MINUTES COLUMBUS PLAN COMMISSION MEETING MAY 9, 2012 AT 4:00 P.M. CITY COUNCIL CHAMBERS, CITY HALL 123 WASHINGTON STREET COLUMBUS, INDIANA

Members Present: Roger Lang (President), Nancy Ann Brown, Dick Gaynor, Bryan Schroer, Frank Jerome, Dave Hayward, Mike Harris, Tom Wetherald, Dave Fisher and Dave Bonnell.

Members Absent: John Hatter and Jorge Morales (County Plan Commission liaison).

Staff Present: Jeff Bergman, Melissa Begley, Heather Pope, Rae-Leigh Stark, Thom Weintraut, Trudi Smith, Sondra Bohn, and Alan Whitted (City Attorney).

CONSENT AGENDA

Minutes of the April 11, 2012 meeting (Approval and Signing).

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

OLD BUSINESS REQUIRING COMMISSION ACTION

DP-12-03: Southside Baseball Fields – a request by Bartholomew Consolidated School Corporation for site development plan approval for baseball fields at Southside Elementary School. The property is located at 1320 West 200 South, in the City of Columbus.

Ms. Pope presented the background information on this request.

Mr. Jerome asked how effective no parking signs would be to stop people from parking on Spear Street. He stated it was his opinion that a fence might be a better solution and that signs would be inadequate.

Ms. Brown stated that if there were signs stating "no parking" was allowed along Spear Street the police that paroled that area could ticket the people who violated the signs. She stated it was her opinion that a fence would not be user friendly at a school.

Mr. Jerome asked if the track was used as emergency access.

Mr. Forster stated that the track was being used for access for emergency equipment and had been improved so it would be better for the children to use that attend Southside School. He stated the track would also be used as a walkway for those attending the baseball games.

Mr. Steve Forster, Director of Facilities at Bartholomew Consolidated Schools and Keith Buck with Christopher Burke Engineers represented the petitioners.

Mr. Jerome asked about the overhead utilities that exist at this site. Ms. Brown stated if they were to be removed that would be the responsibility of the utility company and not the School Corporation. Mr. Jerome stated if the road was expanded, they would be in the middle of the new road and the buffer would be affected.

Much discussion was held regarding the proposed road from the Thoroughfare Plan that would be constructed near this site.

Mr. Jerome asked if the parking on Mr. Herkamp's property had been addressed.

Mr. Forster stated they had met with Mr. Herkamp and showed him the proposed buffer that has been proposed. He stated it was his opinion that this would address the visual part of the problem from his residence. Mr. Forster stated he was not sure how to address the parking issue on the easement that goes back to his home.

Mr. Lang opened the meeting to the public.

Mr. Phil Herkamp stated he still had concerns about the public using his driveway for parking for games that were held at Southside School. He stated the week of the Bartholomew County Fair he barricades his driveway so the public cannot park there. He stated he was willing to put up signs saying this was a private drive. He stated this had not worked in the past.

Mr. Lang suggested installing a gate across the driveway. Mr. Herkamp stated he owned 96 acres and it is landlocked. He stated originally, there was 16-foot access and when Cross Creek was developed the Plan Commission made the decision to increase it to a 25-foot easement, because farm machinery cannot access with a 16-foot easement. He stated it was his opinion that if a gate were installed, they would just drive around the gate.

Mr. Bonnell stated it was his opinion that a gate would not be the answer.

Mr. Jerome asked if the school has any obligation to help Mr. Herkamp with the issue of parking. Mr. Wetherald stated it was his opinion that the school was not responsible and the police should be called to enforce the" No Parking" signs.

Mr. Bonnell stated there were 84 spaces provided and asked about the attendance at the games.

Mr. John Quick, Superintendent of Bartholomew Consolidated School Corporation stated they wanted to be a good neighbor. He stated that anytime they have an event they have adults in charge and an administrator would be assigned to a sporting event, such as the baseball games. He stated there was not the kind of attendance at a baseball game that you might have at a basketball game.

Mr. Quick stated the administrator would be responsible for helping enforce the rules and

would be helpful in resolving issues that might come up.

Mr. Quick stated that 84 parking spaces were adequate and there was an agreement with the fairgrounds for off-site parking at that location should additional spaces is needed.

Mr. Bonnell stated he understood the parking problem with Mr. Herkamp, but it was his opinion that it would not be that bad during sporting events at the school. Mr. Bonnell stated if there was a problem and a couple of notices were given, the problem would be alleviated quickly. He stated it was his opinion the parking would not be an issue for the baseball games.

Mr. Gaynor stated if the families of the players were made aware of the parking issues it would be easier to control.

Mr. Bergman stated if you install the fence down the west side of the Southside property there would be a cost. He stated that adjacent Cross Creek is the only neighborhood in that area from which students can walk to Southside School. Mr. Bergman stated there are pedestrian paths coming across from that neighborhood to the school, and this is a positive thing that needs to be maintained for that neighborhood.

Mr. (inaudible) expressed concern about the safety of children crossing the easement from of Cross Creek to Southside School to play on the playground and the ball fields.

Ms. Teresa Bass stated she was concerned about someone disturbing her dogs. She stated they were friendly, but was unsure how they would react to someone in the yard. She expressed concern about practice balls coming into her yard. She asked if there were plans for lights and would they be proposed in the future. She also asked if playing sports at this site would be limited to high school play.

Mr. Quick stated there were no plans to add lighting to the ball fields at this time. He stated the costs would be expensive and with daylight savings time it would not be necessary. Mr. Quick stated they are mindful of going into new neighborhoods and try their best to make it safe. He stated the new facilities are necessary for the junior varsity and varsity players to have a place to play baseball.

Mr. Quick stated if anyone had complaints during ballgames, they should report it to the administrators and they will work with them.

Mr. Quick stated the diamonds are dedicated to North High School, but they believe in sharing with the community. He stated that they would not be hosting tournaments there, because there is no lighting, but would hope the fields are used. He stated they are sensitive to the kids that are on the campus there and they need green space to play. Mr. Quick stated that one reason they wanted to keep the tract was for the elementary kids to use. He stated they use it for exercise.

Mr. Hayward asked what age was appropriate for the Junior Varsity. Mr. Quick stated that it starts at eighth grade and some freshmen included in that. Mr. Hayward stated they would unlikely be driving cars to that field themselves and parents would be dropping them off.

Mr. Lang stated it was important for the public to have access to the places for children to play

since it is a public space.

Mr. Jim McCreary asked how many games would be played there and how long is the baseball season.

Mr. Ron Hoskins stated that the school baseball season starts at spring break, so practices begin before that and will continue until summer, which is around June 1st, when the first sectional begins in this community. He stated there would be approximately 12 home games and junior varsity plays simultaneously if they can.

Mr. Lang closed the meeting to the public.

Ms. Brown stated it was her opinion that when the motion was made it should include the current hazardous material list provided by the school and City Utilities would review it annually.

Mr. Bergman stated that the large issues have been addressed. He stated it would be hard to recommend a fence for the west property line because the damage done in not allowing the students to walk to school or not have access to neighborhood open space would be worse than finding other ways to control the parking.

Mr. Bergman stated he would recommend a condition that the technical items listed in the staff report be addressed. He stated he would recommend the commitment that Ms. Brown suggested regarding the hazardous materials list be included in the motion. Mr. Bergman stated that one of the comments was to arrange the plant material in the buffer so it actually met the specifics of the Zoning Ordinance. He stated they could also allow for some type of modification for installing the buffer.

Mr. Hayward stated it appears there is more landscaping proposed than what is required by the Ordinance.

Motion: Mr. Bonnell made a motion to accept the landscaping buffer as proposed by the Bartholomew Consolidated School Corporation. He stated it is adequate and would better serve the neighborhood. Ms. Brown seconded the motion and it carried unanimously by voice vote.

Motion: Mr. Jerome made a motion to approve this request with the following commitment: No chemicals shall be used or stored onsite without prior approval from Columbus City Utilities. Columbus City Utilities will review the list of chemicals annually. Mr. Jerome's motion also included the following outstanding staff comments being addressed: (1) Indicate the setbacks of the proposed ball diamonds and the proposed new buildings from the property lines. (2) Provide the height of the new concession stand and facilities building. (3)Provide detail of any lighting associated with the concession stand and maintenance building. (4) Provide dimensions of all signs on site, including those intended not to be read from the road (i.e.: Bull Dog arch). (5) Indicate the location of the required bicycle parking spaces. Table 7.4 provides the minimum number of bicycle parking spaces based on the number of vehicle parking spaces. (6) Identify the 200-foot sanitary buffer around the two wellheads on the subject property. (7) Indicate on the site plan were the chemicals will be stored and how containment of spills will be accomplished and (8) Provide the planning size in the landscape legend. Mr. Bonnell seconded the motion and it carried with a vote of 9-1 with Mr. Harris

abstaining. Mr. Harris indicated that the church for which he is the pastor is an adjoining property owner.

NEW BUSINESS REQUIRING COMMISSION ACTION

RZ-12-02: Nusun Inc. – A request by Nusun Inc. to rezone 3.66 acres from CC (Commercial: Community Center) to I-3 (Industrial: Heavy) to allow for an expansion of their manufacturing operations. The property is located at 7440 S. International Drive, in the City of Columbus.

Mr. Naber presented the background information on this request.

Mr. Ryan Stout, CEO of Nusun Inc. represented the petitioners.

Mr. Stout stated he in was in agreement with the staff report and would ask for approval of rezoning for this site. He stated the rezoning was necessary for them to expand in the future.

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.

Mr. Jerome asked the intensity of the I-1 Industrial zoning compared to I-3 Industrial zoning. Mr. Bergman stated that I-3 zoning is the heaviest industrial district that the City has in the Zoning Ordinance.

Mr. Bergman stated that all of Woodside South Industrial Park is I-3 zoning. He stated that Woodside Northwest Industrial Park is the same zoning. He stated the I-1 zoning across the street has been in place for a long period.

Motion: Mr. Bonnell made a motion to send a favorable recommendation to the City Council. Mr. Hayward seconded the motion and it carried with a vote of 10-0.

RZ-12-03: River Stone Apartments, Phase 3 – A request by Hickory Investors, LLC to rezone 20.36 acres from RMc (Residential: Multi-Family with conditions) to RM (Residential: Multi-Family). The property is located at the southwest corner of Colorado Street and Spruce Ridge Drive, in the City of Columbus.

This request was automatically continued to the June 13, 2012 meeting due to an error in the public notice process.

MP-12-02: Ben Pence Minor Subdivision – A request by Ben Pence for approval of the replat of the Ben Pence Minor Subdivision to remove a prior condition that a sidewalk be installed along Goeller Road. The property is located on the north side of Goeller Road, \pm 250 feet east of Oakbrook Drive, in Columbus Township.

Ms. Begley presented the background information on this request.

Mr. Ben Pence represented the petitioner

Mr. Pence stated that it was determined that the cost to install the sidewalk across this 200

foot lot would be a financial burden to his daughter and her husband. He stated the sidewalk would end in the middle of a field and could come to an abrupt stop and lead to nowhere.

Mr. Pence stated that there is a Red Oak tree on the property line and they are concerned that construction of a sidewalk could injure the roots and cause the tree to suffer.

Mr. Pence stated he would ask the Plan Commission for approval to delete the condition for installing sidewalks from this plat along the frontage of Goeller Road on the north side.

Mr. Jerome stated it was his opinion that the width of sidewalks should be consistent throughout the City of Columbus.

Mr. Hayward stated that sometimes when a condition is placed on a plat this is the only way they have of enforcing the installation of sidewalks.

Ms. Brown stated it was her opinion that installing a sidewalk at this site would not be beneficial to anyone. She stated if this site is developed in the future, sidewalks should be required.

Mr. Lang opened the meeting to the public.

Ms. Mary Perry spoke in favor of deleting the sidewalks on that side of Goeller Road. She stated it would not be used and money would be wasted to build a sidewalk.

Ms. Mary Bingham stated she was in favor of deleting the sidewalk, as there were paths on the other side of Goeller Road that is used by pedestrians for walking and riding bicycles.

Mr. Jason Schroer, CMCA Executive Director of Tipton Lakes submitted a letter supporting deleting the sidewalk that had been proposed.

Mr. Pence submitted a petition from Oakbrook residents that supported the elimination of the sidewalk.

Mr. Lang closed the meeting to the public.

Mr. Hayward stated that staff has made a recommendation that would install the sidewalk across Lot 3 in the future. He stated he would propose something that would take it further. Mr. Hayward stated that if at any point in the future when the parent tract remainder, Lot 1A or Lot 3 is subdivided and/or developed in any way, such subdivision or development shall require the installation of sidewalk on the entire Goeller Road frontage of these 3 properties.

Mr. Gaynor asked how a sidewalk commitment would be tracked. Mr. Bergman stated a note would be put on the plat and it would be recorded in the Recorders Office. He stated it would show in the chain of title when it was transferred.

Motion: Mr. Hayward made a motion to approve this request to grant relief from installing sidewalks along the frontage of Lot 3 on Goeller Road. Approval is contingent on this note being added to the Subdivision Plat stating "At any point in the future when Lot 1A or 3 of the Ben Pence Minor Subdivision is subdivided and/or developed in such a manner as to require the installation of sidewalks; a sidewalk will also be installed along the entire 1417 foot of Goeller Road frontage of all lots in the Ben Pence Minor Subdivision and Pence

Administrative Subdivision." Mr. Gaynor seconded the motion and it carried with a vote of 9-1 with Mr. Jerome abstaining, due to his friendship with Mr. and Mrs. Pence.

DISCUSSION ITEMS

Discussion of Commissioners interest in viewing a planning movie titled "Urbanization".

Ms. Stark showed a trailer of a movie, which is a documentary showing urban planning and urban design. She stated the movie shows different cities and some of the issues that they face. Ms. Stark stated most of the cities are larger than Columbus, but they face similar issues, such as housing, transportation and environmental possibilities. She stated the movie also interviews different city planners, architects and different citizens that are involved in the communities that make a difference.

Mr. Bergman stated the movie is approximately one hour long and he asked the Plan Commission members if they would be interested in watching the complete movie. He stated there is a small cost that would be required to watch the complete movie. Mr. Bergman stated it could be set up so that members could watch it at their leisure on the computer. Ms. Stark stated she might be able to find a login in site and then send the link out to each member.

Ms. Stark stated it could also be shown to the Plan Commission members at one time in a similar setting in the Council Chambers. She stated she had rented the movie and found it to be very interesting and wanted to share the opportunity with the Plan Commission if they were interested.

Ms. Fisher stated it was his opinion that it would be helpful if it could be put on the website to let the community know what planners do.

Mr. Gaynor stated it was his opinion that the movie would be a good idea to broaden their learning experience as Plan Commission members and to broaden their background knowledge and skill set for making the decisions that they have to make.

Mr. Fisher suggested after the Plan Commission members view this movie, that it could be shown at the Yes Cinema in the evening and invite the community to attend. He stated staff could take comments and answer questions afterwards. It would be a Planning Department event.

Mr. Jerome suggested there might be other Boards and Commissions that would interested in viewing the movie.

Mr. Bergman stated the staff would pursue having the opportunity for Commission members to view the movie.

Discussion of meeting material distribution procedure.

Mr. Bergman stated that there was a question asked by Jorge Morales about the costs to send the packet in the mail to the Plan Commission members and have there been other options considered. This was tracked for last month's packets and what is done is a combination of hand delivery by staff and mailings. He stated those that were in the

immediate downtown area are hand delivered packets. Mr. Bergman stated there are also boxes in the Clerk's Office that are used for internal pick up by City Utilities, Parks and Recreation, etc.

Mr. Bergman stated the mailing cost for last month was \$45.76 for City Plan Commission packets. He stated there was a question that could this is done more cost effect than what we are doing. Mr. Bergman stated this same item was discussed at County Plan Commission this morning.

Mr. Bergman stated that in the past all the packets had been hand delivered, and between the fuel, vehicle and the time that it took, it was much more expensive than the postage that is being spent at this time.

Mr. Jerome stated it would be difficult to email the large plans to the members. Mr. Bergman especially if Commission members wanted to print them out to review. He stated the other concern has been random items that come in from the public agreed that is an issue that there would be in various forms and that would be difficult to work with electronically.

Mr. Gaynor stated that it would not be feasible for six or seven members to pick the packets up and they do need them ahead of time. Mr. Gaynor stated if they were emailed, he would not print them out. He stated the postage amount seemed reasonable and that amount does not sound like a lot of money to deliver approximately 20 packets for one month.

Mr. Bergman stated the applicants provide their own copies for a filing and staff runs copies of staff reports, etc. He stated applicants pay a fee for the filing ranging from \$10 to \$300.

Mr. Fisher asked if our fees were comparable to other cities in Indiana. Mr. Bergman stated that internally it has been a goal to look at our fee schedule when time permits. He stated there have been some complaints from the public about the costs of filing certain Board of Zoning Appeals applications.

Ms. Brown suggested when time permits staff look at the fees and come back with a recommendation so they could be reviewed all of them at the same time.

It was the consensus of the Plan Commission members to leave the method of delivery and postage the same. Mr. Bergman stated staff would look at the fee schedule before the end of the year and present something to the Commission.

DIRECTOR'S REPORT

LIASION REPORT

ADJOURNMENT: 6:00 p.m.

Roger Lang, President

Dave Hayward, Secretary

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