

**MINUTES
BARTHOLOMEW COUNTY PLAN COMMISSION
WEDNESDAY, SEPTEMBER 13, 2023
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members in Person: Tom Finke, Arnold Haskell, Jorge Morales, Michael Speaker, Debra Flohr, John Prohaska, and Dennis Baute (Columbus Plan Commission Liaison)

Members Absent: Tony London, Cindy Finkel, Kathy Thompson

Staff in Person: Jeff Bergman, Holly Harris, Melissa Begley, Kyra Behrman, Jessie Boshell, Ashley Beckort, and James Shoaf (Deputy County Attorney)

Mr. Finke called the meeting to order at 8:31 a.m.

CONSENT AGENDA

Minutes of the March 8, 2023 Meeting.

Motion: Mr. Morales made a motion to approve the March 8, 2023 minutes. Mr. Prohaska seconded the motion. The motion passed by a roll call vote of 6 in favor and 0 opposed.

OLD BUSINESS REQUIRING COMMISSION ACTION:

None

NEW BUSINESS REQUIRING COMMISSION ACTION:

BRZ-2023-001: Franklin Snyder – A request by Franklin Snyder to rezone 48 acres from RM (Residential: Multi-Family) to I1 (Industrial: Light). The property is located east of the intersection of Bear Lane and Hubler Drive, in German Township.

Mr. Nick Eddy and Mr. Franklin (“Rick”) Snyder represented the applicant.

Ms. Behrman presented for the Planning Department.

Mr. Haskell asked what wellfield protection included. Mr. Bergman stated that the zoning ordinance provides basic standards for all uses in drinking water wellfield protection areas. He added that the zoning ordinance also provides a list of uses that, if proposed for a location in a wellfield protection area, are scrutinized on a case-by-case basis by the Board of Zoning Appeals, usually with input from the applicable water utility. Mr. Bergman noted that, in this case, Eastern Bartholomew Water Corporation has requested certain commitments as a part of any industrial rezoning to address their wellfield-related concerns.

Mr. Prohaska asked if the current requests related to wellfield protection are the same as those for King’s Hawaiian on an adjacent property. Mr. Bergman stated they are similar.

Mr. Prohaska stated that these properties have been in agriculture for many years and asked how the wellfield is protected from agricultural chemicals and run-off. Mr. Bergman replied that the zoning ordinance does not include wellfield protection regulations for agricultural uses.

Mr. Eddy gave a brief explanation of the reasons for the rezoning request. He stated he has two questions on the staff-recommended commitments, beginning with the Mill Street pedestrian path. Mr. Eddy stated his assumption that the path was necessitated by the multi-family development previously planned for the property.

Mr. Bergman clarified that the path was a part of the overall infrastructure improvements identified as needed in the area with past rezonings. He stated it would provide a connection between those who live in Taylorsville and the commercial businesses, both current and future, along US 31.

Mr. Eddy asked if Force Holdings, the intended purchaser of a portion of the property, developed the northern portion, would they still be responsible for the 8-foot path adjacent to the southern portion. Mr. Bergman stated, with the recommended commitments as written, that answer is yes.

Mr. Eddy stated that his second question was regarding the monitoring wells requested by Eastern Bartholomew Water Corporation and the extent to which they may restrict development of the property. Mr. Ted Darnall, with Eastern Bartholomew Water Corporation, stated that the utility would work with Force in the placement of the desired building and monitoring wells on the property.

Mr. Eddy also asked for clarification on the extension of Bear Lane, which had been a commitment with previous rezonings. Mr. Bergman stated that he did not see a need with for that commitment and it was not included as part of the staff's recommendation.

Mr. Baute, stated that, from his experience on the Columbus Plan Commission, the pedestrian path seems like a very important part of infrastructure for this area.

Mr. Finke opened the meeting to public comment.

Mr. Jerry Larrison, 9731 5th Street, Taylorsville stated he lives two houses from Mill Street. Mr. Larrison stated that Mill Street is very narrow and most people wouldn't appreciate having pedestrian traffic in their back yards. Mr. Larrison stated that he does not support a pedestrian path.

Mary Larrison, 9731 5th Street, Taylorsville stated that she is concerned for the children walking and hoped that the walking path would be along Mill Street to Taylorsville School. She stated that no vehicle traffic should access this property from Taylorsville. Mrs. Larrison also noted that there are drainage problems in the area.

Mr. Finke stated that vehicle traffic is intended to access the property from Bear Lane and 700 North.

Mr. Tim Douglas, 1360 Tannehill Road, Taylorsville stated that his mother lives at 9656 1st Street. He stated that he would like to see the 8-foot path installed. Mr. Douglas shared that he has concerns about additional pollution and lighting. He asked about a buffer and would prefer this to be landscaping, not fencing.

Mr. Bergman stated that the recommended rezoning commitments include a Type A buffer adjacent to the residential zoning in Taylorsville. He stated this would include an additional 25-foot setback and screening through either just landscaping or a fence and landscaping. Mr. Bergman added that the zoning ordinance also includes requirements for lighting intended to keep that lighting from spilling onto adjacent properties.

Mr. Finke stated that the Plan Commission has also received a letter from the Louisville & Indiana Railroad noting their concerns about resulting changes in traffic patterns and the need for upgrades at the railroad crossings in that area.

Mr. Finke closed the meeting for public comment.

Mr. Morales asked who would be responsible for the funding any needed railroad crossing upgrades. Mr. Bergman stated that there were three choices; it could be included as a rezoning commitment making it

the responsibility of the developers, the county could fund the work, or it could be funded through a state grant.

Mr. Finke asked for clarification on the 8-foot pedestrian path. Mr. Bergman stated the Commission may choose to include this commitment or not and the specific timing of any path construction. Mr. Bergman stated staff's recommendation that it be included with the next development on the property.

Mr. Finke asked Mr. Bergman for a recommendation.

Mr. Bergman reviewed the four recommended commitments provided by the staff report regarding infrastructure improvements, the Hubler Drive sidewalk, buffering for Taylorsville homes, and wellfield protection measures. He suggested an added commitment that no vehicle connections be made at Mill, 1st, or 3rd Street. Mr. Bergman recommended that the Plan Commission send a favorable recommendation to the County Commissioners on the rezoning, included the five recommended commitments.

Motion: Mr. Morales made a motion to send a favorable recommendation on the rezoning to the County Commissioners, including the five commitments recommended by Mr. Bergman. Mr. Prohaska seconded the motion. The motion passed with a roll call vote of 6 in favor with 0 opposed.

Ms. Flohr left the meeting.

DISCUSSION ITEMS:

Proposed Zoning Ordinance Revisions

Mr. Bergman reviewed proposed zoning ordinance amendments and explained that these amendments have been under consideration by the Columbus Plan Commission. Mr. Bergman stated that, because the City and County share a zoning ordinance, each jurisdiction should give consideration to amendments made by the other, in an effort to maintain the consistency of the regulations where possible.

Mr. Bergman explained that proposed changes to the Mobile & Manufactured Home Standards were needed to comply with changes to Indiana law.

Mr. Bergman stated that the Columbus Plan Commission is considering amendments for the Mixed-Density Neighborhood Overlay Zoning District, accessory dwellings, RE Zoning District living area, and single-family residential zoning district density in order to address issues that have been identified, to clarify requirements, and to expand access to certain housing options. Mr. Prohaska asked for clarification on accessory buildings. Mr. Bergman noted that, in this case, the amendments are specific to accessory dwellings; a second, smaller home on a residential property.

Mr. Bergman stated there is currently no content in the zoning ordinance regarding electric vehicle charging stations. He stated the Columbus Plan Commission has proposed both standards for these stations and a requirement for them at hotels, apartment complexes, and parking lots. The Commission members discussed where the required charging stations may apply in the county, given the limited areas of commercial development. Mr. Finke stated that there needs to be discussion as to whether charging stations should be voluntary or mandatory. Following discussion, the Commission members expressed support for adding standards, but not requiring charging stations for any location or use.

Mr. Bergman discussed proposed clarifications to regulations on wheel stop placement, bicycle rack spacing, parking lot street frontage landscaping, and parking space measurement.

Mr. Bergman stated that, with regard to solar energy generation, the Columbus Plan Commission's discussion had expanded beyond commercial/utility-scale facilities to include ensuring clear, minimal requirements for at-home and other on-site systems as well as neighborhood-scale solar systems. Mr. Bergman stated that the County may want to revisit its solar-related regulations to incorporate these provisions as well.

DIRECTOR'S REPORT:

None

ADJOURNMENT: 10:00 am

Motion: Mr. Morales made a motion to adjourn. Mr. Speaker seconded the motion. The motion passed with a roll call vote of 5 in favor and 0 opposed.

These minutes have been approved at the subsequent Plan Commission meeting held on March 13, 2024.

Tom R. Finke, President

Arnold Haskell, Secretary