

**MINUTES  
COLUMBUS PLAN COMMISSION MEETING  
AUGUST 14, 2013 AT 4:00 P.M.  
CITY COUNCIL CHAMBERS, CITY HALL  
123 WASHINGTON STREET  
COLUMBUS, INDIANA**

**Members Present:** Roger Lang (President), Frank Jerome, Mike Harris, Dick Gaynor, Bryan Schroer, Dave Fisher, Tom Wetherald and Nancy Ann Brown.

**Members Absent:** Tony London, John Hatter and Tom Finke (Bartholomew County Plan Commission Liaison).

**Staff Present:** Jeff Bergman, Melissa Begley, Rae-Leigh Stark, Emilie Pinkston, Thom Weintraut, Allie Keen, Sondra Bohn, and Don Edwards (Deputy City Attorney).

**ELECTION OF A PLAN COMMISSION SECRETARY**

Motion: Mr. Wetherald made a motion to elect Dave Fisher as Secretary to the Columbus Plan Commission. Mr. Jerome seconded the motion and it carried unanimously by voice vote.

**CONSENT AGENDA**

Minutes of the July 10, 2013 minutes (Approval and Signing).

Motion: Ms. Brown made a motion to approve the minutes of the July, 2013 meeting. Mr. Wetherald seconded the motion and it carried unanimously by voice vote 8-0.

**OLD BUSINESS REQUIRING COMMISSION ACTION**

**PUDF-13-03: Columbus Crossing Strip Center (Lots 10 & 11) Final PUD Plan** – a request by Menard Inc. for approval for a Final PUD Plan for Lots 10 and 11 of Columbus Crossing. The property is located south of State Road 46 between Morgan Willow Trace and Carr Hill Road, in the City of Columbus.

Mr. Mike Simonds, Real Estate Representative for Menard, Inc. sent a letter requesting a continuance to the September 11, 2013 to allow for more time to address comments received at the July, 2013 meeting.

Motion: Ms. Brown made a motion to approve the continuance of this request to the September 2013 meeting. Mr. Harris seconded the motion and it carried unanimously by voice vote.

**PUDF-13-02: Shadow Creek Farms Section 8 Final PUD Plan** – a request by Beazer Homes for approval for a Final PUD Plan for Section 8 of Shadow Creek Farms. The property consists of 21.139 acres and is located south of County Road 200 South between County Roads 225 West and 150 West in the City of Columbus.

**PP-13-04: Shadow Creek Farms Section 8 Major Subdivision Preliminary Plat** – a request

by Beazer Homes to create 32 lots totaling 21.139 acres. The property is located south of County Road 200 South between County Roads 225 West and 150 West in the City of Columbus.

Ms. Begley presented the background information on this request.

Ms. Begley stated that the newly constructed sidewalk on County Road 200 South has not been accepted by the City Engineer's Office at this time.

Much discussion was held regarding the landscaping at Shadow Creek Farms in the sections that are already been constructed and what landscaping would be required in Section 8.

Mr. Brian Robinson with Stoepelwerth and Associates represented the petitioner.

Mr. Robinson stated that the sidewalks along 200 South have been installed as required; however, the Engineer's Department has not yet accepted the sidewalks as constructed.

Mr. Robinson asked if it was required in this PUDF to have the additional landscaping. He stated some of the landscaping that was required blocked the view of the ponds. He stated that it should be very clear to the property owners where their lots lines were located without the landscaping.

Mr. Jerome asked if the landscaping was a standard or a requirement of the PUD. Mr. Bergman stated the Commission has discretion over the amount of landscaping that is required since this is a PUD. He stated from a consistently standpoint the landscaping has been required in the majority of similar circumstances in this PUD, with the exception of a very few lots in Section 7B which was overlooked. Mr. Bergman stated the landscaping serves as delineation between public and private space, and privacy for the common areas.

Much discussion was held regarding the landscaping around the common areas.

Mr. Gaynor stated he thought the separation of the common areas with the landscaping was a great idea.

Mr. Lang opened the meeting to the public.

There was no one to speak for or against requests PUDF-13-02 or PP-13-04.

Mr. Lang closed the meeting to the public.

Motion: Mr. Fisher made a motion to approve **PUDF-13-02** with the following conditions: (1) All of the technical comments being addressed as follows: (a) Maintenance of open space has not been addressed, (b) A sewerage verification letter has not been received and (c) The Lot Standards (minimum lot width, minimum lot area) do not reflect the correct Section. (2) Landscaping shall be installed along the rear of the lots on the south side of Shadow Bend Drive and shall consist of 4 plants per lot of an alternating pattern of 4 evergreen trees and 4 shrubs (consistent with that provided in similar locations in Section 5). The same landscaping is to be installed along the rear of the lots on the north side of Creekland Drive with the development of Section 10. Mr. Gaynor seconded the motion and it carried by a vote of 8-0.

Motion: Mr. Fisher made a motion to approve **PP-13-04** subject to all technical comments being addressed as follows: (a) Change the Final PUD approval to the Primary Approval and (2) The final plat for Section 8 not being signed by the Planning Director until the entire sidewalk along County Road 200 South is complete and accepted by the Engineering Department. Mr. Jerome seconded the motion and it carried with a vote of 8-0.

## **DISCUSSION ITEMS**

### **Subdivision Control Ordinance Amendments:**

Mr. Bergman stated the Bartholomew County Plan Commission approved the ordinance amendments at their meeting today and they were forwarded to the Bartholomew County Commissioners with a favorable recommendation.

Mr. Bergman stated that if any of the members had questions or concerns about the changes now would be the time to discuss them. He stated that if there is no objection today at the next meeting this would be put on as an action item.

Discussion was held regarding the agricultural tract that was left when subdividing off a parcel of land. Mr. Bergman stated that agriculture tracts are not buildable after they are divided. If someone in the future wanted to build a house, they could come back, plat it as a buildable lot, and go through the subdivision process.

Mr. Jerome asked if there were any new definitions included in the revisions. Mr. Bergman stated the majority are existing definitions. Ms. Stark stated that some of the local surveyors suggested some new ones. Mr. Bergman stated that staff would prepare an exhibit for the next meeting showing the changes with color-coding.

Mr. Harris asked if staff was in agreement with the changes. Mr. Bergman stated they would be an improvement for everyone.

Mr. Lang expressed concern about all the small farmland lots being turned into residential sites for construction of new homes.

Ms. Brown stated that some of the small acreage farms were protected by wetlands and they were not allowed to be disturbed by the Department of Natural Resources.

### **Appointment of a Liaison to the Bartholomew County Plan Commission.**

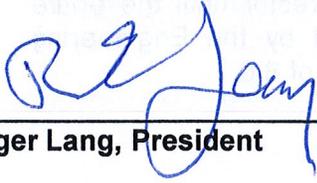
Motion: Mr. Fisher made a motion to appoint Tom Wetherald as a Liaison to the Bartholomew County Plan Commission. Ms. Brown seconded the motion and it carried unanimously by a voice vote.

## **DIRECTOR'S REPORT**

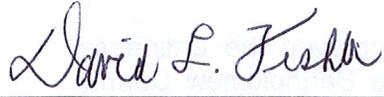
Mr. Bergman announced that Ms. Stark would be leaving the Planning Department in September 2013 to attend graduate school in Portland, Oregon. He stated that staff had advertised for a new Associate Planner and would be interviewing applicants in the near future.

## **LIASION REPORT**

**ADJOURNMENT: 5:20 p.m.**



**Roger Lang, President**



**Dave Fisher, Secretary**