the County should not be treated differently.

Mr. Hayward stated that the annexation does not change the ownership of the property. He stated the County still owns it and that will not change any operation of the park.

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.

Motion: Mr. Poling made a motion to send a favorable recommendation on **ANX-16-03** to the Columbus City Council. Ms. Bolte seconded the motion and it carried unanimously with a vote of 9-0.

Ms. Booher left the meeting at this time due to a conflict with the next two requests.

ANX-16-02: Steve Booher – A request by Steve Booher to annex 77.17 acres into the City of Columbus Corporate Limits. The property is located at the southwest corner of Deaver Road and I-65, in Wayne Township.

RZ-16-05: Steve Booher – A request by Steve Booher to rezone 77.17 acres from AP (Agriculture: Preferred) to I-3 (Industrial: Heavy). The property is located at the southwest corner of Deaver Rd. and I-65, in Wayne Township.

Ms. Begley presented the staff information on these two requests.

Ms. Begley stated she was not sure if there was existing right-of-way for road improvements

along the frontage of the two houses that face Deaver Road that are not part of this application.

Mr. Lang asked what the ideal improvements would have been for Deaver Road. Ms. Begley stated the biggest challenge with Deaver Road is the Interchange with the overpass. She stated improvements would not be allowed in that section. Ms. Begley stated that would limit what could be done.

Mr. Fisher stated it was his opinion that Deaver Road should be improved and now would be the time to do that.

Mr. Poling asked if 300 West and Deaver Road were county roads. Ms. Begley stated yes.

Mr. Fisher stated it was his opinion that the petitioner should ask permission to acquire the right-of-way in front of the houses that were in question for the road to be widened.

Mr. Steve Booher represented the petitioners.

Mr. Booher stated he had been asked by Jason Hester with the Economic Development Board to work on rezoning this property to Industrial zoning. He stated he agreed that International Drive should go straight through to provide access to this site.

Mr. Booher stated he would have to consult with the other owners of the property before making a commitment for road improvements on County Road 300 West and Deaver Road in areas other than his property frontage.

Ms. Albedian asked if staff was recommending restricting access from Deaver Road to the property. Ms. Begley stated that it could be accessed from Deaver Road, but not permitted from 300 West. Mr. Hayward stated that International Drive likely would line up with County Road 275 West.

Mr. Fisher asked Mr. Booher if he had any ideas how the property might be configured. Mr. Booher stated if International Drive could be extended through the property and connect with CR 275 West that would make sense. There would be two lots to the west and one lot to the east. It would depend on the location of the detention pond. Mr. Booher stated the reason International Drive might not be able to be extended is wetland issues. He stated that would have to be mitigated and he has an engineer working on this.

Mr. Baute opened the meeting to the public.

Mr. Daniel Foltz stated he lives in one of the houses that are located on Deaver Road surrounded on three sides by the subject property. He asked if there were any potential buyers for the property. Mr. Booher stated that there was one company had expressed interest in a 13-acre tract, which is the southwest corner of the tract.

Mr. Foltz stated he had a drainage easement on his property that runs from the south side of his property directly west to County Road 300 West. Mr. Foltz expressed concern regarding the amount of storm water in this area. Mr. Hayward stated there was a Storm Water

Ordinance in place that the developer will have to meet and comply with when the site is developed. He stated this would require storm sewer, retention pond, and water quality features that will all have to be provided.

Mr. Foltz asked how they would propose to reduce eastbound vehicle traffic on Deaver Road. Ms. Begley stated the intent was to direct all of the heavy semi-truck traffic on International Drive up to this property and limit the access on Deaver Road. She stated there would be some traffic on 300 West, but they would try to limit the semi-truck traffic. She stated when development occurs and site plans are submitted and reviewed that would be the time to address the access points on the road.

Ms. Dana Holley who owns property on the corner of this development stated she was in the process of remodeling her home. She asked if a buffer would be installed around her property. Ms. Begley stated yes. Ms. Holley stated if the developer wanted to purchase right of way of 5 feet or more they would be at their front porch.

Mr. Booher stated that they were trying to have shovel ready land to sell if developers come to Columbus with new businesses.

Ms. Charlene Foltz asks how far from her back property line the buffer would be installed. Ms. Begley stated from the property line there would be a 25-foot landscape buffer and then there would be an additional setback for the buildings.

Mr. Hayward stated the property would have to be subdivided and this process would have to come back to the Plan Commission for approval. The actual site plans would be approved administratively.

Ms. Cynthia (inaudible) expressed concern about trucks traveling on County Road 300 West. She stated it is extremely dangerous.

Mr. Foltz asked if they could require an earth berm with the landscaping buffer. Ms. Begley stated yes and stated that could be a Plan Commission consideration.

Mr. Mark Pratt stated he represented Indusites who owns the wooded area adjacent to the property. He expressed concern regarding the I-3 zoning. Mr. Pratt stated there are certain restrictions on the zoning that are in place on his property and would want those same restrictions on this property. He stated it was his opinion that these restrictions would be appropriate for this rezoning if approved. Whatever restrictions would apply in Woodside Northwest be applied to this rezoning.

Mr. Jason Hester, President of the Economic Development Board, stated they are in favor the rezoning to I-3 for this parcel of property. He stated there is a need within Columbus to have land that is ready for development. He stated the businesses listed seemed consistent with what is already there. Mr. Hester stated this effort would help bring more businesses to Columbus.

Much discussion was held regarding the two existing properties that are facing Deaver Road and if the sale of their property would be a possibility or if right- of- way could be purchased

for widening the road.

Mr. Baute closed the meeting to the public.

Mr. Fisher stated it was his opinion that the uses in this rezoning should be compatible with the existing businesses in the area.

Mr. Lang asked if there was an objection to continuing this request to the June, 2016 meeting. Mr. Booher stated no.

Motion: Mr. Poling made a motion to continue **ANX 16-02** to the June 2016 Plan Commission meeting. Mr. Hayward seconded the motion and it carried with a vote of 8-0.

Motion: Mr. Poling made a motion to continue **RZ-16-05** to the June 2016 Plan Commission meeting. Mr. Hayward seconded the motion it carried with a vote of 8-0.

Ms. Booher returned to the meeting at this time.

Mr. Lang left the meeting at this time.

Ms. Bolte left the meeting at this time.

PUDF-16-04: White River Dental – A request by White River Dental to revise a Final PUD Plan with regard to landscaping and signage. The property is located at the northeast corner of Johnson Blvd. and Merchants Mile, in the City of Columbus.

Ms. Klingler presented the staff information on this request.

Mr. Nathan Gray with E. R. Gray & Associates represented Strickland Dental/ the petitioner.

Mr. Gray stated that White River Dental is requesting two modifications to the Final PUD located in Columbus Crossing. He stated they are both are related to updates regarding landscaping and signage.

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.

Ms. Begley stated that staff would recommend approval of this request with the following conditions: (1) Landscaping (6 shrubs) shall be required at the base of the 25 foot sign and (2) The north side of the property shall have landscaping. The trees along the pond are to be retained, or some landscaping shall be moved to the north side of the building from other landscape areas.

Motion: Mr. Poling made a motion to approve this request with the following conditions: (1) Landscaping (6 shrubs) shall be required at the base of the 25 foot sign and (2) The north

side of the property shall have landscaping. The trees along the pond are to be retained, or some landscaping shall be moved to the north side of the building from other landscape areas that have a large amount of landscaping. Ms. Booher seconded the motion it carried with a vote of 7-0

PUD-16-05: Westwood 4th Amended PUD – A request by Breeden Investment Group for an amendment to the Westwood Preliminary PUD to allow a gas station as a permitted land use in Area “A” of the Westwood PUD. Area “A” is located on 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. Poling asked if this had been approved in a prior meeting to become a gas station. Ms. Keen stated the previous request related to the property access and not use, and that the PUD must be amended to allow the gas station in this area.

Mr. Jeff Rocker, Attorney, Mark Pratt with Breeden Investment Group and Travis Smith with Rickers represented the petitioners.

Mr. Rocker stated this was the fourth time for them to appear before the Plan Commission. He stated the first three meetings were related to the access restrictions.

Mr. Baute asked if the other people in the PUD are in favor of the gas station. Mr. Rocker stated he was not aware of any commercial complaints that had been filed. Mr. Baute asked if they were aware that this would become a gas station and this would be a change in the original PUD. Ms. Keen stated that all property owners in the PUD were notified of the change.

Ms. Abedian asked why gas stations were excluded from the original PUD. Ms. Keen stated the more intense commercial uses had originally been limited to areas along Jonathon Moore Pike further from residences that are located in the surrounding area. She stated that gas stations are permitted in Area B of the PUD.

Mr. Rocker stated they would be submitting a more detail site plan later. Mr. Smith stated the current plan shows buffering on the eastern side of the property.

Mr. Baute opened the meeting to the public.

Mr. Ken DeLap expressed concern about the traffic backing up on State Road 46 West. He stated that this request should be denied, as this was not an appropriate site for a gas station.

Mr. George Gratz, President of the Tipton Lake Association, stated it was important for the buffering to be installed along the east property line and it was his opinion that it should be some evergreen trees. He stated the buffer should be extended and there should be more than what was proposed. He stated that the buffer that already exists should not be destroyed.

Mr. Tom Lane stated he was concerned about an oil spill and it draining to the fields to the

north. He stated this was not a place for a gas station. Mr. Lane asked that this request be denied.

Mr. John Fairbanks expressed concerns regarding the traffic. He stated there would be many accidents at this site with people waiting to turn into the station. He asked the Plan Commission members to deny this request. He stated a lot of time had been invested into the original PUD and gas stations were not allowed in this area. He asked why we would want to amend something that was already in place.

Mr. Baute closed the meeting to the public.

Ms. Begley stated what was before the Plan Commission today was whether to allow a gasoline station or not to be placed at this location. She stated the next step would be to bring the site plan back to this Commission with answers to more specific questions that have been asked today. She stated that additional conditions could be added to that if they felt it was necessary.

Mr. Hayward stated that the petitioners had presented a traffic study a couple of months ago and there has been much time spent reviewing the document. Some of the outstanding concerns were regarding back up on State Road 46 West due to cars waiting to turn left onto Westwood Blvd and vehicle queuing on Westwood Blvd. He stated all this would be addressed in the next step of the process. He stated the location of the driveway was the key element that was concerning to many. Mr. Hayward stated that Rickers had commissioned the Traffic Study at the City's request.

Much discussion was held regarding the traffic study.

Ms. Begley stated that staff would recommend sending a favorable recommendation to the City Council with the following commitments: (1) The Preliminary PUD Plan shall specifically exclude fueling locations for semi-tractor trailers. (2) The storm water area present in Area "A" shall be added to the Preliminary PUD Plan and indicated as such. It shall be further indicated that no development, including parking areas and drives, but excluding landscaping shall occur in this storm water area. And (3) the permitted area for a gas station with convenience store shall be limited to the portion of Area "A" to the north and west of the storm water detention area.

Motion: Mr. Poling made a motion to send a favorable recommendation to the City Council with the following commitments: (1) The Preliminary PUD Plan shall specifically exclude fueling locations for semi-tractor trailers. (2) The storm water area present in Area "A" shall be added to the Preliminary PUD Plan and indicated as such. It shall be further indicated that no development, including parking areas and drives, but excluding landscaping shall occur in this storm water area. And (3) the permitted area for a gas station with convenience store shall be limited to the portion of Area "A" to the north and west of the storm water detention area. Mr. Fisher seconded the motion and the motion failed with an indecisive vote of 4-3. The three nays were Mr. Baute, Ms. Abedian and Ms. Booher. Mr. Baute stated he was unaware that a gasoline station was not permitted in this area without the PUD being amended, Ms. Abedian stated she would like to read the traffic study and become more informed about the

traffic and Ms. Booher stated she was concerned about the higher volume of traffic and wanted to give the traffic study some more thought.

This request was continued to the June 2016 meeting.

DISCUSSION ITEMS

None

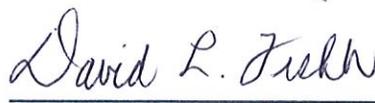
DIRECTOR'S REPORT

None

ADJOURNMENT: 7:00 p.m.



Dennis W. Baute, President



David L. Fisher, Secretary

