MINUTES
COLUMBUS PLAN COMMISSION MEETING
OCTOBER 10, 2012 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA

Members Present: Roger Lang (President), Frank Jerome, Dave Hayward, Mike Harris, Tom Wetherald, John Hatter, and Jorge R. Morales (County Liaison).

Members Absent: Nancy Ann Brown, Dave Bonnell, Dick Gaynor, Brian Schroer and Dave Fisher.

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

CONSENT AGENDA

Minutes of the August 8, and September 12, 2012 meetings (Approval and Signing).

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

OLD BUSINESS REQUIRING COMMISSION ACTION

None

NEW BUSINESS REQUIRING COMMISSION ACTION

PP-12-03: Woodside Northwest Major Subdivision 2nd Replat– a request by Browning Investment, Inc. to amend the Woodside Northwest Preliminary Plat and expand 2 lots onto adjacent property to equal 37.45 acres and a modification request from Section 16.24.060(A) of the Subdivision Control Ordinance requiring the installation of sidewalks along County Road 300 West. The property is located at the northeast corner of the intersection of County Road 300 West and Tuttle Drive, in Wayne Township. (Meeting Time *11 min.)*

Ms. Begley presented the background information on this request.

Mr. Jeff Washburn, Attorney and James W. Browning, Vice President for Real Estate Development represented the petitioners.

Mr. Lang opened the meeting to the public.

Mayor Kristen Brown spoke in favor of this request and asked that the applicants not be required to extend International Drive.

Mr. Lang closed the meeting to the public.

Signed copy
11/12/12

Mr. Bergman stated that staff would recommend approval of this request. Mr. Bergman also recommended that a modification from the Subdivision Control Ordinance to have the installation of sidewalks along 300 West. Mr. Bergman also recommended that instead of the construction of the extension of International Drive, right-of-way along the anticipated route should be dedicated and a 2-acre wetland mitigation easement should be provided. In addition, the applicant should address all of staff's technical comments and complete the cul-de-sac at the end of International Drive.

Motion: Mr. Hayward made a motion to approve this request including (1) the modification from Section 16.24.060(A) of the Subdivision Control Ordinance to allow the installation of sidewalks to be waived along 300 West. and (2) instead of the construction of the extension of International Drive, right-of-way along the anticipated route shall be dedicated and a 2-acre wetland mitigation easement shall be provided. In addition, all of staff's technical comments should be addressed and the cul-de-sac at the end of International Drive shall be completed. Mr. Jerome seconded the motion and it carried with a vote of 6-0.

PP-12-04: Fox Ridge Major Subdivision Replat – a request by Cornerstone Development to amend the Fox Ridge Preliminary Plat to change previously approved road improvements to County Road 200 South and (1) a modification request from Section 16.24-8 of the Subdivision Control Ordinance to allow street tree spacing to be greater than the 90 foot maximum separation and (2) a modification request from Section 16.24.070(B) to allow the street trees to be less than the 2.5 inches in diameter at planting. The property is located on the south side of County Road 200 South, ± 180 feet east of Terrace Lake Road, in the City of Columbus. (Meeting time *44 min.)*

Ms. Stark presented the background information on this request.

Mr. Tim Allen with Independent Land Surveying and George Dutro with Cornerstone Development represented the petitioner.

Mr. Dutro stated that they were withdrawing the two modifications they had requested and would comply with the Subdivision Control Ordinance.

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. Bergman stated that staff would recommend approval of this request to allow the changes to the previously approved road improvements to County Road 200 South. That would include omitting widening of the road itself and include widening the sidewalk on County Road 200 South from 5 feet to 8 feet to create a side path, which is useable for both bicyclists and pedestrians. The side path will extend approximately 1,290 feet so it travels from Terrace Lake Road to Crossing Lane instead of only running along the frontage of the subject property.

Motion: Mr. Jerome made a motion to approve the changes to the road improvements to County Road 200 South. This would allow the applicant to widen the sidewalk on County Road 200 South from 5 feet to 8 feet to create a side path. The side path will extend a total of

1,290 feet so that it travels from Terrace Lake Road to Crossing Lane instead of only running along the frontage of the subject property. The proposed side path will be placed close to the right-of-way line and in some places within a pedestrian easement. Mr. Harris seconded the motion and it carried with a vote of 6-0.

PUD-12-04: Westwood Preliminary PUD 3rd Amendment – a request by Breeden Investment Group to allow multi-family residential as a permitted land use in Area "C" of the Westwood Planned Unit Development. The property is located on the southeast corner of the intersection of State Road 46 and County Road 350 West, in the City of Columbus. *(Meeting time: 1:00 hr.)*

Mr. Naber presented the background information on this request.

Mr. Eric Meeks with E.R Gray & Associates and John Wischmeier with Breeden Realtors represented the petitioners.

Much discussion was held regarding if the zoning in this PUD should be changed to allow multi-family use at this location.

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. Bergman stated he would recommend approval of giving them the flexibly to explore multi-family at this site.

Motion: Mr. Hayward made a motion to approve this request as presented with the following conditions: (1) exempting Lot 4 from the eight building maximum, (2) maximum density of 15 units per acre, (3) including sidewalks to be installed along the missing section, immediately east of this property and, (4) subject to staff's technical comments. Mr. Hatter seconded the motion and it failed with an indecisive vote of 3-3 with Mr. Harris, Mr. Lang and Mr. Jerome as the nay votes. This automatically continued this request to the November 14, 2012 meeting.

Mr. Jerome stated he did not see enough information to convince him to change the PUD zoning. He stated he did not think it was a good idea to change this to a residential zoning from commercial.

Mr. Jerome stated since this was such a small lot it seems to be too close to single family residences and close to State Highway 46 West.

Mr. Jerome stated he would like to see some ideas of what the plan would look like before he voted to change the zoning. He stated he would like to see some drawings or models of the plan that would be proposed.

Mr. Lang stated that he would like to see a layout of the plan before voting for the rezoning. He stated he would like to see how the units would fit with the parking that would be available within the site and the accommodations that would be provided for children to play. He expressed concern about the apartments being located near a busy highway.

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Mr. Naber presented the background information on this request.

Mr. Eric Meeks with E.R Gray & Associates and John Wischmeier with Breeden Realtors represented the petitioners.

Much discussion was held regarding if the zoning in this PUD should be changed to allow multi-family use at this location.

Mr. Lang opened the meeting to the public.

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

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Mr. Morales stated it was his opinion that the developers should be the one responsible for trying to rezone the property. Mr. Meek stated the developer could be either the owner now or a developer that wanted to purchase the property.

Mr. Hayward suggested that Area A does not have anything built on it yet. He asked if that could be subdivided to separate the south half that is already adjacent to apartments. He asked if the Plan Commission would feel better about the multi- family housing located at that site. Most members present agreed with that suggestion.

DISCUSSION ITEMS

Mr. Bergman suggested taking the City Utilities Discussion item off the agenda for the time being and pursuing it at another time. The Commission members agreed.

Mr. Bergman stated that Plan Commission had sent a couple of items to the City Council from the last meeting. He stated the Curt and Michelle Aton rezoning request on Central Avenue was forwarded from first reading to second reading at City Council. He stated the City Council is interested in adding two additional conditions, they want to limit the overall height of any muti-family structures on that property to two stories and they want to set a maximum of 12 units. Mr. Bergman stated that will be up for discussion again at next Tuesday's City Council meeting.

Mr. Bergman stated that staff is in the process of interviewing candidates for the vacant position of Associate Planner. He stated there would be a decision made next week in the hiring process.

DIRECTOR'S REPORT

LIASION REPORT

ADJOURNMENT: 6:30 p.m.

Roger L Lang 11/12/12

Roger Lang, President

Dave Hayward, Secretary