

**MINUTES
COLUMBUS BOARD OF ZONING APPEALS
JULY 23, 2013
COUNCIL CHAMBERS, 2nd FLOOR, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Eric Frey, Chairperson; Bryan Schroer, Secretary,
Tom Wetherald, Lou Marr and Hanna Omar.

Staff Present: Melissa Begley, Emilie Pinkston, Planning Department,
Stephanie Carr, Code Enforcement, Don Edwards (Deputy
City Attorney).

PUBLIC MEETING

Eric Frey, chairperson, opened the meeting with a brief explanation about the Board and its responsibilities.

Proof of advertising for all cases was confirmed. The petitions and staff comments are a permanent record at the Planning Department.

Mr. Edwards administered the oath to all in attendance that would be speaking.

OLD BUSINESS REQUIRING BOARD ACTION

None

NEW BUSINESS REQUIRING BOARD ACTION

Public Hearing

C/DS-13-20: Northern Village

Northern Village Associates, LLC for development standards variance from (1) Zoning Ordinance Section 7.1 (Table 7.2) to allow the creation of a lot that does not meet the minimum parking requirement, (2) Zoning Ordinance Section 10(D)(7), to allow an off premise sign, (3) Zoning Ordinance Section 3.21©, to allow a primary structure to have a side setback of zero, 10 feet less than the minimum required and (4) Zoning Ordinance Section 7.2(Part 4)(B)(2) to allow the parking lot setback to be zero, 5 feet less than the minimum required. The property is located at 2985 National Road, in the City of Columbus.

Emilie Pinkston presented the background information on the request.

Mike McIver, Attorney presented the case for the petitioner.

The meeting was open to the public.

There was no one to speak at the public hearing; the meeting was then closed to the public.

Bryan Schroer made a motion to approve variance 1, 2, 3 and 4 based on the findings of fact as presented by staff.

Hanna Omar seconded the motion, and a voice vote was taken, which was approved by a vote of 4-1 with Mr. Wetherald being the nay vote.

C/DS-13-21: Pacheco Winery

A request by Pacheco Winery, LLC for a development standards variance from Zoning Ordinance Section 7.1 (Table 7.2) to waive a portion of the on-site parking requirement. The property is located at 602 3rd Street, in the City of Columbus.

Melissa Begley presented the background information on the request.

Jeff Rocker Attorney, Doug and Mary Ann Pacheco, owners represented the petitioner.

The meeting was open to the public.

Julie Franke with the Dairy Queen stated she had concerns about the parking on their lot during business hours.

Rick Herman, of the First Christian Church said the First Christian Church had public parking available in most of their lots after 6:00 p.m. unless the Church had service or a function in which they needed the parking places. This would include the new parking lot that is now under construction.

Diana Schneider said there is plenty of parking on the street and she supported the project.

Elizabeth Kane spoke in favor of the request and said she parked in the parking garage and walked downtown to several establishments.

Julie Aton spoke in favor of the request and said she thought it would make a great gateway for the downtown area. She said she worked at the Visitor's Center and had people asked about locations of wineries when they come to visit Columbus.

Mike Lovelace stated he was opposed to the petition and said the parking would be a problem and it could hurt surrounding businesses.

The meeting was closed to the public.

Ms. Marr stated that parking is a problem downtown, but it also means that Columbus is growing and prosperous.

Lou Marr made a motion to approve **C/DS-13-21** based on the findings of fact as presented by staff to waive 11 of the 16 required on-site parking spaces. 5 on-street parking spaces will be counted toward meeting part of total requirement.

Hanna Omar seconded the motion and a voice vote was taken, which passed unanimously 5-0.

FINDINGS OF FACT

C/CU-13-02: Foundry Site Recycling Center

Lou Marr made a motion to approve the findings of fact seconded by Bryan Schroer. Motion carried by a voice vote of 5-0.

APPROVAL OF MINUTES

Tom Wetherald made a motion to approve the minutes of June 25, 2013 which was seconded by Lou Marr. Motion carried by a voice vote of 5-0.

DISCUSSION:

There was a brief discussion about the reading of letters submitted for the public hearing.



Eric Frey, Chairperson



Bryan Schroer

