

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
JULY 13, 2016 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Sondra Bolte, Mike Harris, Russ Poling, Sr., Roger Lang, Dennis Baute, Dave Fisher, Dave Hayward, Tony London, Julie Abedian and Tom Finke (County Plan Commission Liaison).

Members Absent: Rodney Finke and Laurie Booher

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

CONSENT AGENDA

Minutes of the June 8, 2016 meeting (Approval and Signing).

MP-16-03: Erma Wickstrom Minor Subdivision 2nd Replat – A request by Erma Wickstrom to create 1 new lot for a total of 4 lots totaling 5.73 acres. The request includes a determination by the Plan Commission as to whether or not a sidewalk will be required along the frontage of 625 South per Section 16.24.01(B)(1) of the Subdivision Control Ordinance. The property is located at 1120 and 1080 West 625 South, in Wayne Township.

Motion: Mr. Fisher made a motion to approve both the minutes and MP-16-03. The motion included the approval of MP-16-03 being subject to a notation on the plat stating the date of the approval (June 28, 2016) and the Board of Zoning Appeals Case Number (C/DS-16-22) referencing the development standards variance to allow the creation of an additional lot and the reduced parent tract remainder size. Mr. Hayward seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

RZ-16-06: SB HOLDINGS – A request by SB Holdings to rezone 4.17 acres from I-1 (Industrial Light) to CC (Commercial: Community). The property is located at 21 South National Road, in Columbus Township.

Mr. Bergman said petitioners needed additional time to secure the property in their name and were asking for a continuance.

Motion: Mr. Poling made a motion to continue this request, based on petitioners' request, to the August 10, 2016 meeting. Ms. Bolte seconded the motion and it carried unanimously by voice vote.

NEW BUSINESS REQUIRING COMMISSION ACTION

Mr. Baute moved item MP-16-04 forward on the agenda because of a continuance request received from the petitioner.

MP-16-04: Boes Minor Subdivision – A request by Robert Jackson to create 1 new lot and a parent tract remainder totaling 17.57 acres. The request includes a modification from Section 16.24.140(C) of the Subdivision Control Ordinance to allow an access easement to be 30 feet in width, 20 feet less than the required 50 feet. The property is located at 13255 East 100 North, in Clay Township.

Mr. Bergman said the applicants need some additional time to address issues concerning a septic system.

Motion: Ms. Bolte made a motion to continue this request to the August 10, 2016 meeting. Mr. Harris seconded the motion and it carried unanimously by a voice vote.

PP-16-02: Wildflower Ridge Preliminary Plat Replat – A request by Joli Development to revise the Wildflower Ridge Major Subdivision preliminary plat, specifically the layout of Common Area 1, including a modification from Table 16.24-8 of the Subdivision Control Ordinance to allow street trees to exceed the maximum spacing requirement of 90 feet. The property is located at the north end of Day Lily Drive, in the City of Columbus.

Ms. Keen presented the staff information on this request.

Mr. Ted Darnall represented the petitioners.

Mr. Darnall said the proposed re-plat is for the purpose of revising the previously approved Wildflower Ridge Major Subdivision to reconfigure the size of Common Area 1 and to request a modification to allow the street trees along Day Lily and Periwinkle Drives to be separated more than the 90 foot maximum to accommodate the Opossum Creek regulated drain right-of-way.

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 the revised preliminary plat including the street tree spacing modification subject to an easement being provided on Block D for the Bartholomew County Drainage Board to provide access to the Opossum Creek regulated drain.

Motion: Mr. Lang made a motion to approve the revised plat with the street tree spacing modification as well as the requirement for an easement on Block D for access to Opossum Creek regulated drain. Mr. Poling seconded the motion and it carried by a vote of 9-0.

DP-16-13: Upland Brewing Co. Columbus Pump House – A request by Upland Brewing Co. for approval of a site development plan modification for the addition of 2 freestanding signs,

including a modification from Zoning Ordinance Section 10 (Table 10.1) to allow a freestanding sign on a lot that is less than the minimum 2 acres in size and does not meet the 20 foot building setback requirement. The property is located at 148 Lindsey Street, in the City of Columbus.

Ms. Klingler presented the staff information on this request.

Doug Dayhoff, President of Upland Brewery Co. and George Breeden, Moravec Realty, LLC attended the meeting.

Mr. Dayhoff said the building is a unique historic structure and they had worked through several approaches to signage that would somehow be on the building but not obscuring historical features none of which appeared very aesthetically pleasing.

He said they tried to take advantage of structures on site (existing fence and dumpster enclosure) and not add any additional ones.

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 said the only reason for the request is for the modification to allow the freestanding signs. He stated that staff would suggest modification Criteria #2 is met as the proposed signs would better serve the intent of the downtown zoning district by both contributing to the preservation of the historic structure and by promoting the activity level of visitors to the downtown. Staff is recommending approval with the commitment that there shall be no wall signs on the building.

Motion: Mr. Poling made a motion to approve this request, with modification Criteria #2 being met as described by Mr. Bergman, with the commitment there will be no wall signs on the building. Ms. Bolte seconded the motion which carried unanimously by a vote of 9-0.

Bartholomew County Humane Society Fee Waiver Request – A request by the Bartholomew County Humane Society for the waiver of the application fee required for Board of Zoning Appeals Conditional Use Case #C/CU-16-06.

Mr. Bergman indicated that the fee schedule for the Planning Department was adopted by the Plan Commission which therefore has discretion over any waiver of fees. He said the Humane Society had sought approval for a small parking lot expansion at their facility which requires conditional use approval by the Board of Zoning Appeals. That approval was granted by the BZA Hearing Officer procedure on Tuesday. He said in association with that they submitted a letter asking that the fee of \$125.00 be waived.

Cheryl Zuckschwerdt-Ellsbury represented the Bartholomew County Humane Society. She stated they liked to focus their money on the animals and their care.

Mr. Bergman said the Humane Society had two previous requests for fee waivers related to the original construction of their facility and a prior expansion, which had both been approved.

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.

A short discussion was held regarding the valuable service the Humane Society provides to the community and the concern of setting a precedent of waiving fees.

Motion: Mr. London made a motion to deny this request. Ms. Abedian seconded the motion and it carried 6-3.

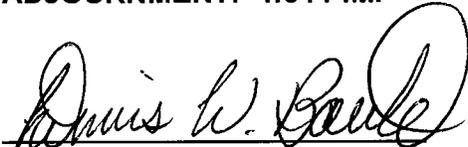
DISCUSSION ITEMS

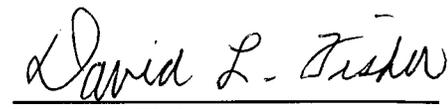
None

DIRECTOR'S REPORT

None

ADJOURNMENT: 4:54 P.M.


Dennis W. Baute, President


David L. Fisher, Secretary