

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
MARCH 13, 2013 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Roger Lang (President), Frank Jerome, Dave Hayward, Tom Wetherald, Nancy Ann Brown, Mike Harris, John Hatter, Tony London, Bryan Schroer, Dave Fisher and Jorge R. Morales (County Plan Commission Liaison).

Members Absent: Dick Gaynor.

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

CONSENT AGENDA

Minutes of the February 13, 2013 minutes (Approval and Signing).

Motion: Ms. Brown made a motion to approve the minutes. Mr. Wetherald seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

DP-12-30: Verizon Wireless – A request by Verizon Wireless for site development plan approval for a new telecommunication facility. The property is zoned P (Public/Semi-Public Facilities) and is located at 1111 McClure Road, in the City of Columbus.

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

Ms. Begley presented the background information on this request.

Mr. Russell Brown, Attorney for Verizon Wireless represented the petitioner.

This request was for 160-foot new tower to be installed on City Utilities property. It was determined this could act as a co-location tower if there were requests from other companies.

Motion: Mr. Jerome made a motion to approve this request as presented. Mr. Wetherald seconded the motion and it carried with a vote of 9-0.

Ms. Brown returned to the meeting.

NEW BUSINESS REQUIRING COMMISSION ACTION

DP-13-01: First Christian Church – A request by First Christian Church for site development plan approval for a new parking lot, including (1) a modification from Zoning Ordinance Section 10(D)(7) to allow an off-premise freestanding sign and (2) a modification from Zoning

Ordinance Section 10(Table 10.1) to allow a freestanding sign in the CD (Commercial: Downtown) zoning district on a lot that is less than the minimum 2 acres in size. The property is located at 540 3rd Street, in the City of Columbus.

Ms. Pinkston presented the background information on this request.

Mr. Steve Wiggins and Colleen Smith with William E. Burd, Architects represented the petitioners.

Mr. Wiggins stated that they were withdrawing the modification for the two freestanding signs as presented and they would only ask for one freestanding sign and add the directional component to the sign so the modification would not be needed.

Mr. Lang opened the meeting to the public.

Ms. Julie Hulse, Executive Director of the Historical Society of Bartholomew County. She stated the building that they were housed in was located next to the proposed parking lot. Ms. Hulse stated the significance of the red building to be demolished for the parking lot was that it is a part of the Columbus Historic District and is a contributing building to the designation of the district.

Mr. Rick Herman an employee of First Christian Church stated that the building to be demolished was now filled with stuff that no one wanted. He also stated that the building was a costly burden on the church to maintain and there was a need for more parking on the weekends.

Mr. Lang closed the meeting to the public.

Motion: Mr. Jerome made a motion to approve this request along with the three technical comments as listed: (1) Mark the location of the subject property on the site plan location map, (2) The Area #1 (Parking Lot public street Frontage) landscaping requirement has not been met and (3) Finish elevations for the new parking lot and new street curbs, onsite drainage features, construction details for the new sidewalk and new curbs must all be reviewed and approved by the Engineering Department. Mr. Harris seconded the motion and it carried with a vote of 10-0.

RZ-13-03: Willow Glen – A request by Joel Spoon to rezone a 7.22 acre parcel from RS3 (Residential: Single Family 3) to RT (Residential: Two-family). The property is located on the east side of Carr Hill Road approximately 1100 feet southwest of the intersection of Terrace Lake Road and Carr Hill Road, in the City of Columbus.

Mr. Weintraut presented the background information on this request.

Mr. Tim Allen, Independent Land Surveying and Joel Spoon developer of the property represented the petitioner.

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.

Motion: Ms. Brown made a motion to send a favorable recommendation to the City Council for this request. No conditions were included as part of this recommendation. Mr. Hatter seconded the motion and it carried with a vote of 10-0.

PP-13-01: Willow Glen – A request by Joel Spoon to create a subdivision of 18 lots and a 3.18-acre common area totaling 7.22 acres. The property is located on the east side of Carr Hill Road approximately 1100 feet southwest of the intersection of Terrace Lake Road and Carr Hill Road, in the City of Columbus.

Mr. Weintraut presented the background information on this request.

Mr. Tim Allen, Independent Land Surveying and Joel Spoon developer of the property represented the petitioner.

Mr. Lang opened the meeting to the public.

Mr. Dan Norton stated that he was a resident of Terrace Lake Woods and was concerned about the additional traffic on Terrace Lake Road.

Mr. Lang closed the meeting to the public.

Motion: Ms. Brown made a motion to approve this request including the following modifications and subject to all technical comments being addressed and the approval of the rezoning by the City Council: (1) to allow the half right-of-way of Carr Hill Road to be designed without the 4 foot bicycle lanes that are required on Collector Streets; (2) to allow the intersection spacing of Deer Creek Way and the right-of-way of Mt. Pleasant court to be 290 feet, 10 feet less than the 300 foot minimum intersection spacing requirement for Carr Hill Road; (3) Relief of the requirement installing 5 foot wide sidewalk along the 99 feet of frontage along Terrace Lake Road in exchange for providing a connection to Mt. Pleasant Court; (4) Relief of the requirement of planting street trees along Carr Hill Road frontage because of conflicts with existing underground utilities and overhead power lines; and (5) Relief from the three to one depth to width ratio requirements for single-family residential lots due to shape of the existing property and the geometry required to construct the extension of Deer Creek Way. Mr. Wetherald seconded the motion and it carried with a vote of 10-0.

DISCUSSION ITEMS

Mr. Bergman stated that the infill site profiles that the Planning Department had developed have won an award from the Indiana Planning Association. This was for Outstanding Best Practice 2013 for the Infill Site Profiles. He stated that the Indiana American Planning Association would hold its annual Spring Conference in Columbus on March 15 2013 with approximately 100 planners and consultants attending from all over Indiana. It will be held at The Commons.

Mr. Bergman stated that the State Street Corridor Plan Consultants held their first meetings with the staff. He stated they took a driving tour of State Street along the Corridor and stopped at various points. Mr. Bergman stated on Tuesday there were meetings between the consultants, Dascal Bunch who is the City Council member from that district, Heather Pope, Redevelopment Director, Mayor Kristen Brown and then a meeting with INDOT.

Mr. Bergman stated the next step is finalizing the steering committee for the project. He stated Mike Harris and Nancy Ann Brown would be representing the Plan Commission on the committee.

Discussion of Joint City-County Plan Commission and BZA meeting.

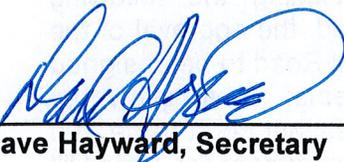
Mr. Bergman stated that the annual Joint City-County Plan Commission and Board of Zoning Appeals meeting would be held in the near future. He stated some people had asked for a refresher course on the decision criteria for each of the different types of cases. Mr. Bergman stated that some projects that staff has been working on would be reviewed. He also stated that the Mayor and the Bartholomew County Commissioners would be ask to attend and speak on broader City and County's issues and how the Plan Commission could play a role.

LIASION REPORT

ADJOURNMENT: 6:30 p.m.



Roger Lang, President



Dave Hayward, Secretary