

**MINUTES**  
**BARTHOLOMEW COUNTY PLAN COMMISSION MEETING**  
**WEDNESDAY, OCTOBER 14, 2015 AT 8:30 A.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**COLUMBUS, INDIANA**

**MEMBERS PRESENT:** Zack Ellison, Rick Flohr, Tom Finke (Secretary), Jorge R. Morales, Kris Medic, and Dennis Baute (City Plan Commission Liaison).

**MEMBERS ABSENT:** Lisa Moore, Phyllis Apple, Don Meier and Jason Newton.

**STAFF PRESENT:** Jeff Bergman, Sondra Bohn, Allie Keen, Melissa Begley, Charles Russell, and Cindy Boll (Deputy County Attorney).

**CONSENT AGENDA**

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

Motion: Mr. Finke made a motion to approve the August 12, 2015 minutes. Mr. Flohr seconded the motion and it carried unanimously by voice vote.

**OLD BUSINESS REQUIRING COMMISSION ACTION**

None

**NEW BUSINESS REQUIRING COMMISSION ACTION**

**B/RZ-15-02: Bruce Nolting Commercial** – A request by Bruce Nolting to rezone 41.68 acres from AP (Agriculture: Preferred) to CR (Commercial: Regional). The property is located at the southwest corner of the intersection of US 31 and State Road 46, in Columbus Township.

Mr. Charles Russell presented the staff information on this request.

Mr. Morales asked if this is zoned commercial what impact it has for this land to be used for agriculture purposes until there is something proposed for this site. Mr. Russell stated it could continue to be used for agriculture until development occurs.

Mr. Tim Allen with Independent Land Surveying and Bruce Nolting owner of the property represented the petitioner.

Mr. Allen stated that the proposed rezoning is for the purpose of providing an opportunity for commercial development at this property that is consistent with the Comprehensive Plan for Bartholomew County. He stated there are sewer and water services available within a short distance of the property that could be extended.

Mr. Allen stated that the property is surrounded by three major roads on all three sides, as that would be helpful if it is zoned commercial for access to the property.

Mr. Ellison asked about fire protection if this is developed for commercial use. Mr. Allen stated there is currently a sixteen inch water main located in the southeast corner of the nearby St.

Paul's church. This area is served by Eastern Bartholomew Water.

Mr. Ellison opened the meeting to the public.

Mr. Jerry K. Schnur former owner of the property stated he would prefer the site to remain agriculture. He stated he was against the rezoning and wants it to remain farmland. Mr. Schnur stated he had farmed this land for many years and expressed concern with it being rezoned commercial.

Mr. Paul Unger stated he lives in the house that is surrounded on three sides by this proposed development. He expressed concerns regarding traffic and safety and would like a 50 foot buffer installed around his property if the rezoning is passed.

Mr. Daniel Boewe stated he had lived there twelve years and wanted it to remain having that county feel. He expressed concerns about flooding and was opposed to the rezoning.

Mr. Jerry Gehring stated he was in favor of the rezoning. He stated it would raise property values and increase the tax base.

Mr. Allen Eiler stated he was opposed to this rezoning. He expressed concerns about the increased traffic and stated his front window already faces a large amount of commercial buildings.

Mr. Ray Fawbush stated that most of the neighbors are unhappy with this rezoning request. He stated he would like this parcel to stay agriculture.

Ms. Barb Fawbush stated she was representing the Coppers, her neighbors. She stated they could not attend because of illness. Ms. Fawbush stated they were opposed to the rezoning. She stated they enjoyed the country life and would like it to remain the same.

Mr. Ellison closed the meeting to the public.

Mr. Ellison stated after the Plan Commission makes a recommendation it is then forwarded to the Bartholomew County Commissioners for a final decision where they will have two more public hearings.

Mr. Flohr asked Mr. Schnur if he was told this land would remain agriculture when he sold it to Mr. Nolting. Mr. Schnur stated yes.

Mr. Bergman stated that the Plan Commission is a nine member body and four of them are absent today due to illness or other plans. In order to take any action on a recommendation we would need all of the members we have present to vote the same. Mr. Bergman stated that two members Don Meier and Jason Newton have a conflict of interest and would not be voting so there would only be seven available to vote. Ms. Medic stated she had a scheduling conflict and would not be attending the November Commission meeting.

Mr. Ellison stated that according to the Comprehensive Plan this area has been recommended for commercial development. He stated there are not very many places in the County that have land

that it is marked specifically for future development. He stated this has been in place for many years.

Mr. Finke asked about the fire protection with the existing water main. Mr. Allen stated it was Eastern Bartholomew Water that has the sixteen inch main located across from County Road 200S and they stated that would be sufficient water.

Mr. Finke asked about the access easement that is used to access the eastern piece of property. Mr. Allen stated it is just an access easement to the property; there are no specifics on it except to gain access to the property.

Mr. Finke asked if the Planning Department would have any suggestions for buffering on State Road 46 along the north side of the property for the people with homes access that road. Mr. Bergman stated the Ordinance would not require a buffer for properties that are across the road. He stated the road serves as a buffer; it does separate the one type of use from the other. Buffers on road frontage for commercial properties are generally not welcome by the commercial developers as it would hurt visibility into their site. Mr. Bergman stated the Commission could place a commitment on the rezoning.

Motion: Mr. Flohr made a motion for a continuation to the November 12, 2015 meeting so more members could attend and vote. Mr. Morales seconded the motion and it carried with a vote of 5-0.

#### **DISCUSSION ITEMS**

Ms. Medic stated there would be a CAFO Committee meeting October 21, 2015 and they would be trying to create a final recommendations summary.

#### **DIRECTOR'S REPORT**

**ADJOURNMENT 9:20 A.M.**

  
Zack Ellison, President

  
Tom Finke, Secretary

