

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
SEPTEMBER 9, 2015 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Roger Lang, Dave Fisher, David Jones, Rodney Finke, Frank Jerome, Beth Fizel, Mike Harris and Tom Finke (County Plan Commission liaison).

Members Absent: Sondra Bolte, Tony London, and Dennis Baute.

Staff Present: Jeff Bergman, Melissa Begley, Sondra Bohn, Allie Keen, Ashley Klingler, Charles Russell and Don Edwards (Deputy City Attorney).

CONSENT AGENDA

Minutes of the August 12, 2015 (Approval and Signing).

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

OLD BUSINESS REQUIRING COMMISSION ACTION

None

NEW BUSINESS REQUIRING COMMISSION ACTION

RZ-15-06: Nex-Gen Fuels – A request by Nex-Gen Fuels to rezone 2.025 acres from CC (Commercial: Community) to I-2 (Industrial: General). The property is located at 3906 N. Indianapolis Road, in the City of Columbus.

Ms. Begley presented the background information on this request.

Mr. Jerome asked if the adjacent AT&T parking lot was being used as a commercial site. Ms. Begley stated yes. She stated in her research she found it was an existing legal non-conforming use, which has been zoned residential for many years. She stated the buffer would be required because of the zoning.

Mr. Richards L. Phillips owner of the property and Alan Rolfes represented the petitioner.

Mr. Rolfes stated there is a business that they would like to establish on this site, which is an operation that converts woodchips into charcoal (biochar). He stated that in the future they might tear down the old building and build a smaller one for offices.

Mr. Rolfes stated it is like a large pressure cooker that is loaded on a flat bed and changes the chemical composition of the wood into biochar. He stated the product could be used for agriculture uses, soil amendment and different uses. Mr. Rolfes stated that zoning would have to change to allow this industrial use and that is the reason they are requesting the

change. He stated they have plans for one small machine there at this time, but would need some outdoor storage for the wood chips and the finished char product. He stated the product would be shipped as it is produced and the paved surface that already exists helps with the storage. Mr. Rolfes stated they would like to tear down the building in the near future as it is becoming an eye sore in the area. He stated that they would like to construct a smaller building for offices. He stated he was aware that a part of the building was in the floodplain and they would be willing to elevate when they construct a new building.

Mr. Jerome asked about the emission from this process. Mr. Rolfes stated the only byproduct is steam that comes from the machine; there is no odor and no smoke. He stated the gases that are produced are part of the process. He stated if the demand were there for the product, they would be able to trade for a larger machine.

Mr. Jerome asked if this machine would be sitting in the parking lot. Mr. Phillips stated yes. He stated that due to the nature of the product the operation would be primarily conducted outside and not in an enclosed building. He stated they would like to install a fence around the woodchips and processing equipment that would be stored outside.

Mr. Lang opened the meeting to the public.

Mr. Carl L. Moore, a resident of Tudor Addition spoke against this request. He expressed concerns about odor and other items from this type of business so close to a residential neighborhood. He stated he suffered from respiratory problems and was concerned with this type of business located so close to his home.

Mr. Lang closed the meeting to the public.

Mr. Phillips stated the building has been broken into in the past and he stated it would become safer for the neighbors if the building was demolished. He stated they plan to do that in the future.

Mr. Rolfes stated that the trucks would be dumping the materials as fast as the machine could process the product. He stated the piles would not stack up for a long period of time at the site.

Mr. Phillips stated that in the past he has tried to market the property, but has had no success in selling.

Mr. Bergman asked what kind of traffic they would expect at this site.

Mr. Rolfes stated they would expect a couple of trucks dumping the material and a couple more pulling away from the site about every three hours daily. He stated they have customers from all over the country.

Mr. Bergman asked them if they would use the existing building as office space at this time.

Mr. Rolfes stated they did not have to have a building. He stated eventually there would need to be something there but not at this time. Mr. Phillips stated he has open office space on his lot located down the road.

Mr. Jones asked when the commitments would become effective. Mr. Bergman stated when the equipment was placed on site that would trigger the buffers, this could not be done temporary in the parking lot without the buffers being installed. He stated there is no flood plain requirement just for the equipment that is placed on the empty lot; it is only if they build the new building that it would need to be elevated.

Mr. Bergman stated that staff would recommend sending a favorable recommendation to the City Council with the following commitments: (1) There shall be no outdoor storage of materials on the property that exceeds the height of the required screening for that storage (as specified by the zoning ordinance of current adoption), (2)The required buffering along the west property line of the subject property (as specified by the zoning ordinance of current adoption) shall include a 100% opaque fence or wall that is a minimum of 6 feet in height, (3) As part of the redevelopment or initiation of a new use on the subject property the vehicle access from Paula Drive shall be brought into compliance with the applicable requirements of the zoning ordinance of current adoption, with all drives to no longer be used being physically removed in their entirety and (4) Any temporary use of the subject property shall meet all development standards of the I-2 zoning district upon its initiation on the property and the typical exemption from such requirements provided by the zoning ordinance for temporary uses shall not apply.

Motion: Mr. Jones made a motion to send a favorable recommendation to the City Council with the following commitments: (1) There shall be no outdoor storage of materials on the property that exceeds the height of the required screening for that storage (as specified by the zoning ordinance of current adoption), (2)The required buffering along the west property line of the subject property (as specified by the zoning ordinance of current adoption) shall include a 100% opaque fence or wall that is a minimum of 6 feet in height, (3) As part of the redevelopment or initiation of a new use on the subject property the vehicle access from Paula Drive shall be brought into compliance with the applicable requirements of the zoning ordinance of current adoption, with all drives to no longer be used being physically removed in their entirety and (4) Any temporary use of the subject property shall meet all development standards of the I-2 zoning district upon its initiation on the property and the typical exemption from such requirements provided by the zoning ordinance for temporary uses shall not apply. Mr. Harris seconded the motion and it carried with a vote of 6-1 with Mr. Jerome being the nay vote.

DP-15-14: Hotel Indigo – A request by Hotel Indigo for approval of a site development plan for 3 replacement wall signs, including a modification request to allow the combined square footage of the 3 wall signs to be 362.22 square feet, 162 feet larger than the 200 square foot maximum. The property is located at 400 Brown Street, in the City of Columbus.

Ms. Klingler presented the background information on this request.

Ms. Cindy Waddle, Manager of Hotel Indigo and Linda Hardebeck with Green Signs represented the petitioner.

Ms. Waddle stated when they opened in 2003 they signed a ten year agreement with Hotel Indigo. Two years afterwards the hotel changed their logo and since that was a large ticket item, they did not require they change their signs at that time. She stated if they sign a new license agreement and recommit to the brand that new signs would need to be installed and they would have to comply with the new requirements.

Ms. Waddle stated Hotel Indigo wanted to keep the brand in the downtown area for an additional ten years and are asking for approval to update the signs.

Mr. Jones asked if they were lit internally. Ms. Waddle stated yes.

Mr. Lang opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Lang closed the meeting to the public.

Mr. Bergman stated that staff would recommend approval of this request and to allow the modification for the total of the 3 wall signs to be 362.22 feet, 162 greater than the 200 feet allowed by the Zoning Ordinance.

Motion: Mr. Jerome made a motion to approve this request with the following modification: (1) to allow the total area of the 3 wall signs to be 362.22 square feet, 162 greater than the 200 feet allowed by the Zoning Ordinance. Mr. Jones seconded the motion and it carried with a vote of 7-0.

PUDF-15-10: Buffalo Wild Wings – A request by MAP Columbus Crossing to amend a previously approved Final PUD Plan for Lot 1B of Columbus Crossing, specifically to amend the signage, building lighting and façade paint colors. The property is located at 2035 Jonathan Moore Pike, in the City of Columbus.

Ms. Klingler presented the background information on this request.

Mr. Dan Kiley, Architect and Aaron Boyle owner of the property represented the petitioner.

Mr. Kiley stated Buffalo Wild Wings would like to update the store after ten years at this location. He stated that they were updated many of their stores at this time.

Mr. Harris asked if this was the new marketing brand. Mr. Boyle stated in the last eighteen months this new design has been proposed. He passed out the new proto type designs of the building to members of the Plan Commission. Mr. Boyle stated it was important to identify the restaurant, as it was tucked around the back of the center. He stated it was his opinion the new colors of yellow, black and tan would improve the visibility to the public.

Mr. Kiley stated the lights that are being added are LED and shine down on the awning and illuminate the black awning. He stated it would create a different ombious for the center. He stated the interior would be completely remodeled with a new look. Mr. Kiley stated they were requesting new signs.

Mr. Boyle stated they were excited to try some new colors and a different design using some of the corporations' colors and features. He stated because it is different, it is a good thing and will bring some new colors to the center to give the storefront a new look.

Mr. Lang opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Lang closed the meeting to the public.

Much discussion was held regarding the design of the west façade on the back part of the building. It was determined that it should be designed to the same standards as the other parts of the building.

Mr. Fisher stated that it was his opinion that the new design for the building was very exciting and was glad to see some different colors used at this site.

Mr. Bergman stated that staff would recommend approval with the following conditions: (1) the applicant needs to provide the Planning Department with an exterior lighting plan that documents that the lights are 90 degree cut off fixtures, and will not exceed 0.1 foot-candles at the PUD line, (2) the absent landscaping on the property needs to be replaced. The applicant needs to plant the 2 missing trees within the State Road 46 right-of-way, 1 pine tree on the property, and replace the 13 dead shrubs along the south property line. The owner may work with the Planning Department to come up with the best way to resolve this issue and (3) the façade changes are to extend and wrap around the backside of the building (west façade). A rendering of this façade must be provided to the Planning Department and this third façade (west) must have similar design elements as the other two façades.

Motion: Mr. Fisher made a motion to approve this request with the following conditions: (1) the applicant needs to provide the Planning Department with an exterior lighting plan that documents that the lights are 90 degree cut off fixtures, and will not exceed 0.1 foot-candles at the PUD line, (2) the absent landscaping on the property needs to be replaced. The applicant needs to plant the 2 missing trees within the State Road 46 right-of-way, 1 pine tree on the property, and replace the 13 dead shrubs along the south property line. The owner may work with the Planning Department to come up with the best way to resolve this issue and (3) the façade changes are to extend and wrap around the backside of the building (west façade). A rendering of this façade must be provided to the Planning Department and this third façade (west) must have the following similar design elements as the other two façades (east and south): (a) wall color, (b) cornice color and LED light and (c) awnings are not required). Mr. Harris seconded the motion and it carried with a vote of 7-0.

DP-15-15: Le Petit Caraibes – A request by Dennis Roberts for approval of a site development plan for a wall sign, including a modification request to allow 2 wall signs, 1 more than permitted and to allow the combined wall signs to be 92.34 square feet in size, 73.58 square feet more than the 18.76 square foot maximum allowed. The property is located at 412 Washington Street, in the City of Columbus.

Ms. Begley presented the background information on this request.

Mr. Jerome stated he liked the new wall sign.

Mr. Dennis Roberts represented the petitioner.

Mr. Roberts stated at the time the wall sign was done they did not know they had exceeded the square footage allowed by the Sign Ordinance. He stated all the feedback they had received from the customers had been positive and stated it gives the downtown location a nice feel. Mr. Roberts stated it is recessed and it is hardly visible unless you are right in front of it. He stated it is keeping with their mission statement. He stated it represented the melting pot of Columbus and fits in with the architectural feel of the downtown.

Mr. Jones stated it was his opinion that the wall sign fits in with the downtown.

Mr. Harris stated he thought the sign was appropriate at this location.

Mr. Lang opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Lang closed the meeting to the public.

Mr. Bergman stated that staff would recommend approve of this request and allow the following modifications: (1) allow the second wall sign and (2) to allow the combined wall signs to exceed the maximum square footage allowed for wall signs by 73.58 square feet.

Motion: Mr. Jerome made a motion to approve this request and to allow the following modifications: (1) A request for a second wall sign, one more than permitted and (2) the combined wall signs to exceed the maximum square footage allowed for wall signs in the CD zoning by 73.58 square feet. Mr. Jones seconded the motion and it carried with a vote of 7-0.

Mr. Jones left the meeting at this time.

RZ-15-07: Jonesboro Investments Corp. – A request by Jonesboro Investment Corp. to rezone 3.36 acres from I-2 (Industrial: General) to RM (Residential: Multi-family). The property is located at the northeast corner of Michigan Street and 14th Street, in the City of Columbus.

Ms. Keen presented the background information on this request.

Ms. Jean Donica, realtor with ReMax and Matt Sebahar owner of the property represented the petitioner.

Mr. Jerome asked if this development occurred would, there be tax credits involved. Mr. Bergman stated this was a tax credit project. Mr. Sebahar stated it was his understanding that Jonesboro Investment Corporation would be attempting to develop this project with tax credits and for them to apply, the proper zoning has to be in place. He stated this was part of their process.

Mr. Sebahar stated his business, Columbus Pallet, had been located at this site since 1983. He stated when he first moved there many parcels of land were available. He stated with all the development that was happening in this area he wanted to sell and relocate his business. He stated that Columbus Pallet Company would be moved to a larger space and a site more appropriate for this type of business.

Mr. Fisher asked how long the tax credit application would take. Mr. Bergman stated it is allocated by the State and according to a scoring system. There will be many applications filed for this money and this system will be used to award the credits. He stated Jonesboro Investments is the same developer that is developing the Gateway Apartments on the Foundry site. Mr. Bergman stated it would be approximately next spring before the results are known.

Mr. Sebahar stated it was his opinion that there was no contamination located at this site. He stated in the past a sawmill and handle factory had been located there before he purchased the property.

Mr. Lang opened the meeting to the public.

Mr. Tim Coriden, Attorney represented the Chang Group Corporation, regarding this request. He stated they have expressed concern about the additional traffic, pedestrians and parking issues that could affect their business negatively. He requested a condition that two parking spaces per unit be attached to the rezoning. Mr. Coriden stated his clients were concerned about the additional amount of foot traffic in the neighborhood.

Mr. Coriden also requested the buffering between this site and his clients' business have additional screening and a fence. Mr. Coriden stated this is the only time the Plan Commission has any authority to address these concerns.

Mr. Lang closed the meeting to the public.

Discussion was held regarding how many parking spaces should be required at this site as compared to the Central Park Apartments.

Mr. Jerome stated that the buffer requirements of the RM zoning would require the petitioners to install adequate buffering from the Industrial zoning.

Mr. Harris expressed concern that the developer was not present, so some of these questions could be addressed. He stated some of these answers were unknown.

Mr. Sebahar stated that it was clear this area was developing into a multi-family area and he stated they would ask for approval of this rezoning.

Mr. Bergman stated staff would recommend that a favorable recommendation be sent to the Columbus City Council and to include the following commitments: (1) Any residential development of the subject property shall be of traditional neighborhood design with the buildings adjacent and oriented to the streets and parking behind to promote a pedestrian oriented neighborhood consistent with the character of the neighborhood to the northwest and

the Central Park Apartments to the south. (2) The 14th Street and Michigan Street frontages of the subject property shall be improved with any residential development to include travel lane widths, curb and gutter, tree lawns with street trees, and sidewalks consistent with the specifications of the Columbus Thoroughfare Plan. Further pavement widening to provide for on-street parking shall be optional and (3) The required buffer along the east property line of the subject property shall include a minimum 6-foot high, 100% opaque fence or wall along its entire length. The presence of a building (such as a garage) on the subject property immediately adjacent to the required buffer that presents a back side along this east property line shall be considered as meeting the fence/wall requirement along that portion of the buffer.

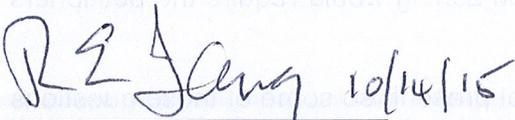
Motion: Mr. Jerome made a motion to send a favorable recommendation to the Columbus City Council. The favorable recommendation included the following commitments: (1) Any residential development of the subject property shall be of traditional neighborhood design with the buildings adjacent and oriented to the streets and parking behind to promote a pedestrian oriented neighborhood consistent with the character of the neighborhood to the northwest and the Central Park Apartments to the south. (2) The 14th Street and Michigan Street frontages of the subject property shall be improved with any residential development to include travel lane widths, curb and gutter, tree lawns with street trees, and sidewalks consistent with the specifications of the Columbus Thoroughfare Plan. Further pavement widening to provide for on-street parking shall be optional and (3) the required buffer along the east property line of the subject property shall include a minimum 6-foot high, 100% opaque fence or wall along its entire length. The presence of a building (such as a garage) on the subject property immediately adjacent to the required buffer that presents a back side along this east property line shall be considered as meeting the fence/wall requirement along that portion of the buffer. Mr. Harris seconded the motion and it carried with a vote of 6-0.

DISCUSSION ITEMS

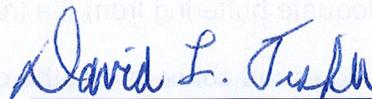
DIRECTOR'S REPORT

LIAISON REPORTS

ADJOURNMENT: 7:00 p.m.

 10/14/15

Roger Lang, President



Dave Fisher, Secretary