

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
APRIL 13, 2016 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Roger Lang, Sondra Bolte, Mike Harris, Dennis Baute, Dave Hayward, Laurie Booher, Russ Poling Sr., Dave Fisher, Rodney Finke, and Tony London.

Members Absent: Tom Finke (Bartholomew County Liaison).

Staff Present: Jeff Bergman, Melissa Begley, Sondra Bohn, Emilie Pinkston, Allie Keen, Charles Russell and Alex Whitted (Deputy City Attorney).

CONSENT AGENDA

Minutes of the March 9, 2016 meeting (Approval and Signing).

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

MP-16-02: Tucker Hill Minor Subdivision – A request by Richard S. Tucker to create 1 new lot and a parent tract remainder consisting of a total of 15.91 acres, including Plan Commission consideration to allow an access easement to serve 3 lots, 1 more than permitted per Subdivision Control Ordinance Section 16.24.050(A). The property is located at 10055 North 50 West, in German Township.

Mr. Bergman gave a brief explanation of this request.

Mr. Baute opened the meeting to the public.

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

Mr. Baute closed the meeting to the public.

Motion: Mr. Poling made a motion to approve this request and to address all technical comments. Ms. Bolte seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

None

NEW BUSINESS REQUIRING COMMISSION ACTION

DP-MM-15-23: Bartholomew County Park Board (Dunn Stadium) – A request by the Bartholomew County Park Board for relief from the Plan Commission's policy requiring annexation of eligible properties when public sewer or water connections are proposed. The request includes Dunn Stadium, which is located adjacent to the City limits on the north side

of Spear Street, west of State Road 11 (Jonesville Road).

Mr. Bergman presented the staff information on this request.

Mr. Bob Harden, President of the Bartholomew County Park Board represented the petitioners.

Mr. Bergman stated that the Dunn Stadium property is eligible for annexation: however, the County Parks Board has asked that the property not be required to be annexed and instead allowed to be provided with sewer service and remain outside of the City limits.

As this would be contrary to the adopted policies of the of the Plan Commission the Utility Review Committee does not have the authority to approve this request. The Plan Commission could, however, make a specific determination for this property.

Mr. London asked if the existing restrooms were on septic. Mr. Harden stated yes. He stated they were proposing to build a new restroom facility to serve the ballpark and the BMX track in a different location. He stated they do not have enough restroom facilities available at this time and would like to expand. Mr. Harden stated that both facilities would be hooked into City Sewer Service.

Ms. Bolte asked why they did not want to be annexed. Mr. Harden stated that the Bartholomew County Commissioners do not want it to be annexed. He stated they did not say why.

Mr. London stated the County owns property in the City now, so it is not unprecedented. Mr. Harden stated he was asked to bring this request before the Plan Commission.

Mr. Lang asked what would happen if the ownership changed and it was used for something else. Mr. Harden stated that he did not ever foresee that happening and the ballparks were busy all the time.

Ms. Bolte stated she saw no reason to go outside the policy that is in place, without a good argument for doing so and she said without that it was her opinion that that the request should not be granted.

Much discussion was held regarding this request.

Mr. Baute opened the meeting to the public.

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

Mr. Baute closed the meeting to the public.

Mr. Bergman stated that staff would recommend continuing this request to the May 2016 meeting to give the County Commissioners more time to answer the Plan Commissioners questions.

Motion: Mr. London made a motion to continue this request to the May 2016 meeting, asking that someone attend to be able to answer why the County Commissioners did not want to be annexed. Mr. Poling seconded the motion and it carried unanimously by voice vote.

ANX-16-01: Brian Rose - A request by Brian Rose to annex a 1.95-acre parcel into the City of Columbus Corporate Limits. The property is located at 2245 West 200 South, in Columbus Township.

Ms. Begley presented the staff information on this request.

Mr. Brian Rose, owner of the property and Mr. William Rose represented the petitioners.

Mr. Brian Rose stated they have had problems with the system for a year and it has been difficult for the family. He stated they need to hook-up to City Utilities as soon as possible.

Mr. Baute opened the meeting to the public.

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

Mr. Baute closed the meeting to the public.

Mr. Bergman stated that staff would recommend sending a favorable recommendation to the Columbus City Council on this request.

Motion: Mr. Poling made a motion to send a favorable recommendation to the City County for this annexation. Mr. Harris seconded the motion and it carried with vote of 10-0

RZ-16-01: BBG Realty Partner's – A request by BBG Realty Partner's to rezone 32.7 acres from I-1 (Industrial: Light) to I-3 (Industrial: Heavy) (17.7 acres) and CR (Commercial: Regional) (15 acres). The properties are located at the northeast corner of 300 West and State Road 58, in the City of Columbus.

Ms. Begley presented the staff information on this request.

Mr. Poling stated he noticed in the packet there were materials that INDOT was looking at signals. He stated it takes a lengthy amount of time to get over to Interstate 65. He expressed concern about adding more traffic to the area. Mr. Hayward stated INDOT is studying the area, he stated the request they have in front of them is a request for a traffic signal at International Drive. He stated the interchange has now been included in the expanded study.

Mr. Tim Coriden, Attorney and Brian Russell with BBG Realty Partner's represented the petitioners.

Mr. Coriden stated they are using this meeting to gain answers from questions about staff report and the improvements that would be required for the rezoning as part of the developers cost. He stated this was actually three different rezoning requests. He asked if they elected

not to rezone the two parcels due west of International Drive would the same requirements still be imposed on the property to make the improvements on 300 West?

Mr. Bergman stated that one of the main things that staff, City Council and Plan Commission look at when there is a rezoning request is the relationship between the proposed zoning and what is around it. Would it cause a conflict with residential use and is there infrastructure in place in that area to support the use that one would anticipate in that proposed zoning district.

Mr. Bergman stated that during the Woodside Northwest rezoning, on property adjacent to the current subject property they heard a lot of input at the Plan Commission level from the people who live on the other side of 300 West and they spoke about having industry across the road from them. He stated they also spoke about the condition of County Road 300 West. He stated their comments paralleled staff's own analysis that road improvements should be made as it is developed.

Mr. Bergman stated that 300 West was constructed as a county road to handle agriculture traffic and that when additional development in the area occurred that would create more of traffic the infrastructure was substandard. In order to create the infrastructure conditions and the relationships with the surrounding property owners to support their rezoning requests the developers of Woodside Northwest committed to bring their 300 West frontage up to standards with the Thoroughfare Plan and install a landscape buffer.

Mr. Bergman stated the condition is still present today as there are some homes across from the property with this rezoning request. The improvements that have been made on 300 West are only along the frontage of Woodside Northwest property. The issue that is before the Plan Commission today is should those commitments still be in place if this rezoning is approved. Even though this property will unlikely have any direct access to 300 West, it would be difficult to say the traffic would not be increased. Mr. Bergman stated that in the past the Plan Commission has looked to developers to be responsible for their improvements to road frontage as new development occurs.

Mr. Coriden stated one of the reasons why the developer included the I3 zoning was at the request of the City. He stated his client would be in favor of changing that to CR zoning for that entire property. Mr. Bergman stated that CR zoning would have the same ability to increase intensity of traffic as I3.

Mr. Hayward stated he would agree with that.

Mr. Bergman stated the owners of this property have benefitted from development by default, as it has become a piece of Woodside Northwest because of International Drive that runs through the middle of it. He stated this property functions as part of Woodside Northwest, but without them coming forward for a subdivision or a rezoning request there was never any trigger to get the road improvements extended along this 300 West frontage. Mr. Bergman stated that in the past road improvements have been allowed to be implemented in phases when necessary.

Much discussion was held regarding County Road 300 West.

Mr. Coriden asked how long they would have to refile this request if withdrawn. Mr. Bergman stated one year.

Mr. Baute opened the meeting to the public.

Mr. Harold Force with Force Holdings LLC, which is the developer of a 13 acre parcels and shell building in Woodside Northwest. He stated this property abuts the north side of this request. He stated they would support the I3 zoning to the south and up too what portion may be zoned CR. Mr. Force stated the I3 zoning is consistent with Woodside Northwest. He stated there are protected covenants that apply to all of Woodside Northwest. Mr. Force suggested that those could be considered for this property also.

Mr. Force stated they would be concerned about the character of the developments in the CR zoning, especially to the west of International Drive.

Mr. Baute closed the meeting to the public.

Mr. Bergman stated that staff would support the request, but there needs to be a discussion regarding infrastructure in the area.

Mr. Coriden stated they would formally request a continuance to the June 2016 meeting.

Motion: Mr. London made a motion to continue this request to the June 2016 meeting. Mr. Harris seconded the motion and it carried with a vote of 10-0.

RZ-16-02: Equity Property Management – A request by Equity Property Management to rezone 19,905 square feet from RE (Residential: Established) and I-2 (Industrial: General) to RM (Residential: Multi-Family). The properties are located on the west side of Michigan Avenue approximately 400 feet north of 14th Street, in the City of Columbus.

This request was continued to the May 2016 meeting due to improper notice.

RZ-16-03: Todd Riordan – A request by Todd Riordan to rezone a parcel totaling 6.31 acres from AP (Agriculture: Preferred) to RS2 (Residential: Single Family 2). The property is located at 3242 West 200 South, in the City of Columbus.

Ms. Keen presented the background information on this request.

Mr. Fisher asked how many access points would be needed to Woodlawn Farms Drive. Ms. Keen stated they would be limited to the number of drives because of the distance required between them.

Mr. Todd Riordan, owner of the property represented the petitioner.

Mr. Riordan stated this property would be developed at some point, based on the location and is surrounded by residential property. He stated that there are some limitations on the property for development, such as the presence of a pond and existing topography. He stated there would not be 22 lots at this site. Mr. Riordan stated the existing house has been

completely remodeled and would like to leave it just as it is. He stated they were proposing 3-4 residential building lots.

Mr. Riordan stated he would have no objection to the Plan Commission requiring a commitment restricting the number of lots that were to be developed.

Much discussion was held regarding the lot size and the number that would be allowed.

Mr. Baute opened the meeting to the public.

Mr. Rob Brook expressed concerns about increased traffic and cheaper homes that would be built that would devalue his property.

Mr. Dave Stroh stated that if this rezoning was approved his property would not remain the same.

Ms. Dawn Cantwell stated that they use the pond.

Mr. Hayward asked Mr. Brook if he was comfortable with the number of lots translating to the size of the homes and value that are located in the surrounding neighborhood.

Mr. Brook stated as President of the Homeowners Association at Woodland Park he would like to see some minimum square footage requirements attached. He stated the RS2 home size would be too small and would not be consistent with what was in the area now.

Mr. Bergman stated that staff would recommend sending a favorable recommendation to Columbus City Council and include the following commitments: (1) The development of the subject property shall be limited to a maximum of 4 total lots, including any parent tract remainder (the parent tract remainder is what remains of the original parcel after additional lots have been created). And (2) Additional lots subdivided from the subject property shall obtain access from Woodland Farms Drive, with no additional lots having any access to County Road 200 South, including no additional use of the existing driveway.

Motion: Mr. Fisher made a motion to send a favorable recommendation to the Columbus City Council. That favorable recommendation included the following commitments: (1) the development of the subject property shall be limited to a maximum of four total lots, including any parent tract remainder (the parent tract remainder is what remains of the original parcel after additional lots have been created). And (2) Additional lots subdivided from the subject property shall obtain access from Woodland Farms Drive, with no additional lots having any access to County Road 200 South, including no additional use of the existing driveway. Mr. London seconded the motion and it carried with a vote of 9-1 with Ms. Bolte voting nay because she stated did not agree with limiting the number of lots.

RZ-16-04: Central Avenue Apartments – A request by Tim Medaris to rezone 3 parcels totaling 32,713 square feet from RS4 (Residential: Single Family 4) to RM (Residential: Multi-Family). The properties are located at 1225 and 1207 Central Avenue, in the City of Columbus.

Mr. Bergman presented the staff information on this request.

Mr. Hayward stated that the current sidewalks and ramps at both ends in this section of Central Avenue are not ADA compliant.

He stated it was his opinion that should be taken into consideration and addressed with the number of connecting sidewalks in the area.

Mr. Hayward asked if there would be any advantage to relocating the sidewalk on 12th Street into a pedestrian easement. Mr. Bergman stated they could require the applicants to dedicate some right of way on their property. He stated the Zoning Ordinance requires them to provide a sidewalk that meets the location and width standards of the Subdivision Control Ordinance, and at the very least, they would have to provide an easement.

Mr. Fisher stated it was his opinion that there needs to be some decisions made on the level of traffic from 12th & 13th Street that would access Central Avenue. He stated it was important that there was not a backup of cars trying to exist from these two streets. Mr. Fisher stated nothing had changed since this request was made the last time.

Mr. Bergman stated that this property has been denied on two previous attempts for commercial zoning, but the last request was for multi-family was approved. However, the petitioner never executed the proper documents, so therefore the property reverted back to single-family zoning.

Much discussion was held regarding this site and what would it take to make it a viable site for development.

Mr. Tim Medaris and Mr. Mark Daugherty with Daugherty Design represented the petitioners.

Mr. Daugherty stated that an infill property would require some variances. He stated they had worked with staff at the Planning Department on making this proposed project fit at this site.

Mr. Daugherty stated for a development to be viable, there has to be a certain number of units allowed to pay for all the costs for the infrastructure.

Mr. Daugherty stated they had agreed to provide the buffer and were aware of the alley behind these units. He stated that they had tried to provide a balance between what had been approved previously and what they wanted to develop. He stated they were market rate apartments.

Mr. Medaris stated that they had tried to provide as much space as possible in these apartments. He stated that is critical when it comes to leasing and there will come a point where financially he would not be able to develop them if there was not some give and take from all parties involved. He stated that the BZA would be addressing all the specifics of the requested setback variances on this site and would be responsible to make those decisions.

Mr. Baute opened the meeting to the public.

Mr. Bob Brown expressed concern about traffic on 12th and 13th Streets and pulling out on Central. In addition, he wanted to know if parking would be allowed on either street.

Mr. Buddy Littlejohn expressed concerns about the existing curb cuts and stated they were in need of repair. He also stated he was concerned about the traffic.

Mr. Steve Forster with the Bartholomew Consolidated School Corporation stated that the school is pleased with the development and thought it would fit into the neighborhood.

Mr. Baute closed the meeting to the public.

Mr. Bergman stated that staff would recommend sending a favorable recommendation to the Columbus City Council with the following commitments:

1. Access for any future development shall be obtained from either 12th Street, 13th Street, or the adjacent alley, and specifically not from Central Avenue.
2. No parking space shall be provided between the building(s) and any adjacent streets.
3. The overall design of the building(s) shall comply with the design principles established by the Central Avenue Corridor Plan as follows:
 - a. Any new building(s) shall be oriented toward all respective public street frontages.
 - b. Building entries for ground floor dwelling units shall be oriented to a public street frontage.
 - c. Long, blank building walls shall be prohibited along all public street frontages.
 - d. Windows, doors, and building wall projections and recesses shall be used to add architectural interest and variety along all of the building(s)' public street frontages.
4. The overall design of any building(s) shall be consistent with the exhibit provided by the applicant with this rezoning request. Elevations of any building(s) shall be submitted to the Planning Department for review and approval with the site plan during the Zoning Compliance Certificate review process.
5. The development will have a maximum of 12 units.
6. Right-of-way meeting the specification of the Columbus Thoroughfare Plan shall be dedicated along the 13th Street and Central Avenue frontages of the property.
7. The property's 12th Street frontage shall be widened to be consistent with that portion of the street that is east of the site and shall be provided with a curb. These improvements shall occur in association with any development of the subject property and shall be completed prior to association with any development of the subject property and shall be completed prior to occupancy of that development.

Motion: Mr. London made a motion to send a favorable recommendation the Columbus City Council with a favorable recommendation that would include the following commitments:

1. Access for any future development shall be obtained from either 12th Street, 13th Street, or the adjacent alley, and specifically not from Central Avenue.
2. No parking space shall be provided between the building(s) and any adjacent streets.

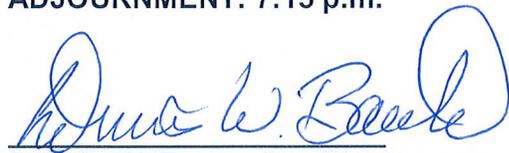
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7. The property's 12th Street frontage shall be widened to be consistent with that portion of the street that is east of the site and shall be provided with a curb. These improvements shall occur in association with any development of the subject property and shall be completed prior to association with any development of the subject property and shall be completed prior to occupancy of that development

Mr. Poling seconded the motion and it carried with a vote of 10-0.

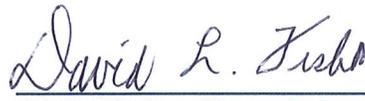
DISCUSSION ITEMS

DIRECTOR'S REPORT

ADJOURNMENT: 7:15 p.m.



Dennis W. Baute, President



Dave Fisher, Secretary