MINUTES
COLUMBUS PLAN COMMISSION MEETING
WEDNESDAY, MAY 13, 2026 AT 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA

Members in Person:	Dave Bush, Evan Kleinhenz, Zack Ellison, Dennis Baute, Michael Kinder, Laura Garrett, Keerthi Alapati, and Andrew Beckort.
Members via Webex:	None
Members Absent:	Melanie Henderson, Sandy Sherman, Chris Bartels, and Tom Finke (Bartholomew County Plan Commission Liaison)
Staff in Person:	Melissa Begley, Janie Meek, Desiree Aldrich, and Austin Whitted (Deputy City Attorney)

CONSENT AGENDA

Minutes from the April meeting were not available.

OLD BUSINESS REQUIRING COMMISSION ACTION

None

NEW BUSINESS REQUIRING COMMISSION ACTION

SDP-26-18: Columbus Gateway – A proposal by Midland Atlantic Properties for site development plan approval for the Columbus Gateway commercial development. The property is located at the northeast corner of the intersection of State Road 46 / Jonathan Moore Pike and Interstate 65.

Mr. Kinder stated that the applicant had requested a continuance of this request to the June Plan Commission meeting.

Motion: Mr. Ellison made a motion to continue the request to the June Plan Commission meeting. Ms. Garrett seconded the motion. The motion passed with a voice vote of 8 in favor and 0 opposed.

Ms. Garrett recused herself and left Council Chambers. Mr. Kinder appointed Ms. Alapati as interim secretary.

SDP-26-10: St. Denis - A request by Robert Schwartzkopf for site development plan approval for new signs, including a modification for the number of allowed signs. The property is located at 426 Washington Street, in the City of Columbus.

Ms. Begley presented for the Planning Department.

Mr. Bush asked why this was not considered a minor modification and handled administratively. Ms. Begley stated that any request in the CD – Commercial: Downtown Center that does not meet the zoning ordinance requirements must make a modification/waiver request that is then reviewed by the Plan Commission.

Ms. Alapati asked if there were any existing signs for the applicant. Ms. Begley explained that it was a new business requesting 3 signs, 1 projecting and 2 wall signs. In the CD zoning district, they are only allowed 1 sign per street frontage.

Mr. Kleinhenz asked for the height of the projecting sign from the ground. Ms. Begley stated that it was approximately 112 inches from the bottom of the sign to the sidewalk.

Robert Schwartzkopf represented the applicant. He added that the projecting sign would be internally illuminated.

Mr. Kinder opened the meeting to public comment.

Tom Dell, 1063 Hummingbird Lane, participating in person, stated that the projecting sign is necessary for street traffic, but the door signs are also needed for pedestrian traffic, as the doors are inset into the building. He supports the approval of this request.

Mr. Kinder noted that the Plan Commission received a letter from Jeff Rocker supporting approval of this request.

Mr. Kinder closed the meeting to public comment.

Ms. Begley stated that with this type of waiver request, there are 3 criteria, but only 1 has to be met to approve the request. She added that the staff supports approval of this request, finding that criteria 1 and 2 have been met. She added that the staff is recommending approval of the site development plan with approval of this modification.

Motion: Mr. Bush made a motion to approve the modification waiver request to have 3 signs. He agreed with the staff's findings that criteria #1 and #2 have been met. Mr. Ellison seconded the motion. The motion passed with a voice vote of 6 in favor and 1 opposed. Ms. Alapati voted no.

Motion: Mr. Baute made a motion to approve the request, including approval of the modification waiver. He agreed with the staff's findings that the criteria had been met. Mr. Bush seconded the motion. The motion passed with a ballot vote of 7 in favor and 0 opposed.

Ms. Garrett returned to the meeting and resumed her role as secretary.

DISCUSSION ITEMS / DIRECTOR'S REPORT

There was a brief discussion about signs in the downtown zoning district and how strictly they should be monitored. There were no suggestions to make changes to the ordinance at this time.

ADJOURNMENT: 4:20 p.m.

Motion: Ms. Garrett made a motion to adjourn. Ms. Alapati seconded the motion. The motion passed with a voice vote of 8 in favor and 0 opposed.

These minutes were approved at the Plan Commission meeting on June 10, 2026.

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Michael Kinder, President

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Laura Garrett, Secretary