

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
DECEMBER 9, 2015 AT 4:00 P.M.
CAL BRAND MEETING ROOM, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Roger Lang, David Jones, Dennis Baute, Tony London, Frank Jerome, Beth Fazel, Russ Poling, Sondra Bolte, Dave Fisher, Rodney Finke, and Tom Finke (Bartholomew County Liaison).

Members Absent: Mike Harris.

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

CONSENT AGENDA

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

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

OLD BUSINESS REQUIRING COMMISSION ACTION

PP-15-05: Woodland Parks Major Subdivision Replat – A request by Skaggs Development, LLC for approval of a revision to the preliminary plat for Woodland Parks Major Subdivision, to convert common area (Block D1) to a building lot resulting in a total of 153 lots for the entire subdivision on approximately 47.76 acres. The property is located on the west side of US 31, approximately 567 feet north of County Road 400 North, in German Township. Block D1 is specifically located between 5995 and 1862 Conifer Court.

Mr. E.R. Gray with E. R. Gray and Associates represented the petitioner.

Mr. Gray stated that they would like to withdraw this request from the agenda without prejudice.

Motion: Mr. Poling made a motion to approve this request. Ms. Bolte seconded the motion and it was unanimously approved by voice vote.

NEW BUSINESS REQUIRING COMMISSION ACTION

MI/P-15-08: Westwood 5th Replat – A request by Mark Pratt to replat Block A1 to create 1 new lot for a total of 1 lot and 1 block consisting of 6.73 acres including a modification request from Subdivision Control Ordinance Section 16.24.010(B)(1) to delay sidewalk installation on Westwood Boulevard. The property is located at the southeast corner of the intersection of State Road 46 and Westwood Boulevard, in the City of Columbus.

Mr. E.R Gray represented the petitioner.

Mr. Gray stated they were asking for a continuance until the January 13, 2016 meeting.

Motion: Mr. Jerome made a motion to grant the request for the continuance to the January 2016 meeting. Ms. Bolte seconded the motion and it carried with a unanimously by voice vote.

PP-15-04: Wildflower Ridge Major Subdivision – A request by Joli Development for preliminary plat approval of a major subdivision consisting of 38 lots and 1 common area on approximately 28.01 acres, including a modification request from Subdivision Control Ordinance Section 16.24.030(F)(1), to allow the maximum length of a temporary dead end street to be 193 feet, 43 feet longer than the 150 foot maximum length. The property is located at the north end of Daylily and Periwinkle Drives, in the City of Columbus.

Ms. Keen presented the staff background information on this request.

Mr. Ted Darnall with Crowder and Darnall, and Mr. Joe Conner, owner of the property represented the petitioner.

Mr. Jerome asked what the issues were with the bridge. Ms. Keen stated the bridge is already constructed and is in the preliminary plat. It crosses over Possum Creek; there are some outstanding issues with the Drainage Board that will have to be resolved. They will also have to obtain approval from the Bartholomew County Commissioners to assume maintenance on the bridge.

Mr. Darnall stated this is the last phase of The Wildflower Development from the property that the Connor's own. He stated the reason that the stub streets are longer than usual is the adjacent large drainage easements on them to be able to accommodate the offsite drainage that is coming from the north.

Mr. Darnall stated the other modification that they are requesting is not to provide a stub street to the property to the west. He stated it would be topography impossible to stub Lavendar Lane to the west because of the configuration of Lot #190 and the easements that are located nearby. He stated there is already one stub street provided to that property in one of the previous Wildflower subdivisions.

Mr. Darnall stated that the construction of the bridge was approved by the Bartholomew County Engineer, IDNR, IDEM and the Corps of Engineers. The only thing left is for the Bartholomew County Commissioner to formally accept the bridge.

Much discussion was held regarding the bridge and the stub streets.

Mr. Lang opened the meeting to the public.

Mr. Phil Herkamp, an adjoining property owner, expressed concern about a fence being removed. He stated he would like to maintain the fence line along the entire property line. He stated the fence is located on the property line and is old. Mr. Connor stated that if the stub street is put in they could put some bollards in front of it to block the entrance to Mr.

Herkamp's property. Mr. Connor stated they would consider the fence line when developing the property.

Mr. Lang closed the meeting to the public.

Mr. Bergman stated that staff would recommend approval of this request and to allow the following three modifications: (1) A modification from Section 16.24.030(F)(1) of the Subdivision Control Ordinance to allow the Lavender Lane temporary dead end to be 217.45 feet in length, 67.45 feet longer than the maximum 150 foot length. (2) A modification from Section 16.24.030(F)(1) of the Subdivision Control Ordinance to allow the Honeysuckle Lane temporary dead end to be 220.24 feet in length, 70.24 feet longer than the maximum 150 foot length. (3) Modification from Section 16.24.030(E)(1) of the Subdivision Control Ordinance to waive the requirement to extend Lavender Lane to the western property line. Approvals shall be subject to the following conditions: (1) a fire hydrant shall remain at the end of the Lavender Lane stub street, as specified by the Fire Department, (2) subject to all technical comments being addressed. Mr. Jones seconded the motion and it carried with a vote of 10-0.

Motion: Mr. London made a motion to approve this request and to allow the following three modifications: (1) A modification from Section 16.24.030(F)(1) of the Subdivision Control Ordinance to allow the Lavender Lane temporary dead end to be 217.45 feet in length, 67.45 feet longer than the maximum 150 foot length. (2) A modification from Section 16.24.030(F)(1) of the Subdivision Control Ordinance to allow the Honeysuckle Lane temporary dead end to be 220.24 feet in length, 70.24 feet longer than the maximum 150 foot length And (3) a modification from Section 16.24.030(E)(1) of the Subdivision Control Ordinance to waive the requirement to extend Lavender Lane to the western property line, and also subject to the following condition: (1) a fire hydrant shall remain at the end of the Lavender Lane stub street, as specified by the Fire Department (2) subject to all technical comments being address. Mr. Jones seconded the motion and it carried with a vote of 10-0.

PP-15-06: Maple Ridge Major Subdivision – A request by Joel Spoon for preliminary plat approval of a major subdivision consisting of 39 lots and 3 common areas on approximately 25.24 acres. The request includes 8 modification requests from the Subdivision Control Ordinance to (1) allow double frontage lots, (2) waive sidewalks along one side of the double frontage lots, (3) exceed the maximum length of a dead end street, (4) exceed the maximum number of lots served by a single access point, (5) waive a street connection to a neighboring subdivision, (6) allow street names to have two street suffixes (7) to waive street trees on Terrace Lake Road and (8) waive bike lanes on Terrace Lake Road. The property is located on the east side of Terrace Lake Road, 500 feet south of Carr Hill Road, in the City of Columbus.

Ms. Keen presented the background information on this request.

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

Mr. Spoon stated that the proposal that came through the Plan Commission years ago had extended Suburban Court. He stated the residents were concerned about this traffic in the neighborhood and this development had come up with a different solution. He stated that

locating a cul-de-sac there instead with a paved pedestrian path to Suburban Court would act as an emergency access that satisfies the requirement of the Fire Department in the event that the primary entrance into either subdivision is blocked. He stated that the pedestrian path could be paved, twelve feet wide and have knock down bollards at both ends to keep traffic from using it.

Much discussion was held regarding knock down bollards.

Mr. Spoon stated he would be installing streetlights in the subdivision, but did not want to install the streetlight at the cul-de-sac nearest to Suburban Court. He stated the Suburban Court homeowners had expressed their concern that too much light would spill over into their homes if it was installed there.

Mr. Spoon stated his subdivision proposal was different from the one that had been proposed years ago. He stated there have been a number of changes made for this new subdivision and they would like to maintain as much green space as possible. He stated there were areas that were identified as wetlands that will not be built in and they have tried to leave those areas untouched. Mr. Spoon stated these homes would be comparable to the one that are being built in Westbrook.

Mr. Baute stated it was his opinion that this was a much more dense subdivision than had been proposed before. He stated the number of lots had almost doubled.

Mr. Jones stated it was his opinion that the cul-de-sac was not a second entrance into the property.

Mr. Bergman stated it did give the first responders an option to enter either subdivision if there was an emergency of any kind and they would control that if necessary.

Mr. Lang stated it was his opinion that this would only be temporary, as the adjoining property to the east would be developed in the future and Maple Ridge would then have a second access.

Mr. Bergman stated he was present when the previous subdivision at this location was approved with the street connection to Suburban Court. There was much discussion about the connection. The Suburban Court neighborhood was developed quite some time ago the street standards were different and there are no sidewalks. Connection to that street would be somewhat problematic in that it was not originally designed to handle the traffic this subdivision would add.

Mr. Baute stated there would be increased traffic on Terrace Lake Road and more people would have to wait to turn in, especially at peak hours of travel. He expressed concern about the additional traffic and people having to wait on Terrace Lake Road.

Mr. Jerome stated it was his opinion that the stub street should not go through Suburban Acres.

Mr. Jones stated there are nine modifications requested and at what point do we say enough

is enough and we need to follow the guidelines that are in place.

Mr. Lang stated it was his opinion that a passing lane should be installed at the entrance on Terrace Lake Road coming south as there would be a backup of traffic waiting to turn in.

Much discussion was held on the development of the sixty acres that adjoins this property to the east.

Mr. Spool stated he was asking for approval of the requested modifications and approval of the subdivision request. He stated that he was trying to meet the goal of the Ordinance and at the same time be a good neighbor.

Mr. Jerome left the meeting at this time.

Mr. Lang opened the meeting to the public.

Ms. Pam Good provided some pictures and spoke against light pollution and the cul-de-sac street light. She spoke in favor of the development.

Ms. Karen Baxter stated she was happy with Suburban Court just like it existed now. She stated she supported the request for the subdivision.

Mr. Carl Good stated the access street into Suburban Court was not designed for that purpose. He expressed concern regarding traffic in that neighborhood if the street was allowed as an access.

Mr. Gary Dorn stated he supported the development by Mr. Spoon.

Ms. Trudy Shelton stated she supported this request.

Mr. Tom Shelton stated they he supported this request and no street through Suburban Court.

Mr. Lang closed the meeting to the public.

Mr. Bergman stated that staff would recommend approval of this request and to allow the following modifications: (1) A modification from Section 16.24.160(E)(1) of the Subdivision Control Ordinance to allow 7 double frontage lots between two local streets. (2) A modification from Section 16.24.030(F)(1) of the Subdivision Control Ordinance to allow a temporary dead end street to be 200 feet in length, 50 feet longer than permitted. (3) A modification from Section 16.24.030(Table 16.24-1) of the Subdivision Control Ordinance to allow a total of 39 lots within a subdivision to gain access from a single access point, 9 more than permitted. (4) A modification from Section 16.24.030(E) of the Subdivision Control Ordinance to waive the requirement to provide a connection between neighboring subdivisions, specifically between the proposed subdivision and Suburban Acres to the north. (5) A modification from Section 16.24.080(B)(1) of the Subdivision Control Ordinance to allow "Maple Ridge Drive, Maple Ridge Trail, and Maple Ridge Court" to have two street name suffixes. (6) A modification from Section 16.24.060(A) of the Subdivision Control Ordinance to waive the requirement to install sidewalks along the north side of Maple Ridge Trail, specifically along the double frontage lots. (7) A modification from Section 16.24.070 of the

Subdivision Control Ordinance to waive the requirement to install street trees along the Terrace Lake Road street frontage. And (8) modification from Section 16.24.030(C) to waive the requirement that the Terrace Lake Road frontage be improved to meet the minimum standards of the Subdivision Control Ordinance, specifically in regards to the required 4 foot bike lane. Approval of the preliminary plat should be subject to the following conditions: (1) The fire hydrant shall remain at the southeast corner of Lot 24 in order to serve the lots of the Maple Ridge Trail stub street, as specified by the Fire Department, and (2) A 12-foot wide, paved emergency access drive shall be provided between Suburban Court and Maple Ridge Court. There shall also be collapsible bollards located at each end of the emergency access drive to prevent motorists from utilizing the access. In addition, all technical comments shall be addressed.

Motion: Mr. Fisher made to motion to approve this with request and to allow the following modifications: (1) A modification from Section 16.24.160(E)(1) of the Subdivision Control Ordinance to allow 7 double frontage lots between two local streets. (2) A modification from Section 16.24.030(F)(1) of the Subdivision Control Ordinance to allow a temporary dead end street to be 200 feet in length, 50 feet longer than permitted. (3) A modification from Section 16.24.030(Table 16.24-1) of the Subdivision Control Ordinance to allow a total of 39 lots within a subdivision to gain access from a single access point, 9 more than permitted. (4) A modification from Section 16.24.030(E) of the Subdivision Control Ordinance to waive the requirement to provide a connection between neighboring subdivisions, specifically between the proposed subdivision and Suburban Acres to the north. (5) A modification from Section 16.24.080(B)(1) of the Subdivision Control Ordinance to allow "Maple Ridge Drive, Maple Ridge Trail, and Maple Ridge Court" to have two street name suffixes. (6) A modification from Section 16.24.060(A) of the Subdivision Control Ordinance to waive the requirement to install sidewalks along the north side of Maple Ridge Trail, specifically along the double frontage lots. (7) A modification from Section 16.24.070 of the Subdivision Control Ordinance to waive the requirement to install street trees along the Terrace Lake Road street frontage. And (8) A modification from Section 16.24.030(C) to waive the requirement that the Terrace Lake Road frontage be improved to meet the minimum standards of the Subdivision Control Ordinance, specifically in regards to the required 4 foot bike lane. Approval of the preliminary plat shall be subject to the following conditions: (1) the fire hydrant shall remain at the southeast corner of Lot 24 in order to serve the lots of the Maple Ridge Trail stub street, as specified by the Fire Department. (2) A 12-foot wide, paved emergency access drive shall be provided between Suburban Court and Maple Ridge Court. There shall also be collapsible bollards located at each end of the emergency access drive to prevent motorists from utilizing the access. And all technical comments listed shall be addressed. Mr. Poling seconded the motion and it carried with a vote of 8-1 with Mr. Baute being the nay vote.

RZ-15-10: The Sanctuary – A request by The Sanctuary to rezone 8.08 acres from RS3 (Residential: Single Family 3) to P (Public / Semi-Public Facilities). The property is located approximately 400 feet east of the intersection of Central Avenue and Pinewood Drive, on the north side of Pinewood Drive, in the City of Columbus.

Ms. Klingler presented the background information on this request.

Mr. Lang asked if they had access off Pawnee Trail. Ms. Klingler stated they have frontage on both Pinewood Drive and Pawnee Trail and could propose access at either location if the

Commission would allow it. Ms. Klingler stated the site development plan would be reviewed by the Commission. Some of the access points and buffering could be addressed at that site review.

Mr. Marvin Mitchel, Pastor and Brittnay Heidenreich with American StructurePoint represented the petitioners.

Ms. Heidenreich stated they are asking for the rezoning for the church. They do agree with the list of use restrictions that were provided by staff.

Mr. Fisher asked if any part of the subject property might be sold to another developer at any time. Mr. Mitchel stated they have no plans for that at this time.

Mr. Lang opened the meeting to the public.

Ms. Julie Delgenio expressed concern about the access off Pinewood Drive. Ms. Delgenio stated it was her understanding that that portion of that subject property was to be turned into a park. She expressed concern about the additional traffic and safety for her children. She stated that the current access off Pinewood Drive that the church currently uses is unsafe.

Mr. London asked how long the church had owned the property that was being proposed for rezoning. Mr. Mitchel stated the church had been an adjacent property owner since 1977 and they purchased the area that is being discussed ten years ago.

Mr. Fisher asked if they could address an entrance off Central Avenue when it comes back for site plan review. Mr. Bergman stated that all the accesses to this property could be discussed.

Mr. Mitchel stated when he became the pastor in 1979 the property to the east of the church was a cornfield. He stated the park was going to be built where the houses are now located on Pinewood Drive. The developer came back and got permission to turn the park area into houses. He stated they never owned that property.

Mr. Rodriguez Toyi expressed concern about the traffic in the residential area.

Mr. Chetan Ponnathpur submitted a letter in opposition to this request. The letter was read into the record stating he was concerned about the traffic and safety in the neighborhood.

Ms. Arpana Brahmhatt expressed concern about the access to the property and ask for a traffic study to be done before the rezoning decision is approved.

Mr. Amit Sakhua stated there are many children that play in the neighborhood and he expressed concern about the traffic and their safety.

Mr. Mitchel stated they wanted to locate the building closer to Central Avenue so it would be less intrusive on the neighborhood. He stated they had planned to locate the parking lot closer to the residential area. He stated if the access were from Central, it would change the location of the building.

Ms. Andrea Mikrut stated she would encourage a traffic study be done in the neighborhood.

Mr. Sandeep Fernandes stated if the rezoning was approved it was important to address the traffic flow.

Ms. Heidenreich stated that the church would support that Pawnee Trail to be an emergency access only. She stated that a traffic study could be filed at the same time the site plan is reviewed. She stated the church's peak would be on Sunday mornings and this would be off peak for commuters.

Mr. London asked how many parishioners attend the church. Mr. Mitchel stated around 500 people on Sunday morning and they only have one service.

Mr. Lang closed the meeting to the public.

Mr. Jones asked if there was any way to remove the on- street parking on both sides of Pinewood Drive in front of the church. Mr. Bergman stated that Plan Commission would not have jurisdiction over parking; the Board of Works would decide it. Mr. Bergman stated that some of the people that live in the adjacent duplexes likely value the on street parking that are limited in the area.

Mr. Bergman stated staff would recommend a continuance to allow for additional input from the City Engineer on the access concerns.

Motion: Mr. Fisher made a motion to send a favorable recommendation to the Columbus City Council on this rezoning. Mr. London seconded the motion and it carried with a vote of 8-0.

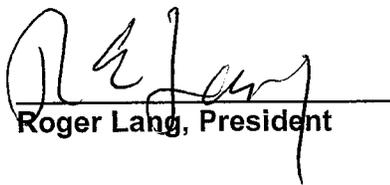
DISCUSSION ITEMS

Ms. Sondra Bolte, Mr. Dennis Baute and Mr. Tony London were appointed to the Nominating Committee for the 2016 election of officers for the Plan Commission. They will report back at the January 2016 meeting.

DIRECTOR'S REPORT

LIAISON REPORTS

ADJOURNMENT: 7:00 p.m.


Roger Lang, President


Dave Fisher, Secretary