

**MINUTES  
COLUMBUS BOARD OF ZONING APPEALS  
SEPTEMBER 22, 2015  
COUNCIL CHAMBERS, 2<sup>nd</sup> FLOOR, CITY HALL  
123 WASHINGTON STREET  
COLUMBUS, INDIANA**

**Members Present:** Eric Frey Chairperson; Dave Fisher and Wayne Nyffeler

**Members absent:** Hanna Omar and Tony London

**Staff Present:** Melissa Begley, Allie Keen, Charles Russell  
Planning Department; Stephanie Carr, Code Enforcement  
Don Edwards, City Attorney

**ROLL CALL**

**PUBLIC MEETING**

Eric Frey Chairperson opened the meeting with a brief explanation about the Board and its responsibilities.

Proof of advertising for all cases was confirmed. The petitions and staff comments are a permanent record at the Planning Department.

Don Edwards, Deputy City Attorney, administered the oath to all in attendance that would be speaking.

**OLD BUSINESS REQUIRING BOARD ACTION**

**C/CU-15-11: Bartholomew County Highway Department**

A request by the Bartholomew County Highway Department for a conditional use approval per Zoning Ordinance Section 3.20(B) to allow an expansion of a governmental facility (the construction of a salt barn at the County Highway Garage) in CC (Commercial: Community) zoning district. The property is located at 2452 State Street, in the City of Columbus.

**C/DS-15-15: Bartholomew County Highway Department**

A request by the Bartholomew County Highway Department for a development standards variance from Zoning Ordinance Section 3.20 (C) to allow an accessory structure (a salt barn) to be 40 feet in height, 15 feet taller than the 25 foot maximum height. The property is located at 2452 State Street, in the City of Columbus.

Allie Keen presented the staff presentation.

Danny Hollander and Larry Kleinhenz stated their names for the record.

The meeting was open to the public.

There was no one to speak at the public hearing; therefore the meeting was closed to the public.

Wayne Nyffeler made a motion to continue **C/CU-15-11**.

Dave Fisher seconded the motion. Motion passed by a voice vote of 3-0.

**NEW BUSINESS REQUIRING BOARD ACTION**

**C/CU-15-12: Daily Feed & Grain**

A request by Daily Feed & Grain for conditional use approval per Zoning Ordinance Section 3.5(B) to allow an expansion of an agricultural products terminal in an AP (Agriculture: Preferred) zoning district. The property is located at 9040 E. 25<sup>th</sup> Street, in the Clay Township.

**C/DS-15-16: Daily Feed & Grain**

A request by Daily Feed & Grain for a development standards variance from Zoning Ordinance Section 7.3(Part 1) (C)(3)(i) to allow an entrance to non-residential use on an arterial road (25<sup>th</sup> Street) to be 181 feet, 219 feet less than the required 400 feet, from the centerline of another drive. The property is located at 9040 E. 25<sup>th</sup> Street, in Clay Township.

Melissa Begley presented the staff presentation.

Greg Daily stated his name and address for the record.

The meeting was open to the public.

Donna Mount was in favor of the variance request.

The meeting was closed to the public.

Dave Fisher made a motion to approve **C/CU-15-12** based on the findings of fact as presented by staff.

Wayne Nyffeler seconded the motion. Motion passed by a voice vote of 3-0.

Wayne Nyffeler made a motion to approve **C/DS-15-16** based on the findings of fact as presented by staff. Motion passed by a voice vote of 3-0.

**C/DS-15-17: Real Word Testing**

A request by real world testing for a development standards variance from Zoning Ordinance Section 7.3(Part 1)(C)(3)(C)(III) to allow an entrance to a non-residential use on a local road (400 South) to be 66 feet, 34 feet less than the required 100 feet, from the centerline of another drive. The property is located at 6471 South 50 West, in Wayne Township.

Charles Russell presented the staff presentation.

Ted Darnell and April Gray stated their names for the record.

The meeting was open to the public.

Donna Mount added some more information about the variance request.

The meeting was closed to the public.

Dave Fisher made a motion to approve **C/DS-15-17** based on the findings of fact as presented by staff with the following conditions:

1. Condition: The drive shall be paved for the first 21 feet (from 400 South to the entrance gate).
2. Commitment: The drive shall be limited to infrequent deliveries and not used regularly (daily)

Wayne Nyffeler seconded the motion. The motion passed by a voice vote of 3-0.

**C/CU-15-13: Freeman Development Corporation**

A request by the freeman Development Corporation for conditional use approval per Zoning Ordinance Section (3.20) (B) to allow multi-family dwellings in a CC (Commercial: Community) zoning district. The property is located at the northwest corner of State Street and Repp Court, in the City of Columbus.

**C/DS-15-19: Freeman Development Corporation:**

A request by the Freeman Development Corporation for a development standards variance from Zoning Ordinance Section 3.20(C) to allow a primary structure to be 50 feet in height, 10 feet more than the 40 foot maximum height. The property is located at the northwest corner of State Street and Repp Court, in the City of Columbus.

Allie Keen presented the staff presentation.

Michael Roan stated his name for the record.

The meeting was open to the public.

Julie Aton was in favor of the variance request and said this request would fit perfect for the State Street revitalization project for State Street.

Kenny Whipker was in favor of the request and thought it would be a great place for this kind of development and it would improve the property values in that area.

The meeting was closed to the public.

Wayne Nyffeler made a motion to approve **C/CU-15-13** based on the findings of fact as presented by staff along with the following commitments and conditions:

1. A 5 foot wide public sidewalk shall be constructed from the subject site along the State Street frontage to Marr Road. There shall also be a crosswalk striped across the Marr Road intersection and a sidewalk connection to the existing sidewalks on the west side of Marr Road. This shall be installed with any development of the subject site.
2. There shall be no direct vehicle access point from the subject property to State Street.

Dave Fisher seconded the motion. The motion passed by a voice vote of 3-0.

Dave Fisher made a motion to approve **C/DS-15-19** variance request number based on the findings of fact as presented by staff.

Wayne Nyffeler seconded the motion. The motion passed by a voice vote of 3-0.

**FINDINGS OF FACT**

**None**

**APPROVAL OF MINUTES**

Wayne Nyffeler made a motion to approve the minutes of August 25, 2015 meeting and seconded by Dave Fisher. The motion passed by a voice vote of 3-0.

**DISCUSSION**

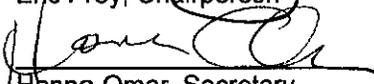
None

**HEARING OFFICER APPROVALS**

None

**ADJOURNMENT**

There being no other business the meeting was adjourned at 7:41p.m.

  
Eric Frey, Chairperson  
  
Hanna Omar, Secretary