
The 2014 Annual Report

of the City of Columbus – Bartholomew County Planning Department

City of Columbus

Bartholomew County

Edinburgh / Bartholomew / Columbus Joint District

Town of Hartsville







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The City of Columbus – Bartholomew County Planning Department provides development review and long-range planning services for the City of Columbus and unincorporated Bartholomew County. The Department also provides development review services for the Edinburgh / Bartholomew / Columbus Joint District by inter-local agreement and the Town of Hartsville by contract.

This Annual Report is prepared for the City of Columbus, Bartholomew County, the commissions and boards involved in local land use planning and administration, as well as the following 2014 elected community leaders:

Columbus Mayor:
The Honorable Kristen Brown

Columbus City Council:
*Dascal Bunch
Ryan Brand
Frank Jerome
Frank Miller
Tim Shuffett
Kenny Whipker
Jim Lienhoop*

Bartholomew County Board of Commissioners:
*Larry Kleinhenz
Carl Lienhoop
Rick Flohr*



Overview

2014 was a noteworthy year for the Planning Department in terms of the volume of development activity taking place in the community and the number of development review requests that were processed. The activity levels experienced in 2014 were similar to those from 2007 and 2008, prior to the economic recession. The table below compares 2014 Planning Department development review tasks with 2013. Also indicated is the known peak year of activity for each type of review.

Request Type	Number of Requests		Previous Known Record	
	2014	2013	Number	Year
Plan Commission Cases (All)	57	28	64	2007
Rezoning	17	8	19	2007
Annexation	4	0	6	2008
Site Development Plan	20	8	13	2012
Zoning Compliance Certificate	225	256	256	2013
Major Subdivision Preliminary Plat	6	6	11	2007
Major Subdivision Final Plat	9	2	9	2007
Board of Zoning Appeals Cases (All)	94	72	121	2008



Planning Department Staff Profile

The 2014 staff of the City of Columbus - Bartholomew County Planning Department included 8 members. Of those staff positions, 6 were professional community planners and 2 were administrative support personnel.

The staff serves to support the activities of the City, County, and Joint District Plan Commissions and Boards of Zoning Appeals. The staff is also often called upon to provide information and assistance to the Mayor, the County Commissioners, the City Council, the City Board of Public Works, and other city, county, civic, and regional organizations. The staff's primary tasks are to (1) guide the public through the property development process and (2) serve as a resource for long-range community planning and the discussion of community land use issues.

During 2014 Thom Weintraut left the Planning Department to accept a position with the City of Auburn, Alabama. As a result of Thom's departure, Emilie Pinkston assumed the floodplain administrator duties and Allie Keen was promoted to Senior Planner and assumed the subdivision specialist tasks. Also, Ashley Klingler joined the staff as an Associate Planner and site plan specialist.

The AICP label indicates those staff members who have earned their professional certification with the American Institute of Certified Planners. This certification recognizes community planning professionals who have attained a high level of education and experience. Those who hold this certification are required to meet semi-annual continuing education standards and adhere to the AICP Code of Ethics and Professional Conduct.

2014 Planning Department Staff

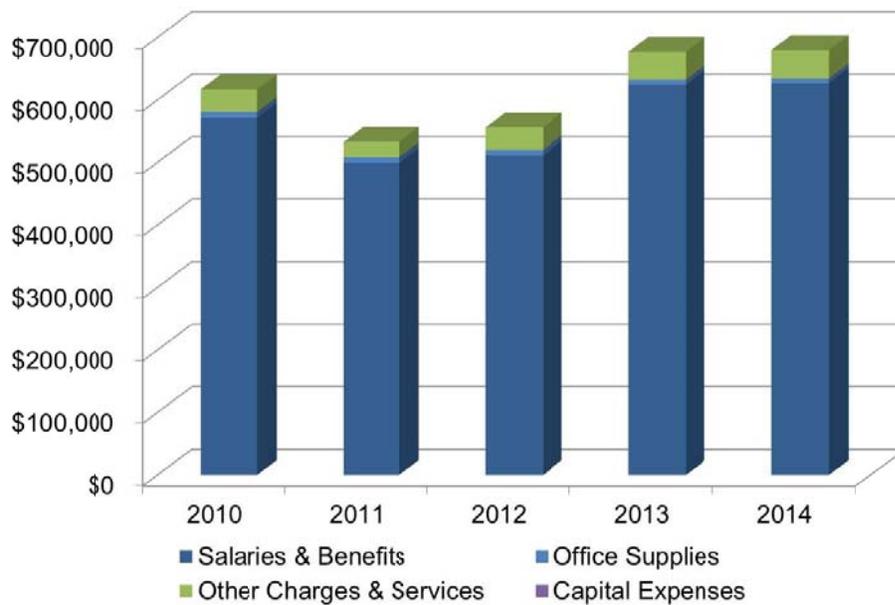
Jeff Bergman, AICP	Planning Director
Melissa Begley, AICP	Assistant Planning Director / Development Review Manager
Emilie Pinkston, AICP	Long Range Planner / Floodplain Administrator
Allie Keen	Subdivision Specialist
Leanne Wells	Site Plan Specialist
Ashley Klingler	Site Plan Specialist
Sondra Bohn	Office Administrator
Jerry Duncan	Office Assistant



Planning Department Budget Trends

The 2014 Planning Department budget was \$679,806, an increase of \$2,653 from 2013. It should be noted that comparing Planning Department budgets from one year to the next is difficult and should only occur in the context of the larger City budget as a whole. In attempts to find efficiencies, reduce overall City costs, and streamline the procurement process certain line items have shifted from individual departments to a single City account and vice versa. For example, in 2013 funds for cellular phone service and health insurance were dispersed from a single City-wide account into the individual department budgets (which resulted in a \$103,596 increase in the Planning Department budget).

Planning Department 5-year Budget Trends





About the Boards & Commissions

The development review role of the Planning Department includes facilitating the work of the City of Columbus, Bartholomew County, and Joint District Plan Commissions, Plat Committees, and Boards of Zoning Appeals.

- **Plan Commission:** The Plan Commission is the primary authority for land use and development policy and regulation in each jurisdiction. The Plan Commissions make recommendations to the legislative body (Columbus City Council, Bartholomew County Board of Commissioners, or Joint District Council) for each jurisdiction on land use policies (in the form of the Comprehensive Plan), land use regulations (the Zoning Ordinance), and subdivision development standards (the Subdivision Control Ordinance), as well as specific requests for zoning map changes. The Plan Commissions makes final determinations on specific subdivision and site development plan requests from property owners and developers.
- **Board of Zoning Appeals:** The Board of Zoning Appeals is a quasi-judicial body that makes final determinations on specific requests by property owners and developers for exceptions from the established land use regulations found in the zoning ordinance as well as requests for approval for any land uses listed by the zoning ordinance as “conditional”.
- **Plat Committee:** The Plat Committee is a sub-committee of the Plan Commission with the authority to approve new minor subdivision requests that involve a small number of lots and no new public infrastructure. The Plat Committee members also join local utility providers and City and County department heads to form the Subdivision Review Committee, which completes technical reviews of major subdivisions prior to their consideration by the Plan Commission.



Columbus Appointed Officials

The City of Columbus has jurisdiction for all land within the corporate limits within the City, as well as a specific extraterritorial jurisdiction that extends approximately 2 miles from the City limits. The City's jurisdiction encompasses approximately 30% of Bartholomew County.

2014 Columbus Plan Commission

Member	Office	Appointment	Expiration (4 year terms)	Requirements
Mike Harris		Board of Works	January 1, 2015	Board of Works member or designated representative.
Tony London (I)		Board of County Commissioners	January 1, 2017	The 2 appointments may not be of the same political party. Must (1) be a resident of the 2-mile area or (2) be a resident of the county and a property owner in the 2-mile area, but 1 must live in the 2-mile area.
Bryan Schroer (R)			January 1, 2015	
Beth Fizel		City Engineer	Not Applicable	City Engineer or qualified assistant.
Dave Fisher (R)	Secretary	Mayor	January 1, 2015	No more than 3 of the 5 mayoral appointments may be of the same political party. Must (1) be a resident of the jurisdiction or (2) be a resident of the county and a property owner in the jurisdiction. A majority must be residents of the jurisdiction.
John Hatter (R)			January 1, 2015	
Roger Lang (R)	President		January 1, 2016	
Sondra Bolte (D)			January 1, 2017	
Dennis Baute (D)	Vice-Pres./ Liaison to County		January 1, 2018	
Dave Jones		Park Board	Annually	Park Board member.
Frank Jerome		City Council	Annually	City Council member.
Tom Finke (Liaison)		County Plan Commission	Annually	Member of the County Plan Commission.



2014 Columbus Board of Zoning Appeals

Member	Office	Appointment	Expiration (2) (4 year terms)	Requirements
Dave Fisher	Vice-Chairperson	Mayor	January 1, 2018	Plan Commission citizen member. (see note 1)
Eric Frey	Chairperson		January 1, 2018	Citizen who is not a Plan Commission member. (see note 1)
Hanna Omar			January 1, 2015	
Lou Marr		City Council	January 1, 2015	Citizen who is not a Plan Commission member. (see note 1)
Bryan Schroer	Secretary	Plan Commission	January 1, 2015	Plan Commission member from the extraterritorial jurisdiction. (see note 2)
Tony London (Alternate)		Plan Commission (for Schroer)	January 1, 2015	Plan Commission member from the extraterritorial jurisdiction. (see note 2)
Melissa Begley (Hearing Officer)		Plan Commission	Not Applicable	Board member, staff member, or any other person.

(1) Must be a jurisdiction resident or a county resident and owner of property in the jurisdiction. The majority of members must be jurisdiction residents.

(2) The 2-mile jurisdiction representative shall have a 2-year term per IC 36-7-4-903(2).

2014 Columbus Plat Committee

Member	Office	Appointment	Expiration (Annually)	Requirements
John Hatter	Chairperson	Plan Commission	January 1, 2015	Plan Commission citizen member.
Jeff Bergman			January 1, 2015	Planning Department staff member.
Beth Fizel			January 1, 2015	Engineering Department staff member.
Steve Rucker (Alternate for Fizel)		Plan Commission	January 1, 2015	Engineering Department staff member.
Melissa Begley (Alternate for Bergman)			January 1, 2015	Planning Department staff member.



Bartholomew County Appointed Officials

Bartholomew County has jurisdiction for all unincorporated land within the County, excluding the extraterritorial jurisdictions exercised by Columbus and Edinburgh and the approximately 2.5 square miles within the jurisdiction of the Edinburgh / Bartholomew / Columbus Plan Commission.

2014 Bartholomew County Plan Commission

Member	Office	Appointment	Expiration (4 year terms)	Requirements
Phyllis Apple (R)	Liaison to Hope	Board of County Commissioners	January 1, 2015	No more than 2 of the 4 appointments may be of the same political party. Must (1) be a resident of the jurisdiction or (2) be a resident of the county and a property owner in the jurisdiction. At least 2 must be residents of the jurisdiction.
Zack Ellison (D)	President		January 1, 2018	
Jason Newton (R)			January 1, 2017	
Don Meier (D)			January 1, 2017	
Lisa Moore	Vice-President		January 1, 2017	Township trustee and resident of the jurisdiction recommended by the trustees in the jurisdiction.
Rick Flohr			January 1, 2017	Member of the Board of County Commissioners.
Tom Finke	Secretary / Liaison to Columbus	County Surveyor	Not Applicable	County Surveyor or a qualified deputy.
Kris Medic		County Extension Educator	Not Applicable	County Extension Educator.
Jorge Morales		County Council	January 1, 2017	Member of the County Council.
Dennis Baute (Liaison)		Columbus Plan Commission	Annually	Member of the Columbus Plan Commission.
Randy Sims (Liaison)		Hope Plan Commission	Annually	Member of the Hope Plan Commission.



2014 Bartholomew County Board of Zoning Appeals

Member	Office	Appointment	Expiration (4 year terms)	Requirements
Gil Palmer		County Council	January 1, 2017	Citizen who is not a Plan Commission member. (see note 1)
Zack Ellison	Vice-Chairperson	Plan Commission	January 1, 2017	Plan Commission citizen member or County Extension Agent. (see note 1)
Dewayne Hines	Chairperson	Board of County Commissioners	January 1, 2015	Citizen who is not a Plan Commission member. (see note 1)
Roger Glick			January 1, 2018	
Jason Newton			January 1, 2016	Plan Commission citizen member. (see note 1)
Melissa Begley (Hearing Officer)		Plan Commission	Not Applicable	Board member, staff member, or any other person.

(1) Must be a jurisdiction resident or a county resident and a owner of property in the jurisdiction. The majority of members must be jurisdiction residents.

2014 Bartholomew County Plat Committee

Member	Office	Appointment	Expiration (Annually)	Requirements
Tom Finke	Chairperson	Plan Commission	January 1, 2015	County Surveyor's Plan Commission designee.
Kris Medic			January 1, 2015	Plan Commission member.
Dennis Brooks			January 1, 2015	Plan Commission member or resident citizen of the jurisdiction.
Stacey Gross			January 1, 2015	County Engineer or designee.
Jeff Bergman			January 1, 2015	Planning Director or designee.
Melissa Begley (Alternate for Bergman)		Plan Commission	January 1, 2015	Planning Director or designee.



Joint District Appointed Officials

The Edinburgh / Bartholomew / Columbus Joint District Plan Commission has jurisdiction over an area of approximately 2.5 square miles bounded by a triangle formed by County Road 900 North, I-65, and US 31. The Joint District is the only one of its kind in Indiana and was created through special legislation. The Joint District, per its interlocal agreement, shall be in existence until 90% of the area has been developed.

In some instances, Joint District organizations are shown with open positions and/or members with expired terms. These groups meet infrequently and in some cases do not meet at all during the course of a calendar year. As a result, some of the appointments by a certain group are not current. Any required appointments are made current if and when an application requiring action by one of these groups is filed. Due to the limited size of the area and limited number of subdivision requests the Joint District does not use a Plat Committee. Instead, all minor and major subdivision requests are considered by the Plan Commission.

2014 Edinburgh / Bartholomew / Columbus Plan Commission

Member	Office	Appointment	Expiration (3 year terms)	Requirements
Ron Hoffman		Edinburgh Town Council	January 1, 2017	Resident of (1) a County in which the District is Located, or (2) within 10 miles of the District
Tim Barrett			January 1, 2015	
John Drybread			January 1, 2015	
Larry Nunn		Columbus Plan Commission	January 1, 2016	
Jack Heaton	President		January 1, 2017	
Dave Fisher		Columbus Mayor	January 1, 2015	
Larry Kleinhenz	Vice-President	Board of County Commissioners	January 1, 2017	All Must be Residents of (1) a County in which the District is Located, or (2) within 10 miles of the District <u>and</u> , 2 of the 4 Must Reside in German Township
Carl Lienhoop		Board of County Commissioners	January 7, 2017	
Keith Sells (German Twp.)		Board of County Commissioners	January 1, 2016	
Alvin Balmer (German Twp.)	Secretary	Board of County Commissioners	January 1, 2016	



2014 Edinburgh / Bartholomew / Columbus Board of Zoning Appeals

Member	Office	Appointment	Expiration (4 year terms)	Requirements
Open Position		Joint District Plan Commission	January 1, 2018	Citizen who may or may not be a Plan Commission Member**
Dave Gregory	Secretary	Columbus Mayor	January 1, 2015	**All Members Must be a Resident of (1) a County in which the District is Located, or (2) within 10 miles of the District
Chris West	President	Board of County Commissioners	January 1, 2015	
Daniel Teter		Edinburgh Town Council	January 1, 2018	
Tim Douglas	Vice-President	Board of County Commissioners	January 1, 2018	



Plan Commission Activity Summary

In 2014 the City, County, and Joint District Plan Commissions heard a total of 57 new applications (more than twice as many as the 28 cases heard in 2013). The 2014 case load was the largest since 60 cases were considered in 2008. Of these 2014 applications, 82 percent (47) were in the jurisdiction of the City of Columbus.

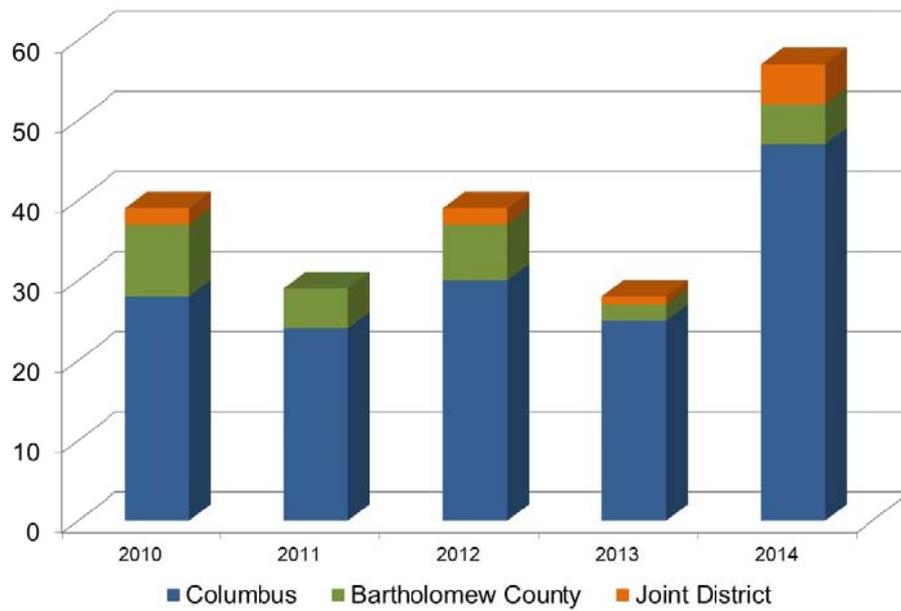
2014 Plan Commission Case Load Summary

Month*	Rezoning (includes PUD)			Annexation	Subdivision Plat (includes re-plats, etc.)			Site Development Plan (includes PUD)			Total		
	Columbus	Bartholomew County	Joint District		Columbus	Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County
January	0	0	0	0	0	0	0	0	0	0	0	0	0
February	2	0	0	1	1	0	0	1	0	0	5	0	0
March	2	0	0	0	2	0	0	2	0	0	6	0	0
April	1	0	0	1	2	1	0	3	0	0	7	1	0
May	4	1	0	1	1	0	0	3	0	0	9	1	0
June	0	0	0	0	1	0	1	1	0	0	2	0	1
July	1	0	1	0	2	0	0	2	0	2	5	0	3
August	1	0	0	0	1	1	0	1	0	0	3	1	0
September	1	0	0	0	0	1	0	0	0	1	1	1	1
October	0	0	0	1	1	0	0	1	0	0	3	0	0
November	3	0	0	0	0	0	0	1	0	0	4	0	0
December	0	0	0	0	0	1	0	2	0	0	2	1	0
Total	15	1	1	4	11	4	1	17	0	3	47	5	5

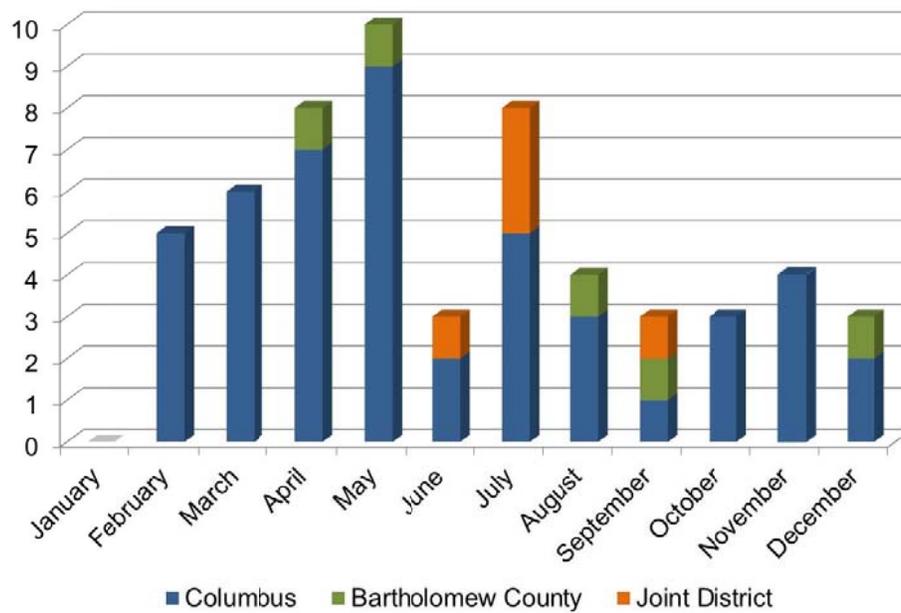
* includes all applications (2013 and 2014) heard by each Commission for the first time



5-year Plan Commission Case Load Trends



2014 Plan Commission Case Load by Month





Rezoning Summary

A total of 17 rezoning applications were heard by the Plan Commissions in 2014 (more than two times the 8 requests considered in 2013). Of the 17 rezoning requests 15 were in the jurisdiction of the City of Columbus, 1 was in Bartholomew County, and 1 was in the Joint District. A description of each rezoning request can be found in the tables below.

2014 City of Columbus Rezoning Applications

Application	Case Number	Location	Property Size	Requested Change	Plan Commission Recommendation	Final Disposition
Redwood Acquisition	RZ-14-01	Southwest corner of Carr Hill Road and Morgan Willow Trace	23.2 Acres	AP to RM	Favorable	Denied
Historic Power House	RZ-14-02	148 Lindsey Street	1.94 Acres	CD to CDc	Favorable	Approved
Cummins LiveWell Center	RZ-14-03	806 and 836 Jackson Street and 204 8th Street	1.65 Acres	CN to CD	Favorable	Approved
Stonehaven	RZ-14-04	Northwest corner of Goeller Road and CR 350 West	13.46 Acres	AP to RS3	Favorable	Approved
Gateway Apartments	RZ-14-05	Northwest corner of 10th Street and Cottage Avenue	4.51 Acres	RMc to RMc (amended)	Favorable	Approved
Cummins Logistics Center	RZ-14-06	1825 West CR 450 South	1.60 Acres	AP & I2 to I3	Favorable	Approved
Fraternal Order of Police	RZ-14-07	2120 West CR 450 South	7.87 Acres	I2 to P	Favorable	Approved
Kroger	RZ-14-08	3060 National Road	11.5 Acres	I2 to CR	Favorable	Approved
CPI Holdings	RZ-14-09	3126 17th Street	1.04 Acres	CO to CN	Unfavorable	Withdrawn
Gentry Park	RZ-14-10	1616 10th Street	8.23 Acres	I3 to RM	Favorable	Approved
Downtown Columbus Historic District	RZ-14-11	Generally between 6th and 12th and Washington and Pearl Streets	15.40 Acres	RE/MX-OL to RE	Favorable	Approved
Church of Jesus Christ of Latter Day Saints	RZ-14-12	4850 Goeller Boulevard	4.20 Acres	AP to P	Favorable	Approved
Shadow Creek Farms PUD	PUD-14-03	South of CR 200 South, between CR 225 West and CR 150 West	322.21 Acres	PUD Amendment	Favorable	Approved
Columbus AirPark PUD	PUD-14-09	Bounded by Arnold Street, Poshard Drive, Chapa Drive, and River Road.	473 Acres	PUD Revision (Prel. Approval)	Favorable	Approved
Columbus Airpark PUD	PUDF-14-10	Bounded by Arnold Street, Poshard Drive, Chapa Drive, and River Road.	473 Acres	PUD Revision (Final Approval)	Favorable	Approved



2014 Bartholomew County Rezoning Applications

Application	Case Number	Location	Property Size	Requested Change	Plan Commission Recommendation	Final Disposition
Charles Whittington	RZ-14-02	Multiple Parcels in Grammer	2.71 Acres	AP, I2, & RE to CN	Favorable	Approved

2014 Joint District Rezoning Applications

Application	Case Number	Location	Property Size	Requested Change	Plan Commission Recommendation	Final Disposition
Meadow Lawn Farms	RZ-14-01	Northeast corner of US 31 and CR 800 North	217.34 Acres	C4 & IR to I2	Favorable	Approved



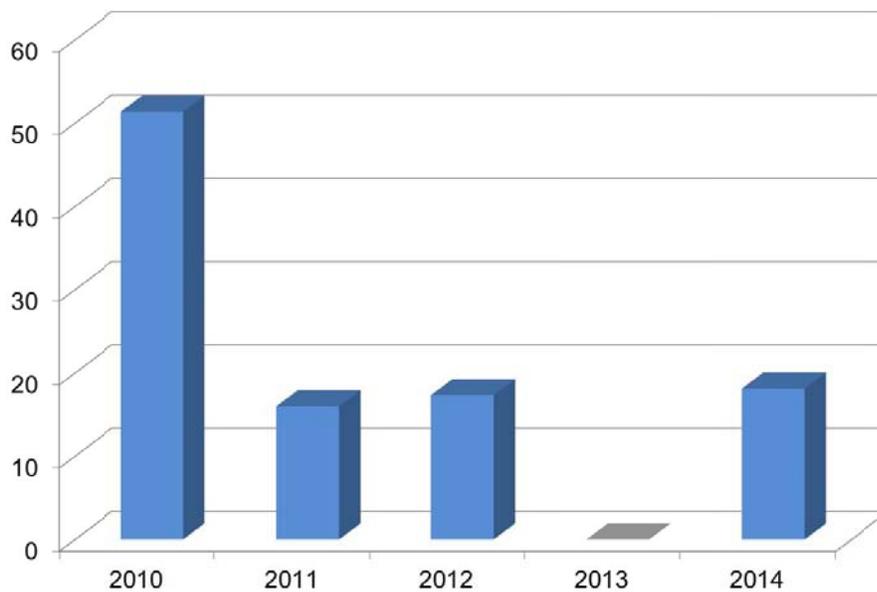
Columbus Annexation Summary

The City of Columbus Plan Commission reviews requests for annexation and makes recommendations on those requests to the City Council. There were 4 annexation requests in 2014, compared with no such requests in 2013. A table of Columbus annexation trends is shown below.

2014 Columbus Annexation Applications

Application	Case Number	Location	Property Size	Zoning	Plan Commission Recommendation	Final Disposition
Redwood Acquisition	ANX-14-01	Southwest corner of Carr Hill Road and Morgan Willow Trace	23.03 Acres	AP (proposed RM)	Favorable	Denied
Stonehaven	ANX-14-02	Northwest corner of Goeller Road and CR 350 West	13.46 Acres	AP (proposed RS3)	Favorable	Approved
Cummins Logistics Center	ANX-14-03	1825 West CR 450 South	0.12 Acres	AP (proposed I3)	Favorable	Approved
Church of Jesus Christ of Latter Day Saints	ANX-14-04	4850 Goeller Boulevard	4.54 Acres	AP (proposed P)	Favorable	Approved

Columbus Annexation Trends (Acres Annexed)





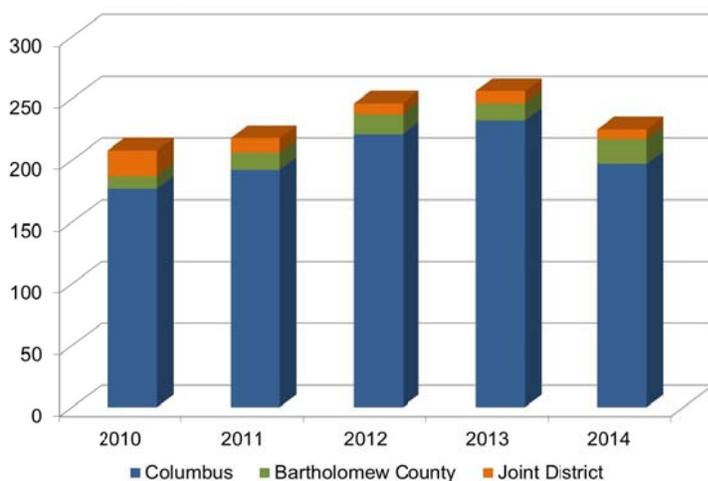
Zoning Compliance Review Profile

In 2014 the Planning Department processed 225 applications for Zoning Compliance Certificates (ZCCs). These certificates are used to verify the compliance of a development proposal with the adopted regulations of the City, County, or Joint District, as appropriate. Zoning Compliance Certificates are issued in several categories, which are detailed in the table below. The 2014 ZCC figure represents a slight decrease from the 256 applications processed in 2013.

2014 Zoning Compliance Certificate Summary

Review Type	City of Columbus		Bartholomew County		Joint District		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Site Plan	80	41%	14	70%	0	0%	94	42%
<i>New Construction</i>	22	11%	3	15%	0	0%	25	11%
<i>Addition</i>	14	7%	1	5%	0	0%	15	7%
<i>Accessory Structure</i>	3	2%	0	0%	0	0%	3	1%
<i>Site Modifications</i>	12	6%	0	0%	0	0%	12	5%
<i>Change of Use</i>	18	9%	3	15%	0	0%	21	9%
<i>Telecomm. Antennas</i>	11	6%	7	35%	0	0%	18	8%
Temporary Use or Structure	13	7%	1	5%	0	0%	14	6%
Sign Permit	91	46%	5	25%	8	100%	104	46%
Floodplain Alteration (placement of fill, etc.)	0	0%	0	0%	0	0%	0	0%
Development Plan Minor Modification	13	7%	0	0%	0	0%	13	6%
Total	197	100%	20	100%	8	100%	225	100%

5-year ZCC Trends by Jurisdiction



Of the 225 ZCCs processed in 2014, all but 3 were found to be in compliance with the applicable zoning regulations and were issued by the Planning Department.

Of those 3 that were not issued, one was withdrawn by the applicant, 1 was denied, and 1 was found to not be required.



Site Development Plan Summary

The Plan Commissions are responsible for the administration of several “site development plan” districts and sites. These specific zoning categories and locations provide for expanded plan commission oversight of the details of the development of individual properties. Site development plans are required for some Planned Unit Developments (PUD) in the City of Columbus, any development in the Public / Semi-public Facilities (P) and Commercial: Downtown Center (CD) zoning districts in Columbus and Bartholomew County, and Industrial Reserve (IR) and Shopping Center (C-3) zoning districts in the jurisdiction of the Joint District Plan Commission. In 2014 a total of 20 site development plans were processed by a Plan Commission (an increase over the 8 processed in 2013). Those applications are detailed by the tables provided below.

Plan Commission review is only required for modifications to previously approved site development plans that alter significant components of the original approval. Other “minor modifications” are processed by the Planning Department staff and reported in the Zoning Compliance Review portion of this report.

2014 Joint District Site Development Plans – “IR” & “C3” Zoning Districts

Application	Case Number	Location	Development Title	Request	Final Disposition
Hampton Inn	DP-14-01	12161 North US 31	Hampton Inn	Approval of increased building height.	Approved
Mann's Harley Davidson	DP-14-02	3250 West Market Place Drive	Mann's Harley Davidson	Sign approval.	Approved
Thorntons	DP-14-03	12001 North US 31	Thornton's	Site modifications - landscaping, outdoor storage, and signs.	Approved

2014 Columbus Site Development Plans – “PUD” Zoning District

Application	Case Number	Location	Development Title	Request	Final Disposition
Wal-Mart (Westside)	PUDF-14-01	2025 Merchants Mile	Columbus Crossing PUD	Sign and building color palette revisions.	Approved
Columbus Crossing Commercial Center (Lot 1B)	PUDF-14-04	2035-2145 W. Jonathon Moore Pike	Columbus Crossing PUD	Site plan approval for parking lot expansion.	Approved
Goodwill (Westside)	PUDF-14-12	Northeast corner of Merchants Mile and Carr Hill Road	Columbus Crossing PUD	Site plan approval for a new building and parking lot.	Approved
Shadow Creek Farms Section 6A	PUDF-14-05	South side of CR 200 South, between CR 225 West and CR 150 West	Shadow Creek Farms PUD	Site plan approval for subdivision Section 6A.	Approved
Shadow Creek Farms Section 10	PUDF-14-08	South side of CR 200 South, between CR 225 West and CR 150 West	Shadow Creek Farms PUD	Site plan approval for subdivision Section 10.	Approved
Woodcrest Lot 5D	PUDF-14-06	4020 Goeller Boulevard	Woodcrest PUD	Site plan approval for a new building.	Approved
Westwood Block 2B	PUDF-14-11	Northwest corner of Pine Ridge Drive and Westwood Boulevard.	Westwood PUD	Site plan approval for new buildings and a parking lot.	Approved



2014 Columbus Site Development Plans – “P” Zoning Districts

Application	Case Number	Location	Development Title	Request	Final Disposition
Columbus East High School (Football Stadium)	DP-14-06	230 South Marr Road	Columbus East High School	Site plan approval for football stadium additions.	Approved
Southside School Athletic Complex	DP-14-07	1320 West CR 200 South	Southside School	Site plan approval for new softball fields.	Approved
Columbus Regional Hospital	DP-14-10	2400 East 17th Street	Columbus Regional Hospital	Site plan approval for building additions.	Approved
Fraternal Order of Police	DP-14-13	2120 West CR 450 South	Fraternal Order of Police	Site plan approval for a new building and parking lot.	Approved
Church of Jesus Christ of Latter Day Saints	DP-14-25	4850 Goeller Boulevard	Church of Jesus Christ of Latter Day Saints	Site plan approval for a new building and parking lot.	Approved

2014 Columbus Site Development Plans – “CD” Zoning District (Downtown Columbus)

Application	Case Number	Location	Development Title	Request	Final Disposition
301 1st Street (B & D Holdings)	DP-14-01	301 1st Street	Downtown Columbus	Site plan approval for a building addition and parking lot.	Approved
Franciscan Alliance (St. Francis Medical Offices)	DP-14-05	123 2nd Street	Downtown Columbus	Sign approval.	Approved
Cummins LiveWell Center	DP-14-12	Northwest corner of 8th and Jackson Streets	Downtown Columbus	Site plan approval for a new building and parking lot.	Approved
SIHO	DP-14-19	435 Washington Street	Downtown Columbus	Sign approval.	Denied
Cummins Parking Garage	DP-14-23	Northwest corner of 6th and Washington Streets	Downtown Columbus	Modification of original conditions of approval.	Approved



Subdivision Profile

Developers made a total of 245 new subdivision lots available for home construction in 2014 (compared with 87 in 2013). Subdivision construction plans and final subdivision plats have been filed with the Planning Department for an additional 137 lots, with final approval pending for those developments. A total of 194 lots were granted preliminary approved in 2014. This figure includes those that also later obtained final approval in 2014 and those that will be developed in future years.

2014 Subdivision Approval Summary

Subdivision Type	City of Columbus		Bartholomew County		Joint District		Total	
	Subdivisions Approved	Total Lots Approved						
Administrative & Agricultural Subdivision	29	0	36	0	1	0	66	0
Minor Subdivision	6	7	7	7	0	0	13	14
Major Subdivision (Preliminary Plat)	5	180	0	0	0	0	5	180
Totals	40	187	43	7	1	0	84	194

The table above documents those subdivisions that were approved. Three additional minor subdivision applications were also processed by the Planning Department – two for Bartholomew County and one for Columbus. Of those applications, one was withdrawn by the applicant, one was denied by the County Plat Committee, and one was denied by the City Plan Commission following an appeal of the initial Plat Committee approval.

2014 Major Subdivision Preliminary Plats Summary

Subdivision	Jurisdiction	Case Number	Lots Approved	Land Use	Approval Date
Poplar Woods (Re-plat)	Columbus	PP-14-01	No Additional	Residential	Withdrawn
Stonehaven	Columbus	PP-14-02	25	Residential	April 9, 2014
Tipton Pointe	Columbus	PP-14-03	20	Residential	May 14, 2014
Shadow Creek Farms Section 6A	Columbus	PP-14-04	48	Residential	July 9, 2014
Wildflower Estates 3	Columbus	PP-14-05	15	Residential	July 9, 2014
Shadow Creek Farms Section 10	Columbus	PP-14-06	72	Residential	August 13, 2014
Total Major Subdivision Lots Granted Preliminary Approval in 2014:			180		



2014 Major Subdivision Final Plats Summary

Subdivision	Jurisdiction	Case Number	Lots	Land Use	Approval Type / Date
Northbrook Phase 6	Columbus	FP-12-05	23	Residential	Performance Surety / September 2, 2014
Maple Ridge	Columbus	FP-13-02	17	Residential	"Build & Dedicate" / Pending
Spring Hill Lake Phase 2	Columbus	FP-13-03	9	Residential	Performance Security / September 9, 2014
Shadow Creek Farms Section 8	Columbus	FP-13-04	32	Residential	Performance Security / March 4, 2014
Poplar Woods Phase 1	Columbus	FP-13-05	35	Residential	"Build & Dedicate" / June 17, 2014
Westbrook Phase 2	Columbus	FP-14-01	19	Residential	"Build & Dedicate" / June 3, 2014
Fox Ridge Phase 3	Columbus	FP-14-02	27	Residential	"Build & Dedicate" / July 15, 2014
Spring Hill Lake Phase 3	Columbus	FP-14-03	47	Residential	"Build & Dedicate" / September 9, 2014
Shadow Creek Farms Section 6A	Columbus	FP-14-04	48	Residential	Performance Security / Pending
Stonehaven	Columbus	FP-14-05	24	Residential	"Build & Dedicate" / October 21, 2014
Wildflower Estates 3	Columbus	FP-14-06	15	Residential	"Build & Dedicate" / December 9, 2014
Shadow Creek Farms Section 10	Columbus	FP-14-07	72	Residential	Performance Security / Pending
Total Major Subdivision Lots Created in 2014:			231		
Total Major Subdivision Lots Pending Final Approval:			137		



Board of Zoning Appeals Activity Summary

In 2014 the Columbus, Bartholomew County, and Joint District Boards of Zoning Appeals heard a total of 67 cases (a noteworthy increase from the 47 cases heard in 2013).

The City and County BZA Hearing Officer heard a total of 27 additional cases, granting final approval in all of those cases. Cases for which the required decision criteria appear to clearly have been met are initially scheduled for consideration by the hearing officer. These cases are forwarded to the board of zoning appeals of jurisdiction if new information presented at the hearing officer meeting raises doubt that the criteria have been met.

Some cases involve multiple variance requests. For example, a single case involving a proposed new sign may include two separate development standards variance requests – one for the height of the sign and one for the size of the sign face. The tables beginning on page 26 summarize all individual requests and list them by hearing authority – the City Board, City Hearing Officer, County Board, or County Hearing Officer.

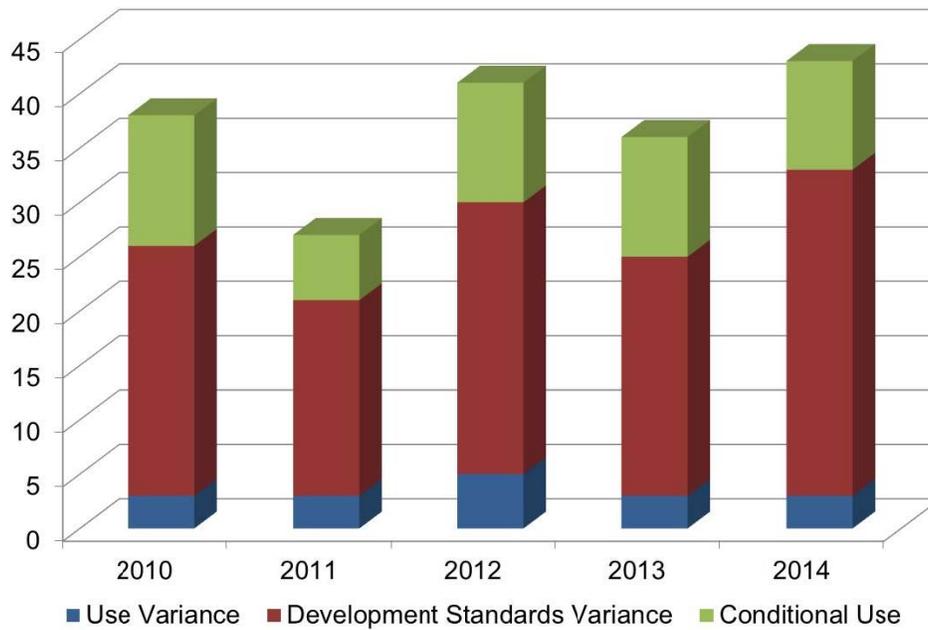
2014 Board of Zoning Appeals Case Summary

Month	Use Variance			Development Standards Variance (includes flood regulations)			Conditional Use			Total		
	Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County	Joint District
January	1	0	0	1	0	0	2	1	0	4	1	0
February	0	0	0	0	1	0	0	2	0	0	3	0
March	0	0	0	2	0	0	1	0	0	3	0	0
April	0	0	0	1	0	0	0	0	0	1	0	0
May	1	0	0	3	1	0	2	1	0	6	2	0
June	0	0	0	3	1	0	1	4	0	4	5	0
July	0	0	0	1	1	0	1	0	0	2	1	0
August	0	0	0	4	2	0	0	1	0	4	3	0
September	0	0	0	4	1	0	1	2	0	5	3	0
October	1	0	0	6	1	0	2	0	0	9	1	0
November	0	0	0	1	1	0	0	0	0	1	1	0
December	0	0	0	4	2	0	0	2	0	4	4	0
Totals	3	0	0	30	11	0	10	13	0	43	24	0

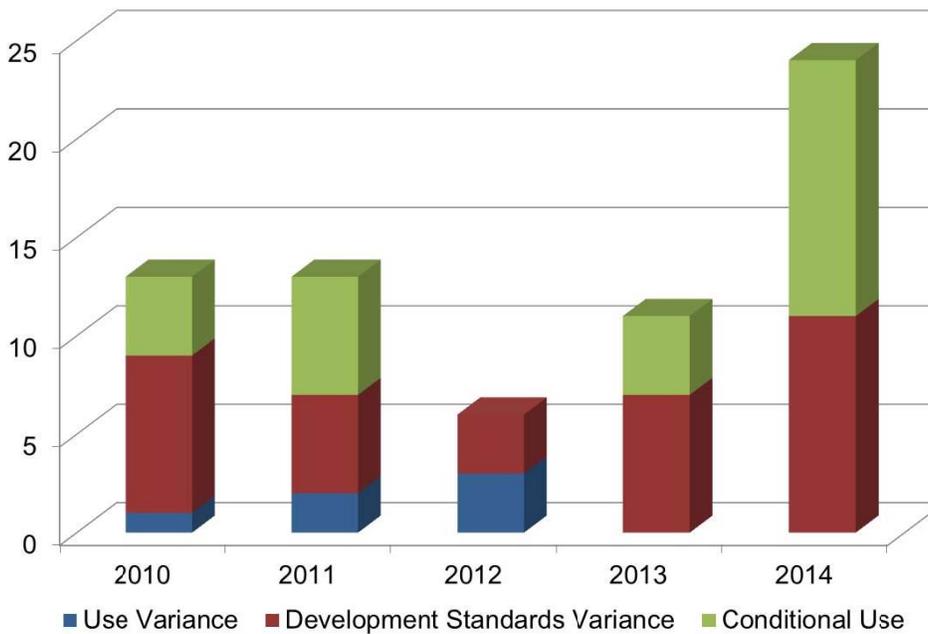
The table above and the charts on the following page are intended to describe the overall work load of the Boards of Zoning Appeals by describing the number of cases considered. Additional cases were considered by the Boards' hearing officer. Some cases involved multiple individual variance requests. The tables beginning on page 26 summarize all variance requests by type, subject matter, and hearing authority.



Columbus 5-year BZA Case Trends



Bartholomew County 5-year BZA Case Trends





2014 Board of Zoning Appeals Request Summary

Development Standards Variances						
Subject of Request	Approved Requests	Total Requests	Hearing Authority			
			City BZA	City Hearing Officer	County BZA	County Hearing Officer
Driveway Separation	16	17	8	4	4	1
Accessory Structure Standards (Setback, in a Front Yard, Etc.)	11	11	4	2	2	3
Landscaping / Buffering	6	8	6	2	0	0
Signs	4	5	4	0	1	0
Primary Structure Setback	3	5	3	1	0	1
Accessory Dwelling Standards (Size, Location, Etc.)	4	4	2	0	2	0
Additional Lots in an Agricultural Zoning District	3	4	3	1	0	0
Sidewalks	4	4	1	1	2	0
Accessory Structure Before a Primary Structure	2	3	2	0	1	0
Telecomm. Facility Standards (Setback, Site Area, Etc.)	1	3	3	0	0	0
Garage Entrance Setback	0	2	2	0	0	0
Parking Lot Dimensions (Spaces, Aisles, Etc.)	2	2	2	0	0	0
Loading Area Screening	2	2	1	1	0	0
Unpaved Parking	2	2	1	0	1	0
Driveway Entrance Standards (Curbing, Width, Etc.)	0	2	1	0	1	0
Fences	1	2	1	1	0	0
Outdoor Storage Screening	1	1	1	0	0	0
Multiple Primary Structures on one Lot	1	1	1	0	0	0
Number of Parking Spaces Provided	1	1	1	0	0	0
Accessory Structure Height	1	1	0	1	0	0
Confined Animal Feeding Operation Standards (Setback, Etc.)	1	1	0	0	1	0
Total	66	81	47	14	15	5

Conditional Uses						
Subject of Request	Approved Requests	Total Requests	Hearing Authority			
			City BZA	City Hearing Officer	County BZA	County Hearing Officer
Worship Facility (including Expansions and Signs)	6	6	1	4	1	0
Accessory Dwelling	3	3	1	0	2	0
Home Based Business	2	3	1	0	2	0
Confined Animal Feeding Operation (CAFO)	2	3	0	0	3	0
Two-family Dwelling (in a Single-family District)	2	2	2	0	0	0
Retreat Center / Camp	1	2	1	0	1	0
Telecomm. Facility (Cell Tower)	2	2	1	0	1	0
Truck Fuel Center	2	2	1	0	1	0
Gas Station in a Wellfield Protection Area	2	2	0	1	1	0
Agri-business Facility	2	2	0	0	1	1
Kennel	1	1	0	0	1	0
Residential (in a Commercial District)	1	1	1	0	0	0
Animal Clinic	1	1	1	0	0	0
School (including Expansions and Signs)	1	1	0	1	0	0
Agricultural Supply Facility	1	1	0	1	0	0
Total	29	32	10	7	14	1



Use Variances						
Subject of Request	Approved Requests	Total Requests	Hearing Authority			
			City BZA	City Hearing Officer	County BZA	County Hearing Officer
Storage Facility	1	1	1	0	0	0
Residential (in a Commercial District)	1	1	1	0	0	0
Telecomm. Facility (Cell Tower)	0	1	1	0	0	0
Total	2	3	3	0	0	0

	Approved Requests	Total Requests	Hearing Authority			
			City BZA	City Hearing Officer	County BZA	County Hearing Officer
Grand Total	97	116	60	21	29	6



Long-Range Planning & Special Projects

The processing of applications for consideration by a Plan Commission, Board of Zoning Appeals, or other entity is only a part of the responsibilities of the City of Columbus – Bartholomew County Planning Department. Other responsibilities include providing training for local elected and appointed officials and initiating and supporting long-range planning & visioning processes. During 2014, the Planning Department was involved in multiple long-range planning projects, several of which are summarized below:

State Street Corridor Plan Development & Implementation

In February of 2013 the City of Columbus hired Chicago-based Lakota Group to prepare a State Street Corridor Plan. That Plan was completed and adopted as an element of the City of Columbus Comprehensive Plan in 2014. Lakota had been selected from 9 firms which had submitted their qualifications for the project. Lakota's \$63,335 compensation for the project came from a combination of the City's Economic Development Income Tax (EDIT) funds and the Columbus Area Metropolitan Planning Organization (CAMPO). The State Street Corridor Plan is intended to serve as both (1) a long-term land use plan for the properties along State Street and (2) a readily-implementable strategic plan for the redevelopment of the area.

The State Street Corridor Plan project was facilitated by the Planning Department and overseen by a 16-person steering committee. The steering committee included State Street business and property owners, representatives of community organizations (such as the Columbus Area Chamber of Commerce), and a representative of the Indiana Department of Transportation (which has jurisdiction over State Street itself).

Significant progress on the project had been made in 2013. In that year the Lakota Group documented existing conditions along State Street, identified issues and opportunities, researched redevelopment options, collected public input, and completed an initial draft of the State Street Corridor Plan. Their work was guided by input from the Planning Department staff and the steering committee. In December of 2013 the Lakota Group provided the Planning Department with the first complete draft of the State Street Corridor Plan. The staff reviewed the draft and provided it to the steering committee for discussion and feedback. At its December 16, 2013 meeting the steering committee was asked to provide specific feedback as to (1) the phasing of catalytic

STATE STREET CORRIDOR PLAN

FINAL DRAFT PRESENTATION



Please join us for the final draft presentation of the State Street Corridor Plan to provide final comments regarding the long-term revitalization of the State Street area. Final draft recommendations, which focus on sidewalk and intersection improvements, the appearance of the area, land use, and business development will be presented.

THE DETAILS:

WHEN: Monday, April 28, 2014
Presentation at 8:00 p.m. with an Open House to follow until 8:00 p.m.

WHERE: Cal Brand Meeting Hall in City Hall
123 Washington Street

View the Final Draft Plan at: www.columbus.in.gov

A copy of the document is available for viewing in the Planning Department on the 2nd Floor of City Hall weekdays between 8 a.m. and 5 p.m. A copy of the document is also available for viewing at the Reference Desk of the Bartholomew County Public Library at 536 5th Street.

For more information contact the City of Columbus - Bartholomew County Planning Department at 612.376.2550 or visit the project website at: <http://www.thelakotagroup.com/columbus>



redevelopment projects, (2) an overall strategy for funding the implementation of the plan, and (3) the possible addition of design standards for State Street properties.

The Lakota Group used the steering committee comments on the draft plan to refine the document's content during the initial months of 2014. A Final Draft and was presented to the public on April 28, 2014. Approximately 50 members of the public attended the April 28 event, which included both an overview presentation of the Plan and an open house segment. During the open house individual members of the public could study displays of the Plan's content and speak with the consultants, the Planning Department staff, and the steering committee members. Comments from the public were collected and provided to the steering committee for consideration as the Plan was finalized. The completed Plan was approved by the Columbus Plan Commission on June 11, 2014 and adopted by the City Council on July 1, 2014.

The Planning Department played an active role throughout the State Street project by organizing and facilitating the work of the steering committee, making arrangements for public open house locations and news releases, conducting State Street research, developing public meeting strategies with the consultant, identifying catalytic projects with the consultant, and providing a critical review of draft plan materials.

The Planning Department staff currently serves as a resource for the Mayor, the City Council, the City Engineer, and a State Street Implementation Committee as they consider options for taking action on the Plan's redevelopment recommendations.

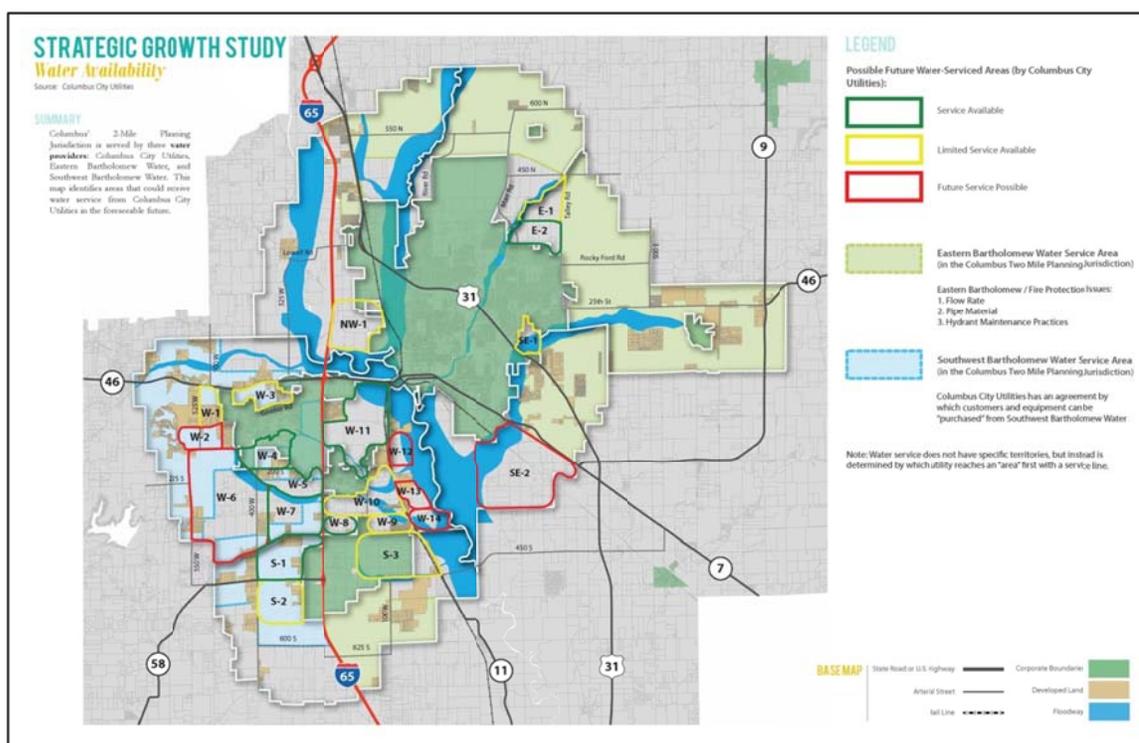


An artist rendering of the re-development of the area at the intersection of Indiana Avenue and State Street.

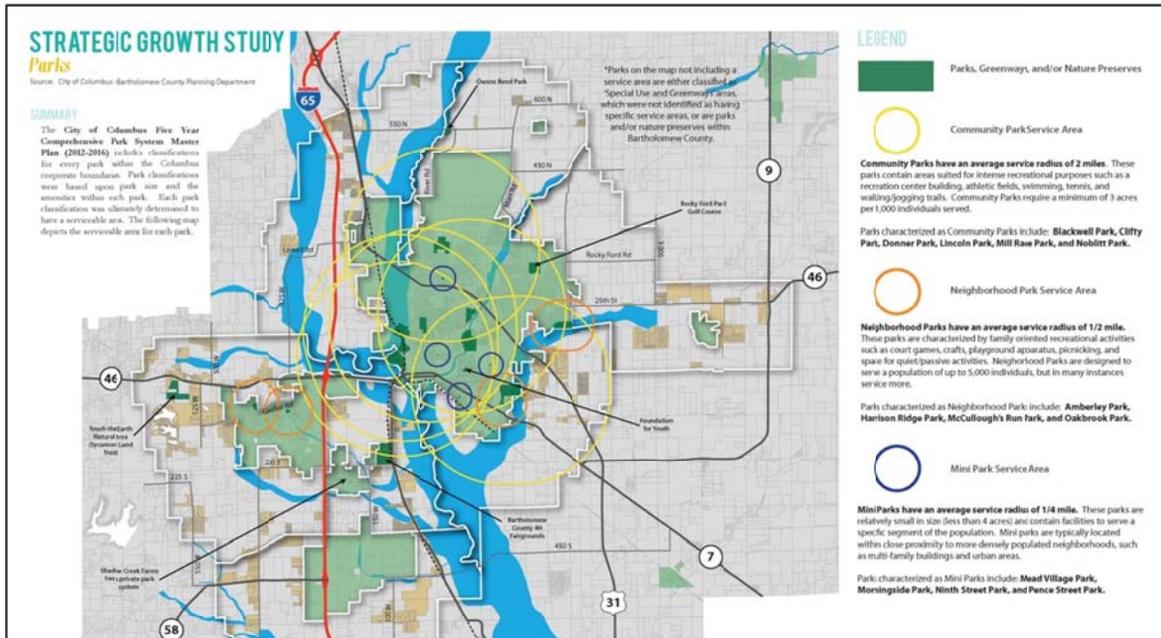


Columbus Strategic Growth Study

In 2013 the Planning Department began an in-house effort to create a Strategic Growth Study for the City. This study is intended to provide a technical analysis of the natural features, infrastructure, and municipal services that affect where and to what extent the future expansion of Columbus can occur. The need for the Study was identified based on observations by the Economic Development Board that Columbus lacked areas for future industrial development and indications from residential developers that adequate sites for new subdivisions and apartments were difficult to find. The Study is intended to work with the previously created Columbus Infill Site Profiles to provide a complete picture of local development potential, including that both within and outside of the current City boundaries. Among the development factors research by the Planning Department in 2013 were fire protection, sewer service, water service, floodplains, wetlands, park service areas, and road conditions. Also researched were annexation laws and Columbus municipal code provisions that may discourage agricultural property owners from seeking annexation, such as those for hunting, burning, and the keeping of farm animals.



Data collection was completed in late 2013, with analysis beginning in early 2014. The Strategic Growth Study was completed in December of 2014. The final document includes all of the collected data as well as a detailed description of the analysis process. The completed Study provides maps of potential residential, commercial, and industrial growth areas. Also provided are both overall recommendations as well as specific recommendations for each of the 3 profiled land uses. The Strategic Growth Study provides a thorough summary of the current growth issues for the City of Columbus as well as a road map of infrastructure improvements and policy changes needed to make additional properties available for development. These recommendations occur within the overall context of the City's Comprehensive Plan, which encourages orderly, efficient growth that avoids the characteristics of sprawl.



RESIDENTIAL Site Profile Summary

PART 2.3

LEGEND

- Tier 1 Minimal/No Constraints
- Tier 2 Few/Minor Constraints
- Tier 3 Multiple/Large Constraints
- Infill Site*

SITE	ACREAGE	PRIMARY CONSTRAINT(S)	FOR MORE INFORMATION
1	262	Sewer Availability • Road Conditions	Page 49
2	40	Sewer Availability • Road Conditions	Page 49
3	331	Water Service Provider • Sewer Availability Road Conditions	Page 49
4	90	Water Service Provider	Page 49
5	182	None	Page 52
6	327	Water Service Provider • Sewer Availability Fire Protection • Road Conditions	Page 52
7	716	Water Service Provider • Sewer Availability Fire Protection • Road Conditions	Page 52
8	174	Water Service Provider • Sewer Availability	Page 53
9	157	Water Service Availability • Road Conditions	Page 61
10	224	Sewer Availability • Road Conditions	Page 61
11	263	Water and Sewer Availability • Road Conditions	Page 61
12	182	Sewer Availability	Page 61
13	968	Fire Protection	Page 61
14	418	Sewer Availability • Road Conditions	Page 60
15	55	Water and Sewer Availability • Road Conditions	Page 60
16	172	Water and Sewer Availability • Road Conditions Fire Protection	Page 60
17	317	Water and Sewer Availability • Road Conditions	Page 64
18	316	Water and Sewer Availability • Road Conditions	Page 64
INFILL SITES	351	None	Infill Site Profiles

* For more information about vacant residential sites within the Columbus city limits, see the Infill Site Profiles. Please note that land use recommendations for individual sites frequently included both residential and commercial land uses. Therefore several of the infill sites also appear in the Commercial Site Profile Summary.



Columbus Infill Development Site Profile Updates

In 2012 the Planning Department undertook a process to identify, catalogue, analyze, and publicize locations within the community suitable for infill development and re-development. The creation of these Infill Development Site Profiles was intended to assist with community goals for the protection of farmland, the efficient use of infrastructure investments, the wise use of taxpayer dollars, orderly long term community growth, and quality neighborhoods. A total of 34 infill locations were profiled. For each location the Planning Department developed a double-sided “cut-sheet” of information. The front page describes the property’s location, size, current zoning, and other features. The back page provides an analysis of the property’s context and the guidance provided by the City’s Comprehensive Plan to suggest a range of possible future uses. The Planning Department also established a webpage devoted to the infill profiles. This page includes a description of the intent of the profiles and the location selection criteria, the profiles themselves, and an interactive map for locating the infill sites within the community.

In 2014 the Planning Department completed an update of these profiles. The update included new floodplain information where applicable to reflect new FEMA Bartholomew County floodplain maps. The update also re-examined the previously identified sites and re-surveyed the community for any additional sites to be added. The changes included the removal of 5 sites because they had been developed or otherwise had become unavailable. One new site was added and 4 existing sites were amended.

In 2015 the Infill Site Profiles portion of the Planning Department website will be revised to more broadly provide information on development opportunities and will feature both the infill sites and the Columbus Strategic Growth Study.

site analysis summary:

The site is located along Marr Road in East Columbus. According to the Comprehensive Plan, in the East Columbus character area:

Encourage new housing development.

The site is surrounded by a mix of residential and public facility properties. Properties (B), (C), (D) have the potential to provide a mix of residential development (multi-family or single-family). Future development of these properties should fit within the surrounding residential neighborhood.

Property (A) is a parcel which has visibility along Marr Road and is next to commercial property along State Street. This property could be the location for neighborhood commercial which complements the surrounding residential neighborhood as well as the surrounding public facilities.

The entire site has nearby access to nearby parks as well as to Columbus East High School. Additional residential development on this site would benefit from these resources.

site analysis details:

Comprehensive Plan Future Land Use(s)	Residential	Access to Bike & Pedestrian Network	Multi-Use Path
Surrounding Land Uses	45% Public Facilities 33% Residential 13% Commercial (12% Undeveloped)	Road Access	Tollway 55 Columbus East High School Columbus East High School Columbus East High School Marr Rd Hollowell Street, Residential, Suburban
Access to Public Facilities	Clifty Park Columbus East High School	Street Connectivity	158 MED Interactions Square Mile

questions: Want to know more about the analysis or find more site profiles? Please refer to the full INFILL SITE PROFILES document or go to the official INFILL SITE PROFILES website at:

www.columbus.in.gov/planninginfill

most suitable land uses:

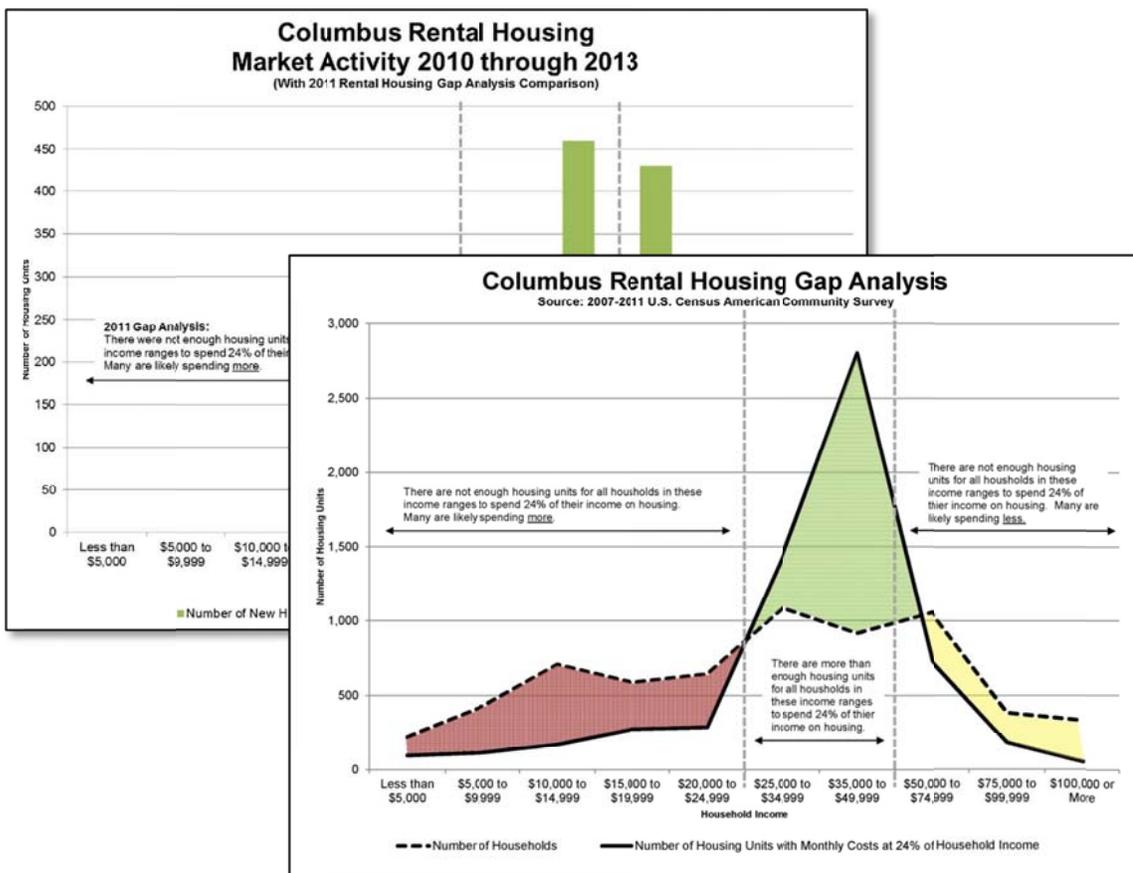


Columbus Housing Needs Assessment Executive Summary

In March of 2013 the City of Columbus hired Bloomington, Indiana based Strategic Development Group (SDG) to perform a community housing needs assessment. The intent of the study was to review the housing supply and demand at all income levels city-wide, identify gaps in supply, and make recommendations for resolving any shortages. Particular emphasis was placed on housing for low-income residents, senior citizens, and young professionals, which has been perceived to be in short supply. The project was managed by the Columbus Community Development Department and the Mayor's Housing Advisory Council, which is a gathering of local providers of primarily low income housing.

The Planning Department facilitated the aspects of the housing study that related to market-rate housing. This included the organization of a market-rate housing committee to provide community feedback on the consultant's conclusions. The Planning Department also collected and analyzed building permit data and developed a process for assessing the extent to which new construction was responding to the identified gaps between existing supply and demand.

In early 2014 the Planning Department authored the executive summary of the Columbus Housing Needs Assessment. The executive summary is intended to provide focus to the extensive data collected and reported by SDG during the project. It makes use of the gap analysis technique developed by the Planning Department to identify income groups for which housing shortages are not being addressed.





Floodplain Management Profile

The Planning and Code Enforcement Departments together are the floodplain administrators for Columbus and Bartholomew County. Code Enforcement is responsible for all floodplain regulations related to single and two-family residences. The Planning Department is responsible for the floodplain regulations as they relate to commercial and industrial development and subdivision approvals.

The floodplain management task involves administering a relatively complex set of FEMA-mandated regulations. These regulations combine both Federal Emergency Management Agency (FEMA) and Indiana Department of Natural Resources (IDNR) minimum requirements with additional local regulations. Each local requirement is crafted to reflect the local community's choices regarding flood risk and to support the City and County's participation in the National Flood Insurance Program (NFIP) Community Rating System (CRS). The voluntary CRS program reduces flood insurance costs for local property owners in response to community initiatives that preserve floodplains as open space, provide public floodplain education, increase flood protection regulations, etc. Failure of the local communities to enforce minimum mandated floodplain regulations could result in federally-backed flood insurance being unavailable to community property owners. Failure to enforce additional CRS-related programs and regulations could result in increased flood insurance costs for all community property owners.

Typical Planning Department floodplain management responsibilities include (1) providing information to realtors, developers, and the public; (2) ensuring that new development complies with floodplain regulations; (3) monitoring federal and state law and FEMA and IDNR policies for changes to the minimum regulation requirements; (4) tracking permits and other approvals related to development and construction activity in the floodplain; and (5) making available a current set of FEMA-provided Flood Insurance Rate Maps (FIRM) for the community.

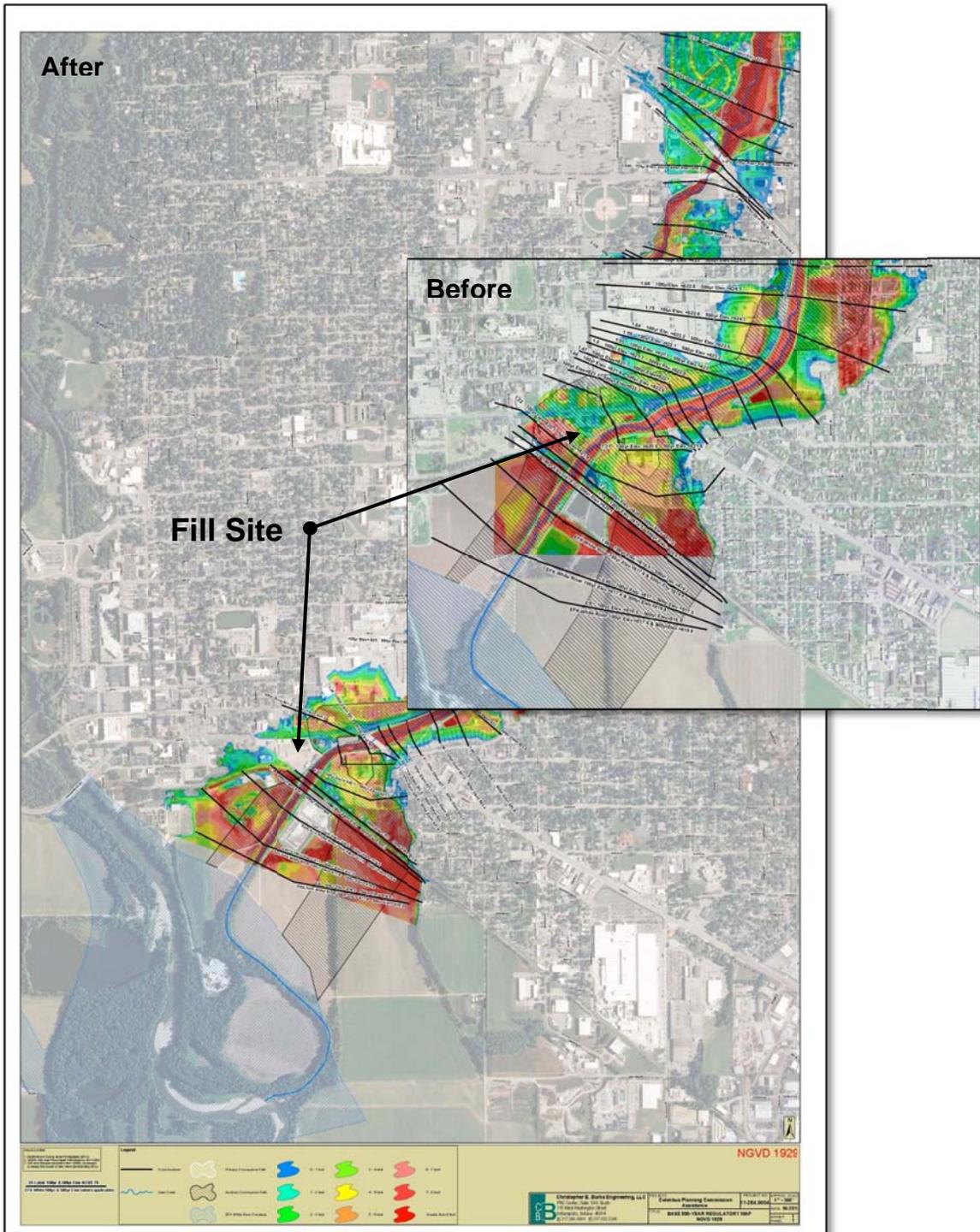
As part of the Planning Department's ongoing role as floodplain administrator numerous floodplain determinations are made each year for lenders, developers, homeowners, and realtors. A determination is made by locating the property in question on the Flood Insurance Rate Map, interpreting the map, and reporting the flood hazard category in which the property is located.

Haw Creek Supplemental Floodplain Regulations

In 2011 the Columbus City Council adopted supplemental floodplain regulations for the Haw Creek watershed. These regulations were based on Christopher Burke Engineering's study of flood risk along Haw Creek. These supplemental regulations expanded the area considered to be 500-year flood fringe and extended the appropriate regulations to those areas. They also identified flow conveyance paths necessary for floodwaters to move downstream and extended floodway-like protections to those areas.

Prior to the adoption of the supplemental Haw Creek regulations the owner of property on the south side of 2nd Street near Haw Creek had obtained a permit to place fill on this site. The issuance of this permit complied with all applicable regulations at the time. However, the Haw Creek study showed this area to be a flow conveyance path necessary for moving storm water and required modeling to assess the impacts of any fill. The fill activity on this site was not subject to the Haw Creek regulations due to the lawfully obtained permit prior to their adoption.

In 2014 the Planning Department re-engaged Christopher Burke Engineering to study the area where the filling had been completed and update the Haw Creek maps as appropriate. The revised maps were completed and put into use in June of 2014.



The revised 2014 Haw Creek floodplain map (full size) and the original map (inset) for the area at 2nd Street and Haw Creek showing the floodplain changes resulting from fill placed in the area.



FEMA Floodplain Map Updates

The Federal Emergency Management Agency (FEMA) has been in the process of updating flood hazard area maps in Indiana for several years as part of a nation-wide map replacement effort. The process of finalizing the updated maps for Columbus and Bartholomew County began on September 28, 2011 when FEMA provided preliminary copies of the updated maps. FEMA, working with IDNR, subsequently held a public open house on January 5, 2012 at Columbus City Hall for the purpose of discussing the new maps with affected property owners. The open house provided the public with an opportunity to review and comment on the preliminary maps and was followed by an official appeal period.

In the summer of 2014 the Planning Department received notice from FEMA that the appeal period had concluded and that any appropriate changes to the replacement maps were complete. Both the City of Columbus and Bartholomew County were required to adopt the new maps for use locally in regulating floodplain development by no later than December 9, 2014. The adoption of the replacement maps is a condition of the City and County's participation in the National Flood Insurance Program. The replacement maps were adopted by the City of Columbus on November 5, 2014 and by Bartholomew County on November 10, 2014. That process also included updates to the Flood Hazard Area regulation text found in the Zoning Ordinance to comply with the recently updated IDNR model for such regulations. These text updates were also required for the City and the County to continue to participate in the National Flood Insurance Program. The Planning Department served as the primary contact for FEMA and IDNR during this process, authored the ordinances adopting the new maps and text changes, and worked with local surveyors and the Bartholomew County GIS Mapping Department to make the new maps available publically.



The 2014 replacement flood hazard area maps included aerial photography and were provided electronically in a format that was compatible with the Bartholomew County GIS, making them more accessible and more clearly interpreted than their predecessors.



Education & Training Profile

During 2014, the Planning Department's training activities focused on Plan Commission and Board of Zoning Appeals members and the staff. Specific training activities are listed below.

Board & Commission Member Training / The Planning Post

The Planning Department staff continued the practice of including upcoming training options and reading material for Plan Commission and Board of Zoning Appeals members in the monthly Planning Post newsletter. Topics featured in the Planning Post in 2014 were as follows:

January: Conservation Subdivisions

February: Concentrated Animal Feeding Operations (CAFOs) & Confined Feeding Operations (CFOs)

March: Agri-tourism and Rural Economic Development

April: Industrial Uses and the "Maker" Movement

May: Composition & Function of the Planning Commission

June: Beyond the Backyard – the NIMBY of Today

July: High Speed Passenger Rail

August: TED: Ideas Worth Sharing

September: Science and Planning

October: Daylighting Streams

November: Housing Preferences of Young Adults

December: Bald Eagle Recovery



The typical Planning Post front page.

Annual City – County Plan Commission & BZA Training Session

Each year the members of the City and County Plan Commissions and Boards of Zoning Appeals meet for the purpose of receiving training and discussing shared issues. The 2014 training session was held on July 30. Attendees were provided with a summary of Bartholomew County agricultural activity by Purdue Extension Educator Kris Medic. MPO Director Laurence Brown, City Engineer Beth Fizel, and County Engineer Danny Hollander also provided a discussion of road improvement projects and processes.



Planning Department Professional Development

The Planning Department staff continued their professional development in 2014 through attendance at the conferences and events listed below. Each of the Department's American Institute of Certified Planners (AICP) certified staff members (Jeff Bergman, Melissa Begley, and Emilie Pinkston) are required to attend a specified amount of training annually to maintain their professional certifications. All training costs were funded through the Planning Department's annual budget.

Indiana Planning Association (APA-IN) Spring Conference:

Muncie, Indiana – March, 2014

IDNR Floodplain Management Workshop:

Bedford, Indiana – June, 2014

IDNR Floodplain Management Course – Managing Floodplain Development through the National Flood Insurance Program:

Indianapolis, Indiana – August, 2014

Ohio-Kentucky-Indiana (OKI) Planning Associations Fall Conference:

Lexington, Kentucky – October, 2014

IDNR Floodplain Management Workshop – Floodplain Regulations, the National Flood Insurance Program...What's that about?:

Clarksville, Indiana – November, 2014