

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
JUNE 8, 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, Julie Abedian and Mike Harris.

Members Absent: Rodney Finke, Tony London and Tom Finke.

Staff Present: Jeff Bergman, Melissa Begley, Sondra Bohn, Ashley Klingler, and Alex Whitted (Deputy City Attorney).

CONSENT AGENDA

Minutes of the May 11, 2016 meeting (Approval and Signing).

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

OLD BUSINESS REQUIRING COMMISSION ACTION

RZ-16-01: BBG Realty Partners – A request by BBG Realty Partners to rezone 32.7 acres from I-1 (Industrial: Light) to I-3 (Industrial: Heavy) (17.7 acres) and CR (Commercial: Regional) (15 acres). The properties are located at the northeast corner of 300 West and State Road 58, in the City of Columbus.

Mr. Tim Coriden, Attorney and Brian Russell with BBG Realty represented the petitioners

Mr. Coriden stated they had submitted a letter to withdraw this request without prejudice.

Motion: Mr. Fisher made a motion to accept the letter of withdrawal without prejudice. Mr. Poling second the motion and it carried unanimously by voice vote 8-0.

Mr. Lang joined the meeting at this time.

NEW BUSINESS REQUIRING COMMISSION ACTION

RZ-16-06: SB Holdings – A request by SB holdings to rezone 4.27 acres from I-1 (Industrial Light) to CC (Commercial: Community). The property is located at 21 South National Road, in Columbus Township.

Mr. Mike McIver, attorney represented the petitioners.

He stated they would like to ask for a continuance to the July 2016 meeting. He stated that new owners needed more time to secure the property in their name. He stated all the remaining information has been provided to the Planning Department.

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 continue this request to the July 2016 meeting. Ms. Bolte seconded the motion and it carried with a vote of 9-0.

OLD BUSINESS REQUIRING COMMISSION ACTION

RZ-16-08: St. Bartholomew School/Church – A request by St. Bartholomew School/Church for site development plan approval for the construction of a 17 foot by 25 foot (425 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.

Ms. Klingler presented the staff information on this request.

Ms. Katina Furnish, PTO President of St. Bartholomew School, and Kim Rayburn represented the petitioner.

Ms. Rayburn stated this was for educational purposes and the greenhouse was going to be used to grow vegetables and share them with Love Chapel and some other food pantries.

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 approving the modification for the greenhouse to encroach 13 feet into the front yard on 27th Street as the request does meet Criteria # 2 and better meets the intent of the P zoning district.

Motion: Mr. Lang made a motion to approve the modification to encroach in front yard by 13 feet. It does meet Criteria # 2 in that it better meets the intent of the P zoning district. Ms. Bolte seconded the motion and it carried unanimously by voice vote.

Mr. Bergman stated that staff would recommend approval of this request, including the modification.

Motion: Mr. Fisher made a motion to approve this request to locate a greenhouse at this location, including the modification to encroach into the front yard. Mr. Poling seconded the motion and it carried with a vote of 9-0.

Ms. Booher left the meeting at this time due to a conflict of interest in the next agenda items.

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 Road and I-65, in Wayne Township.

Ms. Begley presented the staff information on this request.

Mr. Booher represented the petitioner.

Mr. Booher stated the wetland study has been completed on the extension of International Drive. He stated there is very little wetland concern. There is a .04 acre wetland at the property line and on the subject property there is a .26 acre wetland. He stated they would be able to meet the mitigation for the wetlands. Mr. Booher stated extending International Drive would not be an issue because of wetlands.

Ms. Abedian asked Mr. Booher if it is was his intention to extend International Drive. Mr. Booher stated yes.

Mr. Lang asked if there was enough right-of-way on Deaver Road and 300 West along the frontages of the properties not included in this request to make road improvements. Ms. Begley stated there is 30 feet of right-of-way available on Deaver Road and 300 West and was not sure if the full improvements could be made. Mr. Bergman stated that with these two properties, there is not a platted right of way and they own to the center of the road. It would be highly unlikely they would be able to do any widening on these roads at this time without purchasing additional right-of-way.

Mr. Booher stated that both homeowners had expressed a desire to sell their properties. He stated he is not interested in buying them at this time.

Mr. Fisher asked Mr. Booher if he was comfortable with the commitments that had been proposed by staff if these two requests are approved. Mr. Booher stated they are consistent with what is to the south and he is agreeable with the commitments.

Mr. Baute opened the meeting to the public.

Ms. Nancy Wheeler stated she would like to see the forty acres that she owns directly to the north of this request developed into single-family dwellings. She expressed concern that if industrial zoning were located at this proposed site there would be extra traffic and all of the problems that goes along with it.

Mr. Gary Wheeler stated that County Road 275 West is not suitable for heavy for traffic. He expressed concern regarding light pollution and odor from industry. Mr. Wheeler stated he would like a landscaping berm to be installed along Deaver Road.

Ms. Janet Holley stated she owned the property on the corner of Deaver Road and County Road 300 West and was concerned about the landscape buffer. Ms. Holley passed out a list of her concerns to the Plan Commission members regarding this site if the rezoning is approved.

Mr. Daniel Foltz, one of the two property owners that adjoins this property, stated he would prefer an earth berm like the one next to Phoenix building. He stated it was his opinion that the petitioner would have a choice of type of berm they would want to install. Mr. Foltz stated this is what they would like installed adjoining their property for privacy.

Mr. Baute closed the meeting to the public.

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

Motion: Ms. Bolte made a motion to send a favorable recommendation on annexation **ANX-16-02** to the Columbus City Council. Mr. Harris seconded the motion and it carried with a vote of 8-0.

Mr. Bergman stated that staff would recommend sending a favorable recommendation to the Columbus City Council on this rezoning **RZ-16-05** with the following commitments: (1). The primary access to the subject property shall be provided through the extension of International Drive to the site, which shall occur as part of any development of the property. (2). No driveway access shall be permitted to or from County Road 300 West. (3). Road improvements shall be completed on the east side of the County Road 300 West frontage of the subject property at the time it is developed to include widening the travel lane to a minimum of 12 feet and installing a 2 foot curb and gutter. (4). Road improvements shall be completed on the south side of the Deaver Road frontage of the subject property at the time it is developed to include widening the travel lane to a minimum of 12 feet with a 1 foot paved shoulder plus a 2-foot gravel shoulder. And (5). a landscape buffer shall be installed along the entire County Road 300 West frontage of the subject property, the Deaver Road frontage west of the I-65 overpass approach of the subject property and around the two residential properties directly adjacent to the subject property. The buffer shall include a berm that matches that of the Phoenix Group property and includes a staggered row of evergreen trees, a minimum 5 feet in height at planting, spaced 10 feet on center, and a 25-foot setback in addition to the setback required by the Zoning Ordinance. The buffer shall be installed on each lot as part of the development of that lot and prior to its occupancy.

Motion: Mr. Lang made a motion to send a favorable recommendation on this rezoning **RZ-16-05** to the Columbus City Council with the following commitments: (1). The primary access to the subject property shall be provided through the extension of International Drive to the site, which shall occur as part of any development of the property. (2). No driveway access shall be permitted to or from County Road 300 West. (3). Road improvements shall be completed on the east side of the County Road 300 West frontage of the subject property at the time it is developed to include widening the travel lane to a minimum of 12 feet and installing a 2 foot curb and gutter. (4). Road improvements shall be completed on the south side of the Deaver Road frontage of the subject property at the time it is developed to include widening the travel lane to a minimum of 12 feet with a 1 foot paved shoulder plus a 2-foot

gravel shoulder. And (5). a landscape buffer shall be installed along the entire County Road 300 West frontage of the subject property, the Deaver Road frontage west of the I-65 overpass approach of the subject property and around the two residential properties directly adjacent to the subject property. The buffer shall include a berm that matches that of the Phoenix Group property and includes a staggered row of evergreen trees, a minimum 5 feet in height at planting, spaced 10 feet on center, and a 25-foot setback in addition to the setback required by the Zoning Ordinance. The buffer shall be installed on each lot as part of the development of that lot and prior to its occupancy. Mr. Fisher seconded the motion and it carried with a vote of 8-0.

Ms. Booher returned to the meeting at this time.

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. Klingler presented the staff information on this request.

Ms. Abedian stated that she had met with staff and engineering regarding the traffic study. She stated the information she obtained was helpful in helping her to understand the results of the study.

Mr. Jeff Rocker, Attorney, Mr. Travis Smith, and Mr. Dustin Quincy represented the petitioner.

Mr. Rocker showed additional pictures of the site. He showed additional pictures of cars showing the different scenarios of what the traffic pattern would look like at this site. He stated the traffic study showed that State Road 46 West would be able to handle the traffic that this station would generate in a safe manner.

Mr. Rocker showed pictures of gasoline stations and buildings on State Road 46 West that did not meet the standards that were being applied to this request. He stated that if you compare the existing fueling centers in the area, this project is better in design, safety and traffic flow.

Mr. Rocker stated Breeden has agreed to install pines trees along the 490 foot east property line of Area A to provide buffering. He stated there was additional planting planned on the side of the nearby detention pond.

Mr. Poling expressed concern about the station fitting into the space allocated at this site. Mr. Rocker assured him it would fit after all the construction was finished.

Mr. Rocker stated that service stations were allowed in other parts of the Westwood PUD. Mr. Baute asked why this station would not be allowed in this section. Mr. Rocker stated that since 1998, when the PUD was developed, the area has grown along with the corridor of State Road 46 West. He stated perhaps at that time in 1998 some citizens were doubtful it would become commercial as quickly as it has. Mr. Rocker stated that the operation of a service station has changed since that time.

Mr. Baute opened the meeting to the public.

Mr. Mark Pratt spoke in favor of this rezoning.

Mr. Baute closed the meeting to the public.

Mr. Poling stated he was in favor of this request.

Mr. Bergman stated that staff would recommend sending a favorable recommendation to the Columbus City Council with the following conditions and 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 fueling center with convenience store shall be limited to the portion of Area "A" to the north and west of the storm water area.

Motion: Mr. Poling made a motion to send a favorable recommendation to Columbus City Council. The recommendation supported adding "fueling center with convenience store" as a permitted use in Westwood Area "A". The recommendation also included the following conditions and 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 fueling center with convenience store shall be limited to the portion of Area "A" to the north and west of the storm water area. Ms. Bolte seconded the motion and it carried with a vote of 8-1 with Ms. Booher being the nay vote.

NEW BUSINESS REQUIRING COMMISSION ACTION

Ms. Abedian left the meeting at this time due to a conflict of interest.

DP-16-10: Columbus Regional Hospital – A request by Columbus Regional Hospital for site development plan approval for a parking lot reconfiguration. The property is zoned P (Public/Semi-Public Facilities) and is located at 2400 East 17th Street, in the City of Columbus.

Ms. Begley presented the background information on this request and noted the applicant is requesting 2 modifications. The petitioner is requesting to remove 2 of the existing entrance drives located on 17th Street and install a new entrance that does not meet Zoning Ordinance Section 7.3(Part 1) (C) (3)(c)(ii) which requires an entrance to a non-residential property to be a minimum of 200 feet from another street or entrance drive. The proposed entrance is 53 feet from the centerline of Meridian Street, 147 feet less than the minimum required. The petitioner is requesting also to install ornamental lighting fixtures that match the existing lighting on the property. Zoning Ordinance Section 9.4(A) requires exterior lighting to be shielded, directed and 90 degree cut off fixtures. The existing ornamental lighting fixtures do not meet that standard.

Mr. Baute asked if this would affect any of the lanes on 17th Street. Mr. Hayward stated no.

Mr. Lang asked if the landscaping is adequate for this parking lot. Ms. Begley stated the existing parking to the east has less landscaping, she stated this lot would have more. She stated it would meet today's landscape requirements.

Mr. Hayward asked if there would be a new sign. Ms. Begley stated they would come back later for the signs.

Mr. David Lenart, Facilities Manager of the Hospital and Will Hoffman with Hoffman Architect and Engineering represented the petitioner.

Mr. Lenart stated the reason they were there was because of the reconfiguration of the parking lot. He stated as they proceed to bring Volunteers in Medicine as being part of the old Emergency Department the lot would need to be reconfigured. He stated there was a higher parking capacity, and they wanted to reuse the ambulance bay as a covered approach to the building.

Mr. Baute opened the meeting to the public.

Mr. Greg Lacy stated it was his opinion that the security was adequate for the neighborhood and they were providing more parking, which was good.

Mr. Baute closed the meeting to the public.

Mr. Bergman stated that staff would recommend approval of the modification for the driveway separation. He stated it better serves the intent of the driveway separation standards; it better serves the intent of the zoning district that they are in as a public facilities district and better serves the public safety, public welfare, and enjoyment of the surrounding property. Mr. Bergman stated that all three Criteria have been met.

Motion: Mr. Fisher stated that he would recommend approval of the modification for the driveway separation as all of the 3 Criteria have been met. 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 hospital to use ornamental lighting fixtures that match the existing lighting on the property that do not meet the current Zoning Ordinance standards for lights to be 90 degree cut off fixtures. He stated that this meets Criteria #2, and better meets the intent of the public and semipublic facilities zoning district.

Motion: Mr. Poling made a motion to approve the modification to allow the hospital to use the ornamental lighting fixtures that are already used at the hospital, and are not 90 degree cut off fixtures. He stated this meets Criteria #2. Mr. Harris seconded the motion and it carried unanimously by voice vote.

Mr. Bergman stated staff would recommend approval of this site development plan including the two modifications subject to all technical comments being addressed. The petitioner is requesting to remove 2 of the existing entrance drives located on 17th Street and install a new

entrance that does not meet Zoning Ordinance Section 7.3(Part 1) (C) (3)(c)(ii) which requires an entrance to a non-residential property to be a minimum of 200 feet from another street or entrance drive. The proposed entrance is 53 feet from the centerline of Meridian Street, 147 feet less than the minimum required. The petitioner is requesting also to install ornamental lighting fixtures that match the existing lighting on the property. Zoning Ordinance Section 9.4(A) requires exterior lighting to be shielded, directed and 90 degree cut off fixtures. The existing ornamental lighting fixtures do not meet that standard.

Motion: Mr. Fisher made a motion for approval of this site development plan **DP-16-10** including the two modifications and subject to the following technical comments being addressed. Mr. Harris seconded the motion and it carried with a vote of 8-0

Ms. Abedian returned to the meeting.

Mr. Poling left the meeting at this time due to a conflict of interest.

DP-16-11: Cummins (Sears Parking Lot) – A request by Cummins, Inc. for site development plan approval to alter the parking lot drive entrances located on Brown Street. The property is located at the northwest corner of Brown Street and 3rd Street, in the City of Columbus.

Ms. Ashley Klingler presented the staff information on this request. The request includes a modification to allow new parking spaces to align with the existing parking spaces and encroach into the 5 foot parking lot setback and to allow the new parking spaces to encroach 7 feet into the right of way along Brown Street.

Mr. Hayward stated that the Board of Works has approved all of the improvements in the right of way June 7, 2016.

Mr. Donnie Henderson and Ms. Julie Delgenio, employees of Cummins, represented the petitioners.

Ms. Delgenio stated the request in front of the Commission has already been to the Board of Works and City Council for approval. She stated this was part of a larger downtown pedestrian safety plan and they have been working closely with Engineering and Planning. She stated this request is for approval for some changes onsite, include deleting drives, adding parking, and increasing a parking lot island. Ms. Delgenio stated this is a small piece in the overall plan.

Mr. Henderson stated that the main reason for deleting the entrance is so the public cannot go through the entrance and cross Brown Street. It would force them to use 3rd and 4th Streets and create a safe access to cross Brown Street.

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 of the modification to allow the four new parking spaces to align with existing parking spaces (which do not meet the 5-foot parking lot for setback). He stated that Criteria 3 regarding public safety has been met in lining the four new spaces to the ones that exist.

Motion: Mr. Fisher made a motion to approve the modification to allow the new parking spaces to align with the existing parking spaces and encroach into the 5 foot parking lot setback. He stated this was to allow the new parking spaces to encroach 7 feet into the right of way along Brown Street and indicated Criteria #3 has been met for the reason described by staff. Mr. Hayward second the motion and it carried unanimously by voice vote.

Mr. Bergman stated he would recommend approval of this request including the modification with two conditions: (1) The new parking lot island shall contain vegetation which shall be surrounded by grass or mulch (no decorative stone or paved surface) and (2) All technical comments shall be addressed including: labeling the measurements of the parking spaces and aisles on the site plan, and updating the approved landscaping information accordingly.

Motion: Mr. Fisher stated he would make a motion to approve this request with the modification that has been approved along with two conditions: (1) The new parking lot island shall contain vegetation which shall be surrounded by grass or mulch (no decorative stone or paved surface) and (2) All technical comments shall be addressed including: labeling the measurements of the parking spaces and aisles on the site plan, and updating the approved landscaping information. Mr. Harris seconded the motion and it carried with a vote of 8-0.

Mr. Poling returned to the meeting at this time.

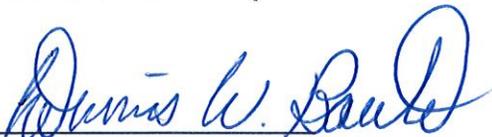
DISCUSSION ITEMS

None

DIRECTOR'S REPORT

Mr. Bergman stated that the Rickers request would be coming back to the Plan Commission with the Final Planned Unit Development site plan and all the details can be scrutinized at that time. That will include a more detailed look at buffering and the placement of the building on the property.

ADJOURNMENT: 7:00 p.m.



Dennis W. Baute, President



David L. Fisher, Secretary