

**MINUTES
CITY OF COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, JUNE 23, 2026, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

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

Members Absent: Grant Hale

Staff Present: Melissa Begley, Kyra Behrman, Janie Meek, and Austin Whitted (Deputy City Attorney)

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.

Mr. Whitted (Deputy City Attorney) administered an oath to all in attendance who would be speaking.

OLD BUSINESS REQUIRING BOARD ACTION

None

NEW BUSINESS REQUIRING BOARD ACTION

BZA-26-41: Sitka Nursery (Conditional Use) – A request by Wolf Creek Landscape Services, LLC for conditional use approval to allow a greenhouse/plant nursery in the AP (Agriculture: Preferred) zoning district. The property is located at 941 North 500 West, in Harrison Township.

Ms. Behrman presented for the Planning Department.

Tyler Short and Alexander Kiel represented the applicant. Mr. Short explained his written clarifications to the Planning considerations and Findings of Fact decision criteria. Mr. Short added that he would like to see a reduced speed limit on 500 West, but was unsure how to request that.

Mr. Doup complimented the applicants on their detailed information in response to the staff’s concerns and decision criteria. He added that it was refreshing to see an applicant so prepared.

Mr. Ellison opened the meeting to public comment.

Tom Dell, 1063 Hummingbird Lane, participating in person, stated that this request adds to the serene nature of the area, and they have addressed all of the staff’s concerns. He fully supports approval of this request.

Mr. Ellison closed the meeting to public comment.

Mr. Kinder asked whether the staff’s concerns were addressed by the applicant’s clarification of the Planning considerations. Ms. Behrman and Ms. Begley stated that it did.

Motion: Mr. Kinder made a motion to approve the request, agreeing with the staff’s findings that criteria #1 and #4 have been met. He stated that, based on the applicant’s testimony and submitted answers, criteria #2 and #3 have been met for the Planning Staff’s consideration and decision

criteria. Ms. Maple seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

FINDINGS OF FACT

BZA-26-35: Dominos (Development Standards Variance)

BZA-26-38: Hutchins Crossing (Development Standards Variance)

Motion: Mr. Doup made a motion to approve the findings for BZA-26-35 and BZA-26-38. Ms. Maple seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

APPROVAL OF MINUTES

Minutes of the May 26, 2026 meeting

Motion: Mr. Kinder made a motion to approve the May 26, 2026 meeting minutes. Mr. Doup seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

DISCUSSION

None.

HEARING OFFICER REPORT

BZA-26-44: Timberland Springs (Development Standards Variance) – A request by Arbor Homes for a development standards variance from Zoning Ordinance Section 3.13(C) to allow 3 single family residential structure home types (the Arrival product) to have as little as 23 percent ground floor living area, 17 percent less than the minimum 40 percent required. The properties will be located in the proposed Arbor Homes development at the northeast corner of 150 West and Deaver Road, in the City of Columbus.

BZA-26-42: Lakeview Ministries (Conditional Use) – A request by Lakeview Ministries for conditional use approval to allow the expansion of an existing campground, with a proposed larger recreation center, in the AG (Agriculture: General) zoning district per Zoning Ordinance Section 3.6(B). The property is located at 13500 West Lake Road, in Jackson Township.

ADJOURNMENT: 6:52 p.m.

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

Zack Ellison, Chairperson

Charles Doup, Secretary