

**MINUTES
CITY OF COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, MARCH 25, 2025 & 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA
AND WEBEX**

Members in Person: Hillary Maple, Charles “Chuck” Doup, Grant Hale, Michael Kinder, and Zack Ellison

Members via Webex: None

Members Absent: None

Staff in Person: Melissa Begley, Kyra Behrman, Andres Nieto, and Deputy City Attorney Austin Whitted

Staff via Webex: Janie Meek and Chelsea Cottingham

Mr. Ellison opened the meeting with a brief explanation of the board and its responsibilities. Proof of adequate public notice for all cases on the agenda was confirmed.

Austin Whitted, City Deputy Attorney, administered an oath to all in attendance who would be speaking.

OLD BUSINESS REQUIRING BOARD ACTION

None

NEW BUSINESS REQUIRING BOARD ACTION

CCU-2025-004: MLJ Oak Street – A request by MLJ Oak Street, LLC for conditional use approval to allow a multi-family use (5 two-family duplexes for a total of 10 dwellings), in the CC (Commercial: Community) zoning district per Zoning Ordinance Section 3.20(B). The property is located at 102 Oak Street, in the City of Columbus.

Ms. Behrman presented for the Planning Department.

Mark Imel, Vice President of MLJ Properties, and James Meyers, General Contractor represented the applicant.

Mr. Ellison asked if the applicant could address the fire departments request for a wider entrance off Dahn Street. Mr. Imel stated that has been taken care of on the updated site plan prepared by their surveyor.

Mr. Kinder stated that staff’s approval comes with several conditions. He asked the applicant had they read those conditions and will they complete them as written. Mr. Imel stated he has read the conditions, and will comply.

Mr. Ellison opened the meeting to public comment.

Brooke Garcia, 1931 Wallace Avenue, participating in-person, stated that she is now dealing with a raccoon infestation since the property at 102 Oak Street has been cleared. She added that the

neighboring homes are also experiencing displaced animal infestations in their homes. She asked who was responsible for taking care of these infestations now that their wildlife area has been removed. Ms. Begley advised that Ms. Garcia should contact Animal Control to take care of the raccoons. She added that it is not in the purview of the Board of Zoning Appeals or the Planning Department to control wildlife infestations.

Ms. Meek indicated that no members of the public attending via Webex requested to speak.

Mr. Ellison closed the meeting to public comment.

Motion: Mr. Kinder made a motion to approve the request agreeing with staff that all criteria have been met including the following conditions:

1. The architectural and functional front of all dwelling units will face either Oak Street or Wallace Avenue. The front includes the primary entry door, windows, and commensurate architectural features.
2. All off-street parking will be provided behind and no closer to Oak Street and Wallace Avenue than the dwelling units.
3. A minimum of twenty-five feet of $\frac{1}{2}$ right-of-way shall be dedicated along Wallace Avenue and Oak Street. The dedication shall be adequate to accommodate a sidewalk along each frontage as well as other applicant-proposed improvements consistent with the recommendations of the Thoroughfare Plan and subject to the review and approval of the City Engineer. Right-of-way dedication shall be complete prior to the issuance of a zoning compliance certificate authorizing construction on the property.
4. The required alley vacation and administrative subdivision consolidating the site to a single lot shall be complete prior to the issuance of a zoning compliance certificate authorizing construction on the property.

Ms. Maple seconded the motion. The motion passed with a voice vote of 5 in favor and 0 opposed.

CCU-2025-005: Cody Blackburn – A request by Cody Blackburn for conditional use approval to allow a multi-family use (a tri-plex for a total of 3 dwellings), in the RE (Residential: Established) zoning district per Zoning Ordinance Section 3.12(B). The property is located on the vacant lot directly to the west of 2031 Ohio Avenue, in the City of Columbus.

Ms. Begley presented for the Planning Department.

Cody Blackburn represented the applicant.

Mr. Kinder asked if the condition for a front facing façade was shown in the renderings. Mr. Blackburn and Ms. Begley confirmed that it was correct in the renderings.

Mr. Whitted asked if the applicant had reviewed the condition that the structure shall be designed and constructed consistent with the exhibits provided by the applicant, specifically including a front facade characterized by a front entry door, windows, and porch facing Ohio Avenue. Mr. Blackburn replied that he had and he is in agreement with that condition.

Mr. Doup asked does his plan include addressing the fire departments concerns. Mr. Blackburn stated that he is working with the fire department now to address those concerns.

Mr. Ellison opened the meeting to public comment.

No one from the public attending in person requested to speak.

Ms. Meek indicated that no members of the public attending via Webex requested to speak.

Mr. Ellison closed the meeting to public comment.

Motion: Ms. Maple made a motion to approve the request agreeing with staff findings that all criteria have been met and including the condition that the structure shall be designed and constructed consistent with the exhibits provided by the applicant, specifically including a front facade characterized by a front entry door, windows, and porch facing Ohio Avenue. Mr. Doup seconded the motion. The motion passed with a voice vote of 5 in favor and 0 opposed.

Mr. Ellison noted that **CCU-2025-006: Christopher Sparks** will be continued to the April 29, 2025 Board of Zoning Appeals meeting due to a public notice error.

CCU-2025-007: Christopher Sparks– A request by Christopher Sparks for conditional use approval to allow a shared housing facility (a rooming house with 7 rooms) in the RE (Residential: Established) zoning district per Zoning Ordinance Section 3.12(B). The property is located at 1525 Lawton Avenue, in the City of Columbus.

Mr. Nieto presented for the Planning Department.

Mr. Kinder asked would the issues pointed out by the fire department be addressed if a motion included a condition that outlined all those issues must be completed to the approval of the Fire Chief or fire inspector. Alternatively, do those items have to be completed before any board approvals can be made. Ms. Begley stated that it is for the board to decide if this use is appropriate for this location and then the fire department issues can be resolved through the fire department or code enforcement. Mr. Doup asked does that mean the fire department issues would be resolved. Ms. Begley explained that in order for those to remain dwelling units those fire department issues would have to be rectified. Mr. Kinder asked with the required compliance of that statement to continue to operate would that change the condition 1 findings in the staff report of non-compliance. Mr. Nieto stated that it would.

Mr. Ellison stated that he drove through the alley behind this property and it appeared inadequate for 3 regular size vehicles to park there. He asked if they meet the parking space size standards. Mr. Nieto replied that they do in the sense that there is a garage with 2 bays and a full size parking space beside the garage.

Mr. Kinder asked if that meant the actual garage space was being counted and not the gravel area in front of the garage doors. Mr. Nieto replied that was correct that stacking space is not counted it would be the actual garage space.

Christopher Sparks and Lisa Pien represented the applicant. Ms. Pien stated that the shared housing facility at this location has been operating for over a year and they have not had any parking issues or other occurrences that could be of concern. She stated that it has been operating successfully this past year. She commented that the house was listed as a 5-bedroom home with 2 kitchens prior to Mr. Sparks purchase. She added that having this facility gives the hard-to-house an opportunity for affordable housing in Columbus. She went on to say that, their facility gives the residents the opportunity to establish a rental history, and the opportunity to pay off debt that they may have incurred in other situations, that is keeping them from mainstream rentals. This will give them a step up with rental options in the future and becoming a good and valuable member of the community. Without housing, it is very difficult to keep a job, pay your debts, and just live a successful life.

Mr. Sparks stated that they started this home to try to help people in the community that are struggling. He was not aware of needing approvals or he would have started with the Board of Zoning Appeals in the beginning. He found a house with 5 rooms and 2 kitchens and thought it would be the perfect place to start helping. He added that he is very proud of what they are doing for their residents and the community. Mr. Sparks stated that he met with Code Enforcement and the Fire Inspectors and everything that they pointed out to him he immediately corrected and a safety audit is planned to analyze the house

overall for fire and code regulations. He stated that in the audit an architect reviews the home, gives it a rating, and based on that rating determines the amount of fire and code regulations they must meet to be compliant.

Mr. Doup asked if they have installed the sprinkler system recommended by the fire department. Mr. Sparks stated that they have not done that, as it is contingent on the audit to determine if they actually need a sprinkler system. Ms. Pien added that the audit is called a Life Safety Plan Audit. She added that the changes they make would be dependent on the results of this audit.

Mr. Ellison asked where they stand on meeting the fire department and code enforcement requirements for this property.

Mr. Doup asked if the applicant had installed the sprinkler system recommended by the fire department. Ms. Pien stated that she has obtained TRS out of Indianapolis to perform a Life Safety Plan Audit for the property to determine what will be required for fire safety. Mr. Sparks added that if the audit states a sprinkler system is required in the home he would install one.

Mr. Whitted asked what is the time for the Life Safety Plan Audit to be completed. Ms. Pien stated she was not sure of the time frame for the audit completion, but she has been communicating the process with the Fire Department to ensure they are meeting their expectations.

Mr. Doup stated that he was confused about why the fire department would state in their comments to staff that a sprinkler system was needed, but then tell the applicant that it may not be needed. Mr. Sparks and Ms. Pien stated that they were confused at first as well. Mr. Sparks explained that a commercial building is required to have a sprinkler system, but the house is in a grey area and requires this audit to determine if there are alternatives to a full sprinkler system. He added that if it is determined a sprinkler system is required then they may not be able to continue to use this house for this service. The fire department advised that due to the age and type of home it might not be possible to install a commercial grade sprinkler system in it.

Mr. Kinder stated that based on what he can see on the property there is really on 1 off street parking space that meets the zoning requirements since the garage is only being used for storage. Ms. Pien stated that they have opened one bay of the garage to a tenant and the truck currently parked beside the garage belongs to a tenant. She also noted that there is enough space along the other bay to park a car parallel to that garage bay door. She went on to say that they have never had a parking issue. The majority of the tenants ride bicycles instead of driving cars and street parking is allowed along Lawton Avenue if needed.

Mr. Sparks stated that once the audit is complete and it is found a sprinkler system is required, if it is feasible to do so, he will install a sprinkler system in this home.

Mr. Ellison opened the meeting to public comment.

Joseph Joyner, 1529 Lawton Avenue, participating in-person, stated he has spent 4 years in direct service with people who have barriers to employment. He has also spent a better part of a decade working with neighborhood and community organizations in our area. He stated that when we fail to supply housing for people in scenarios like this who are trying to get their feet back on the ground people die. People who do not have support end up living on the street and in homeless encampments. He added that they have never had any issues with parking or noise since they moved in. He is in full support of this request.

Tom Lane, 1523 Lawton Avenue, participating in-person, stated he is mainly concerned with parking in the area. He added that he has had no issues with noise from the site and would have never known there were 7 people living there. He stated that in the year they have been there is only complaint is when they

were throwing cigarette butts on the ground, but that has since been taken care of. He added that if they could ensure the parking issues he would be fine with them next door. He opposes the request.

Jessica Schnepf, 1401 Lawton Avenue, participating in-person, stated that she was familiar with the audit the applicants mentioned and depending on what number the home is given, will dictate whether they will have to have a sprinkler system. She stated that she is concerned with parking issues and vehicle overcrowding on Lawton Avenue. She would prefer the neighborhood stay single family and not have any multi-family residents. She opposes the request.

Hutch Schumaker, 2335 Riverside Drive, participating in-person, stated he and his wife own the home at 1536 Washington Street across the alley to the east from this property. They renovated the home at 303 14th Street and it is used as a rental property. They have renovated a couple of other homes in this area with the intent to turn the neighborhood into a single-family neighborhood and have offered those homes for affordable first time homebuyers. He added that he was in the home at 1525 Lawton Avenue several years ago and at that time it was only a 2 bedroom, 1 bath, and 1 kitchen home. He did not see how it was turned into a 7 bedroom, 3 bathroom, 2 kitchen home without expanding the footprint of the house. He added that with the parking issues and original design of the home there should not be more than 3 residents. He opposes the request for 7 residents at this location.

Allen Goltra, 1715 Lafayette Avenue, participating in-person, stated he owns a rental home at 1608 Lawton Avenue. He stated that it was always primarily single-family residents and there has always been parking issues along the street. He stated that when the neighborhood was initially built each household usually had just one car, but now virtually everyone in the household has a car and that is what has created this parking congestion. He added that the majority of homes on Lawton do not have any off street parking places so everyone is parking on the street. He opposes approval of this request.

Bobby K. Owens, 311 15th Street, participating in-person, stated he has lived on this property for over 20 years. He asked are permits required by everyone prior to them splitting a home into multiple living spaces, and if they are how does this site already have 7 people living there. He is also very concerned with parking on the street and the safety issues it is causing at the intersections. He opposes approval of this request.

William Korts, 1525 Lawton Avenue, participating in-person, is a resident of the home. He stated it was really scary because he did not realize that he would have to be defending his fight to avoid homelessness at this meeting. He thought he would just be introducing himself and getting to know the neighbors. He stated that this is a very safe and supportive house, and has been the entire time he has lived there. He stated that they have 1 car between all 7 of them and only 2 people have a valid driver's license. He stated that they are all very poor and no one would be able to purchase a car for years to come. He stated that getting back on your feet is not something that can be successfully done in just a couple of years. It can take decades to get to a place of full self-sufficiency after the 1 to 2 years in a recovery facility. He went on to say that everyone in the house tries very hard to be considerate of the entire neighborhood, be supportive and kind, and not cause any disturbances. He understands the neighbors parking concerns. He stated that if he owned a home he would want a place to park as well. He has struggled with homelessness most of his life because of anxiety and PTSD from when he was a kid. Having stable housing is essential for him. He has wanted a place where he could live safely and be able to give back to the community in which he lives. He said that he has never lived in such a nice place in his entire life. His initial thought was that it might be too good to be true. He stated that it has been a privilege living in this home in this neighborhood. This is an awkward way to meet neighbors, but it is really nice to meet them, and hear their names and stories. He recognizes that they have valid concerns. He hopes there is a way to move forward with this home because it has saved his life, and without it he will again be homeless.

Edwin Newlin, 1525 Lawton Avenue, participating in-person, stated he has lived here for an entire year. He is 2 years clean and is the go to person for this house if anyone needs to talk or are struggling in any

way. He stated that he helps keep the house safe and he enjoys being there and enjoys the neighbors. He supports approval of the request.

Elijah Dier, 1525 Lawton Avenue, participating in-person, stated that without this house he would be homeless. The housing market in Bartholomew County for someone with a felony is non-existent. Without homes like this, there would be no homes for someone like him. All of them would be living in one of the homeless camps around Columbus or figuring out how to make their own. People like Mr. Sparks and Ms. Pien give people like him the 2nd chance they need to live in a home that they can be proud of, and feel safe. It allows them to become productive and active citizens of the community.

Tom Dell, 1063 Hummingbird Lane, participating in-person, stated that the mission Mr. Sparks and Ms. Pien are trying to accomplish is very noble and extremely needed in our community. That is where the tough part comes in for the board. He noted that if the numbers were lower the fire department would not be concerned and the neighbors have indicated that if the numbers were lower they would not be as concerned. He stated that if the applicant could reduce the occupancy to 5 instead of 7 that would help alleviate concern. That would minimize the additional investment and work the applicant would have to do on the property yet still provide the services the community so desperately needs. The question though is this the best location for a rooming house in our community. The neighborhood is tight and the street is narrow with parking on both sides. He stated he admires what the applicant is trying to do for the community but feels this may not be the best location for this density.

John Taska, 1626 Washington Street, participating in-person, stated he has lived in his home for 11 years. He stated that he appreciates what Mr. Sparks is offering and appreciates the tenants working to better their lives. He stated that in his opinion having a boarding house in this neighborhood is unfair to the property owners. He stated that 1619 Washington Street was a home that was split up into multiple rooms and there were people in and out of that house all hours of the day and night. It was unsupervised and unmonitored. When you purchase a home for you family, and you have children, that is not the type of living environment you want for the safety of your family. He opposes the project.

Jessica Schnepf, 1401 Lawton Avenue, participating in-person, stated that she fears having a boarding house in the neighborhood will prevent the neighborhood from growing and decrease the property resale values. She would like to increase owner occupancy in this neighborhood instead of renters.

Joseph Joyner, 1529 Lawton Avenue, participating in-person, stated that community looks different to different people, but ultimately everyone deserves a decent and safe place to live. Being a homeowner is a privilege that not a lot of people get to have. We are not creating a community by locking people out of it we create a community by welcoming people into it and giving them help and assistance. The kind of community he wants to live in and the kind of neighbors he wants to have are the ones that do not judge people based on their past. He added that the people living at 1525 Lawton Avenue are people that are trying to get back up on their feet. They are not causing trouble or running in and out of the home all hours of the day and night. They do not have drugs coming in and out of the home they are not yelling at each other. He added that there is a home across the street from him where all of that does happen, and it is a single family residence, but he has never had any issues with the residents of 1525 Lawton Avenue. He stated that they are his neighbors and he does want them there.

Kavina Schumaker, 2335 Riverside Drive, participating in person, stated that it was her passion to adopt this neighborhood and fix up dilapidated homes. She would then sell them at a low cost for owner occupancy encouraging a community of nice homes with caring owners. She stated that this was her and her husband's way of giving back to the community. She stated that she thinks what Mr. Sparks is doing is great, but she believes that because of the proximity to Noblitt Park, and all that goes on there, this is not the appropriate location for this type of home.

Matthew Rust, 1602 Washington Street, participating via Webex, stated this is the neighborhood he grew up in. He stated his parents still live at 1601 Washington Street. In his opinion, Mr. Sparks vision is

wonderful, and much needed, but he does not agree that this is the best home for 7 people to reside in. In his opinion, it just is not safe to have that many people in a small home. He asked how long does the applicant intend to operate the home in this manner, if it is approved by the board, and who is the beneficiary of the proceeds from this rental property.

Ms. Meek indicated that no additional members of the public attending via Webex requested to speak.

Mr. Ellison read in the following letters from the public:

Kevina & Hutch Schumaker, 2335 Riverside Drive, owners of KAABS, LLC, opposes the request.

Larry Roe with Love Chapel supports the request.

Matt Calloway, 1501 Lawton Avenue, opposes the request.

Gage Dooley, local landlord, supports the request.

Lincoln Central Neighborhood Family Center supports the request.

Libby Jewell, 311 15th Street, attending in person, was sworn in by Mr. Whitted. She stated that she has lived in the neighborhood for 30 years. Her greatest concern is parking on Lawton Avenue and the surrounding streets. She understands that the current residents do not have many cars, but that could change as the residents change and she would like to see something in place that addresses that issue. She opposes the request without adequate off street parking for 7 residents.

Mr. Ellison closed the meeting to public comment.

Ms. Pien stated that she appreciates the comments. She stated that although the Lincoln Central Neighborhood Family Center (LCNFC) supports their efforts this is not a LCNFC project. Ms. Pien added that her position with LCNFC is neighborhood revitalization, making neighborhoods beautiful is important to her. She initiated a program that spotlights neighbors who make their properties look nice. At the 1525 Lawton Avenue property, they have someone come and regularly take care of the trees and the lawn. The residents plant and maintain flowers on the property to help beautify the neighborhood. Ms. Pien noted that there is an onsite resident manager for the property. He is available for all of the residents to go to when needed. Ms. Pien stated that the property is monitored with cameras and she is available by phone anytime. She added that their tenants come from referrals by other service providers, and are fully vetted with a strong foundation for recovery. They have to be doing what they are supposed to do with those services and they have to have a job that allows them to pay rent. They have to agree with all the requirements in the program guide. Ms. Pien stated she submitted that guide to the Planning Department for the boards review. She added that part of that program guide is that the residents are good neighbors and do not cause a nuisance for the neighborhood. If a resident is not following the program guide it will initially be addressed and sometime the resident will leave, but they have the opportunity to change and follow the guide. If they choose not to follow the guide, once addressed, they will be evicted from the house. She added that they do not want problems they want solutions. She stated again that the cameras on site monitor all of the activity on the property to keep everything in order. She went on to say that, the house was listed on Zillow in 2001 as a 2,1028 square feet home with 5 bedrooms, 3 bathrooms, and 2 kitchens, with well egress windows for the basement including an escape ladder. Ms. Pien stated that she assists the residents with budgets, job applications and searches, and anything else they may need coaching or help with, so that they are receiving those life skills and support. She stated that neighborhoods do need single-family residents, but they also need other diverse residential properties. She added that most neighborhoods are a mix of owner occupied, rental, and multi-family residential housing units. Ms. Pien stated that Code Enforcement has examined the home and it does meet the occupancy number to square footage ratio required by city, state, and county codes. All residents are required to maintain the home in a clean and safe manner at all times. They even have a cleaning person come in once a week to deep clean the shared living spaces. Ms. Pien stated that there are other multi-family residents in the neighborhood so she does not see that this home would be lowering property values if the others do not.

Mr. Sparks stated that they did consider removing the garage to create parking space off the alley and if the board requires 4 onsite parking spaces, he will be willing to remove the garage and create those spaces back there. Mr. Sparks stated that he wants the community to feel safe and he wants them to know they can come to him with issues and he will work to solve any that are within his power to solve. He added that they are trying to provide vetted people, which have invested in themselves, the opportunity to have a clean safe home to live in. He wanted everyone to know that he is 16 years sober himself and that Ms. Pien was in the first meeting he ever attended. With that said, they both have a deep passion for this service. Mr. Sparks added that this is not a 5013C program, but is an LLC and the profits from the rental fees are used to purchase the next home. Mr. Sparks stated that he has a concession plan already drawn up that if anything happens to him these homes will pass to Ms. Pien to continue their mission of service. He added that they do this as a service to the community and not for profit. He hopes that the board would see the benefit of this service and approve the request.

Mr. Ellison stated that it does sound like there is supervision in the home. He asked if anyone was allowed to rent at this residence. Ms. Pien stated that she receives many calls from people wanting to rent from them, but she only allows those that have been referred by other agencies they work with and people that are following the guidelines of those programs.

Mr. Ellison asked if the rent is adjusted. Ms. Pien stated that the rent is the same for everyone.

Mr. Ellison asked how long is their commitment to run this home. Mr. Sparks stated that his hope is that it will be running indefinitely, but at the very least for their lifetimes. Mr. Ellison asked if this service was affiliated with the church. Mr. Sparks stated that it is not church affiliated other than he and Ms. Pien attend the church. Ms. Pien stated that she works with many non-profits in the community but this service is not part of any of those organizations other than they will take referrals from them or refer residence to them when needed.

Mr. Ellison noted that the reason for all of his questions is that any approvals stay with the property and because of that they want to make sure that the site is appropriate for this many people no matter who owns it. He added that the parking and number of people in the unit might be just a bit much for the house. Mr. Ellison asked if the applicant would consider reducing the number of tenants to 5 to eliminate having to install a sprinkler system and some other items. Mr. Sparks replied that the according to the fire department they measured all seven rooms and found that they all meet the minimum square footage required.

Mr. Kinder asked about parking requirements and the Board of Zoning Appeal's purview around those requirements. Ms. Begley stated that it is within the board's purview to require off-street parking.

Mr. Ellison re-opened to the public.

Tom Lane, 1523 Lawton Avenue, participating in-person, stated that it was not possible to fit 4 cars on the property from the alley and he added that 7 people was just too many in one house.

Mr. Ellison closed the meeting to public comment.

Mr. Sparks stated that Mr. Lane is correct that currently with the garage, there is not enough space for 4 cars to park on the property, but it is his intent to remove the garage completely allowing room to create the 4 parking spaces off the alley.

Motion: Mr. Kinder made a motion to approve the request as criteria #4 has been met as outlined in the staff report. Regarding criteria #1, this will be met on contingency of meeting the fire safety codes as determined in the Life Safety Plan Audit to be completed and followed thereafter. Criteria #2 will be met with the condition that 4 9X18 feet off-street parking spaces must be created on the site with the availability of 2 on street parking spaces along the front of the property. Criteria #3 has been met with the condition of the off-street parking spaces requirement. He added that concerning density, that has been met as the property was marketed as a 5 bedroom, 3 bath, and 2 kitchen residence and addition of 2 more occupants is

not an egregious increase in density and with the previous approval of 3 family residents in other homes in the neighborhood. Mr. Doup seconded the motion. The motion passed with a roll call vote of 3 in favor and 2 opposed. Ms. Maple and Mr. Hale voted no.

Mr. Doup stated that he wanted to go on record that this was a difficult case. Lawton Avenue is a very vehicle congested street and he is unsure how emergency vehicles can maneuver on the street with parking on both sides. He stated that both sides had good arguments and in his opinion, the city needs to address the congested streets by passing ordinances that help to alleviate that congestion. He added that he voted in favor of this request, with the conditions, because in his opinion everyone needs a second chance. He hopes that what Mr. Sparks and Ms. Pien are doing may, in the long term, give even more people in our community the second chance they need to eliminate homelessness.

Mr. Ellison stated that it is the responsibility of the petitioner to address the criteria for the request and in his opinion, they were able to address all those criteria. He added that his visit of the property revealed the work that has been done to improve the home and property. In his opinion, 4 off-street parking spaces are sufficient and agrees that the majority of the residents get around on bicycles instead of cars. He added that he hopes for success of the applicants in their efforts to assist more hard to house individuals in our community.

CDS-2025-005: Department of Public Works— A request by the City of Columbus, Department of Public Works for a development standards variance from Zoning Ordinance Section 6.1(E)(3) to allow an accessory structure (a gas pump canopy) to be located in a front yard (Arcadia Street) in the I-2 (Industrial: General) zoning district. The property is located at 1350 Arcadia Drive, in the City of Columbus.

Ms. Begley presented for the Planning Department.

Bryan Burton, Director of DPW, and Karen Walker with Force Design represented the applicant.

Mr. Ellison opened the meeting to public comment.

No one from the public attending in person requested to speak.

Ms. Meek indicated that no members of the public attending via Webex requested to speak.

Mr. Ellison closed the meeting to public comment.

Mr. Ellison asked where the salt storage for Columbus is currently located. Mr. Burton stated that it is currently located at 2250 Kreutzer Drive.

Motion: Mr. Doup made a motion to approve the request agreeing with staff findings that all criteria have been met. Ms. Maple seconded the motion. The motion passed with a voice vote of 5 in favor and 0 opposed.

FINDINGS OF FACT

Mr. Doup abstained from voting on the findings of fact, and meeting minutes, as he was not present at the February 25, 2025 meeting.

CDS-2025.003: Cody Blackburn

Motion: Mr. Kinder made a motion to approve the findings. Ms. Maple seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

CDS-2025-002: KLS Holdings

Motion: Ms. Maple made a motion to approve the findings. Mr. Kinder seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

CCU-2025-002: Turnkey Rents

Motion: Ms. Maple made a motion to approve the findings. Mr. Kinder seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

APPROVAL OF MINUTES

Minutes of the February 25, 2025 meeting.

Motion: Mr. Kinder made a motion to approve the minutes. Ms. Maple seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

DISCUSSION

Ms. Begley noted that Associate Planner Noah Pappas has taken a position in the Whitestown Planning Department. She added that the Columbus – Bartholomew County Planning Department has been taking applications and interviewing for a planner to fill his vacated position.

HEARING OFFICER REPORT

None

ADJOURNMENT: 9:08 p.m.

Motion: Mr. Doup made a motion to adjourn. Mr. Kinder seconded the motion. The motion passed with a voice vote of 5 in favor and 0 opposed.

Zack Ellison, Chairperson

Charles Doup, Secretary