

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
JULY 10, 2013 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

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

Members Absent: Mike Harris and Dick Gaynor.

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

CONSENT AGENDA

Minutes of the June 12, 2013 minutes (Approval and Signing).

MP-13-04: East Columbus Lot 20 Replat - a request by Chester Leatherback to create 1 new lot for a total two lots totaling 9,657.7 square feet. The property is located at 2001 Wallace Avenue in the City of Columbus.

MP-13-05: Carter Minor Subdivision – A request by Joe Dale Carter to create one new lot for a total of 2 lots totaling 16.0 acres. The property is located at 2220 West Lowell Road in Columbus Township.

Mr. Bergman presented the background information on these requests.

Mr. Lang opened the meeting to the public.

There was no one to speak for or against any items on the Consent Agenda.

Mr. Lang closed the meeting to the public.

Mr. Bergman stated he would recommend the Consent Agenda be approved as presented.

Motion: Mr. Hayward made a motion to approve the Consent Agenda. Mr. London seconded the motion and it carried unanimously by voice vote 9-0.

OLD BUSINESS REQUIRING COMMISSION ACTION

None

NEW BUSINESS REQUIRING COMMISSION ACTION

PUDF-13-02: Shadow Creek Farms Section 8 Final PUD Plan – a request by Beazer Homes for approval for a Final PUD Plan for Section 8 of Shadow Creek Farms. The property

consists of 21.139 acres and is located south of County Road 200 South between County Roads 225 West and 150 West in the City of Columbus.

PP-13-04: Shadow Creek Farms Section 8 Major Subdivision Preliminary Plat – a request by Beazer Homes to create 32 lots totaling 21.139 acres. The property is located south of County Road 200 South between County Roads 225 West and 150 West in the City of Columbus.

Mr. Brian Robinson with Stoppeworth and Associates represented the petitioner.

Mr. Robinson asked for a continuance to the August 2013 meeting so that the sidewalk on County Road 200 South could be installed. He stated that the construction should be done by this time next month.

Mr. Lang opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Lang closed the meeting to the public.

Motion: Mr. Hayward made a motion to allow the continuance to the August, 2013 meeting. Mr. London seconded the motion and it carried with a voice vote of 9-0.

PUDF-13-03: Columbus Crossing Strip Center (Lots 10 & 11) Final PUD Plan – a request by Menard Inc. for approval for a Final PUD Plan for Lots 10 and 11 of Columbus Crossing. The property is located south of State Road 46 between Morgan Willow Trace and Carr Hill Road, in the City of Columbus.

Ms. Keen presented the background information on this request.

Mr. Jerome and Mr. Wetherald agreed that there was lots of landscaping required in this PUD. It was their opinion that the trees might obstruct the view of the buildings when driving by the site.

Mr. Jerome expressed concern about the stacking spaces and the circulation on the site behind the building. Mr. Hayward stated it would be important to direct people back to State Road 46 West with the appropriate signage.

Mr. Mike Simonds, Real Estate Representative for Menards represented the petitioner.

Mr. Simonds stated that both drive-thru windows are for two different national restaurant chains and stacking is a requirement for their business. He stated one the franchise restaurants would need the most stacking spaces between the hours of 6:00 a.m. to 11:00 a.m.

Mr. Fisher asked if Mr. Simonds had any pictures of similar strip centers that Menards has built with this type of brick that is being shown at this meeting. He stated no, it was a new material and has only been available for a year. Mr. Fisher stated the building was not visually appealing coming from the south side. He suggested breaking up the color with an accent color and using another material with it. Mr. Simonds stated that the site plan shows

additional landscaping in the back.

Mr. Fisher stated that any decision that was made about the dumpster enclosure was setting a precedent and it was his opinion that the material used for the dumpster should be the same as the building.

Mr. Jerome asked if there were any entrances directly off State Road 46 West to this property. Ms. Keen stated no. Mr. Jerome also stated that it was his opinion that the same color brown for the building was over whelming and the back could use some signage or something to break up the solid color.

Mr. Hayward asked why they did not want to use different colors and materials on the strip center. Mr. Simonds stated it would be at a significant higher cost for Menards.

Mr. Hayward stated that it was important to provide a new location for the pedestrian access on the site plan.

Much discussion was held regarding the site circulation and the stacking spaces for this site.

Discussion was held regarding the missing landscaping in the Columbus Crossing PUD and who would be responsible for replacement when it died.

Mr. Bergman stated it was important that the Commission give Mr. Simmonds guidance on each topic that was addressed and be prepared to give him input on each of the items that needs change, and staff would recommend a continuance.

Mr. Lang opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Lang closed the meeting to the public.

Motion: Ms. Brown made a motion to continue this request to the August 13, 2013 meeting with the following items that were discussed by the Plan Commission members to be addressed in the revised PUD package submitted at the August, 2013 meeting:

1. Design of The Building: The 360-degree architectural design requirement of the preliminary PUD was not evident in the proposed building elevations, specifically in regards to the side and rear elevation. The applicant should consider incorporating the following:
 - a. The use of different materials/colors rather than only one.
 - b. Signage along the south side of the building.
 - c. The use of awnings along the east, west, and south elevations.
2. Dumpster Enclosure: The dumpster enclosure shall be built with the same material as the building, rather than the vinyl fencing, to remain consistent with the previously approved Columbus Crossing businesses.
3. HVAC Screening: A perspective drawing of the proposed development shall be provided to provide a clear picture of what will be seen (consistent with the requirements of the Preliminary PUD).

4. Site Circulation: Nine stacking spaces would be acceptable for the west drive-thru. However, additional information shall be made to clarify circulation patterns throughout the site (i.e. drive-thru lanes and drive aisles).
5. Landscaping: The following changes shall be made to the landscaping on site:
 - a. Replace the 3 ornamental trees within Landscape Area #1 (Parking Lot Public Street Frontage) with either large or medium trees.
 - b. Provide an additional 21 shrubs within Landscape Area #2 (Parking Lot Interior) planting areas.
 - c. All shrubs shall be planted at a minimum of 18 inches in height, which will be indicated on the site plan.
 - d. Provide additional landscaping along the north elevation of the building.
6. Pedestrian Crossing: A new location for the pedestrian access shall be shown on the site plan. The access shall include features to create a safe crossing for pedestrians such as the use of a raised sidewalk or planting areas between the crosswalk and parking spaces.

Mr. Bergman indicated the Planning Department would continue to research the following landscaping items that the Plan Commission has discussed.

1. Preliminary PUD landscape maintenance responsibilities (specifically the street trees).
2. Options for the preliminary PUD street trees along Jonathon Moore Pike and their inclusion on other, similar lots.

Mr. Hatter seconded the motion and it carried with a vote of 9-0.

PP-13-05: Poplar Woods Major Subdivision Preliminary Plat- a request by F.C. Tucker/Scott Lynch to create 73 lots and 2 Common Areas totaling 24.63 acres. The property is located on the west side of Talley Road 460 feet north of the intersection of 25th Street and Talley Road in the City of Columbus.

Mr. Weintraut presented the background information on this request.

Mr. Scott Lynch with F. C. Tucker, Jonathan Isaacs with Independent Land Surveying and Marty Mann with Land Water Group represented the petitioners.

Mr. Mann stated he was at the meeting to answer any flood related questions that members of the Plan Commission have regarding the site. He stated that he was also hired to take care of the drainage for this project.

Mr. Lynch stated they had met with the adjoining neighborhood people to inform them of what was happening at the site. He stated it was a positive meeting.

Mr. Fisher asked what percentage of the property trees would be cut down. Mr. Mann stated that they were going to try to keep a 30-40 buffer feet of the trees along the rear part of the lots. He stated they would preserve as many trees as possible when constructing the houses.

Mr. Lang opened the meeting to the public.

Ms. Susie Bodie expressed concern regarding the trees. It was her opinion that the more trees that could be saved the better the neighborhood would look.

Mr. Lang closed the meeting to the public.

Mr. Bergman stated that staff would recommend approval of this request with the technical comments being addressed and the modifications be allowed.

Motion: Ms. Brown made a motion to approve this request with the correction of the two technical comments: (1) The Talley Road improvement plan should have bike path labeled as bike lanes and (2) Curb radius for Yellowwood Drive should be 25 feet, and approval the modifications listed below:

1. The request for a modification for relief of the requirements of Section 16.24.030(F)(1) of the Subdivision Control Ordinance to allow the length of a temporary dead end street to be approximately 270 feet in length and thereby exceeding the maximum permitted length by approximately 120 feet during the period between the construction of Phase 1 and Phase 2 of the Poplar Woods Major Subdivision.
2. The request for a modification for relief of the requirements of Section 16.24.030(F)(1) of the Subdivision Control Ordinance to allow the length of a temporary dead end street to be approximately 270 feet in length and thereby exceeding the maximum permitted length by approximately 120 feet.
3. The request for a modification for relief of the requirements of Section 16.24.160(C) of the Subdivision Control Ordinance to allow the width to depth ratio to exceed the maximum of 3 to 1 for lots 14, 15, 19 thru 22, 62, 63, 65, and 66.
4. Further study should be done to determine if there is an effective mitigation strategy for flooding on portions of the property shown as being inundated by a 100-year flood event as shown on the 500-Year Flood Depth Map for Sloan Branch in the Flood Risk Management Plan including the following:
 - a) Provide a finished lowest adjacent grade elevation for all lots in the Flood Risk Management Plan 500-year floodplain. This elevation should meet the requirements of the Zoning Ordinance Section 4.7(F) for properties located in the SFHA. This information shall be recorded as part of the final plat
 - b) If the structure is to include a basement, all exterior openings to the basement shall be at the flood protection grade as defined in Section 4.7 of the Zoning Ordinance.
 - c) Coordinate lot and street elevations with the City for future mitigation projects.

Mr. Hayward seconded the motion and it carried with a vote of 9-0

DISCUSSION ITEMS

July 17 City-County Plan Commission Joint Meeting.

Mr. Bergman reminded the Plan Commission members that the City-County Joint Meeting would be held on July 17, 2013 in the Meeting Hall beginning at 6:00 p.m. He encouraged all members to attend.

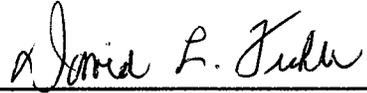
DIRECTOR'S REPORT

LIASION REPORT

ADJOURNMENT: 7:00 p.m.

 8/14/13

Roger Lang, President

 08/14/13

David L. Fisher, Secretary

Dave Fisher