

COMMON COUNCIL
 COUNCIL CHAMBERS
 CITY HALL
 JULY 1, 2025

City Council President Frank Miller appeared in person and called a regular meeting of the City Common Council to order at approximately 6:00 p.m. in Council Chambers.

I. Meeting Called to Order

- A. Councilor Jay Foyst introduced Pastor Paul Burton with Christian Fellowship Church who provided the invocation.
- B. Councilor Jay Foyst led the Pledge of Allegiance.
- C. Roll Call was taken: Chris Bartels, Elaine Hilber, Kent Anderson, Frank Miller, Jay Foyst, Josh Burnett, and Tom Dell were present in person. Jerone Wood and Grace Kestler were present via WebEx. A Quorum was established and the Policy for Electronic Participation was followed.
- D. Councilor Foyst made a motion to approve the minutes from the Common Council meeting on June 17, 2025, as presented. Councilor Hilber seconded the motion. Roll call vote as follows:

Chris Bartels	Aye
Elaine Hilber	Aye
Jerone Wood	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of nine (9) in favor and zero (0) opposed.

II. Old Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO. 12, 2025, A RESOLUTION ADOPTING A FISCAL PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF COUMBUS, INDIANA." (Chase Point Annexation) Jeff Bergman, Planning Director, presented this Resolution and the following two Ordinances (Items B & C) at the same time. He explained the applicant, Chase Point Capital, LLC, is requesting that an area of 107 acres be annexed to the City of Columbus. They are also requesting that an area of approximately 98 acres be rezoned to RS4c (Residential: Single Family 4 with Commitments) and 8.7 acres be rezoned to RM (Residential: Multi-Family). Jeff stated the property is generally located on the north side of State Road 46, between 500 West and Belmont Drive. The applicants have indicated their intent to develop the property for residential use, with a variety of lot sizes, types, and densities, corresponding to the requested zoning districts. Jeff displayed maps and photographs of the area. He stated the Plan Commission approved the annexation request with a unanimous recommendation, eleven in favor and zero opposed. The rezoning was forwarded to City Council with a favorable recommendation by a vote of nine in favor and two opposed. Jeff explained the favorable recommendations come with

rezoning commitments. Much discussion followed. Jack Laskey discussed green space within the development. Tim Ochs spoke about storm water utility and maintenance. President Miller opened the meeting for public comments. Randy Sims stated he lives on 500 W and is concerned about flooding and erosion on 500 W. He indicated there are two blind spots on 500 W and the road will need to be improved. Dennis Aud of Georgetown Road stated he lives about a mile from the land in question. He confirmed the fact there are blind sight lines on 500 W and specified there would be several challenges with increased traffic. Kerri Sinibaldi asked if there would be a TIF request as part of this development. She stated she feels very badly for the people this will effect with the noise and loss of habitat. Vicki Stover, 233 N 500 W, said she has lived in her house since she was 12 years old. She stated it is difficult at times to get out of her driveway and onto SR 46 W. Vicki provided photographs of recent flooding on 500 W. She indicated the reason they live in the county is because it's beautiful and peaceful. Sharon Sweet, 1285 N 500 W, asked Council to vote no on this development. She feels the residents in that area should have equal say on land use development when it is going to affect their lifestyle and possibly property values. Lori Burgess, 6593 Becks Grove Road, stated she is a natural resource professional and is shocked at all the boxes that haven't been checked as to water and flood zone area. She feels there is somewhere else they can build or a current building to rehab. Janeen Blomenberg, 1451 N Hillside Dr., stated she also owns property at 401 N 500 W and asked several questions - how long does a traffic study take, specifically from the date of application to completion, information about a traffic light on SR 46, boundaries, buffers, green space, etc. Vicki Stover stated a housing development should not be built by Belmont Health and Rehabilitation. She indicated neighborhood developments bring much noise and traffic and residents in health and rehab deserve quiet to heal. Kristi Stewart explained she was raised on a farm on Georgetown Road which has been in the family for 150 years. She was told the area was in a flood plain and sees much standing water when it rains, making flooding in the area a problem. Dennis Oehmsen, 2120 N 700 W, stated CR roads 500, 580 and 675 flood and his greatest fear is once this development is approved three entrances toward Georgetown Road will be compromised for emergency vehicles. He explained with the school and additional housing developments traffic will be excessive in the area. Cole Bennett spoke in support of the annexation and rezoning because of the recent housing study results. Dave Fowler, 401 N 500 W, stated his primary issues with the property are the topographical issues and that water will go into Wolf Creek and his current farmland may no longer be farmland. Ann Cooper, West 50 N, indicated if there is flooding it's impossible to get out. She is worried about the animals, stating if you take away animal habitat it can't be replaced. She asked the Council to look at other options. Emila Fowler, 401 N 500 W, stated wildlife is a huge concern. She also discussed the excessive traffic in the area. Gary Reagle lives on the corner of State Road 46 and catty-corner from the Montessori School, he stated traffic is busy 9 months out of the year and will continue to grow with the added developments. He asked Council members how this will improve the neighborhood. David Bex, 7370 W SR 46, has lived there for over 50 years and is not in favor of the development. He asked Council if they would want this housing expansion behind their home. President Miller closed the meeting for public comments. Tom Ochs, Jack Laskey, and Tom Laskey all spoke. Much discussion followed. Councilor

Hilber made a motion to add a condition of 20 units per acre for the RM rezoning as well as using trees for screening and not shrubs. Councilor Anderson seconded the motion. Roll call vote as follows:

Chris Bartels	Nay
Elaine Hilber	Aye
Jerone Wood	Nay
Kent Anderson	Aye
Frank Miller	Nay
Jay Foyst	Nay
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Abstain

Motion for an addition condition did not move forward due to a tie vote of four (4) in favor and four (4) opposed. Councilor Anderson made a motion to pass the Resolution as presented. Councilor Miller seconded the motion. Roll call vote as follows:

Chris Bartels	Aye
Elaine Hilber	Aye
Jerone Wood	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Abstain

Resolution passed by a vote of eight (8) in favor and zero (0) opposed.

B. Second reading of an Ordinance entitled "ORDINANCE NO. 17, 2025, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA." (Chase Point Annexation) Jeff Bergman offered no additional information. Councilor Anderson made a motion to pass the second reading and adopt the Ordinance for annexation. Councilor Burnett seconded the motion. Roll call vote as follows:

Chris Bartels	Aye
Elaine Hilber	Aye
Jerone Wood	Nay
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Abstain

Motion passed by a vote of seven (7) in favor and one (1) opposed.

C. Second reading of an Ordinance entitled "ORDINANCE NO. 18, 2025, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM AP (AGRICULTURE: PREFERRED) TO RS4c (RESIDENTIAL: SINGLE-FAMILY 4 WITH COMMITMENTS) AND RMc (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)." (Chase

Point Rezoning) Jeff Bergman offered no additional information. Brief discussion followed. Councilor Bartels made a motion to add a commitment of eight doors per acre with tree screening. Councilor Hilber seconded the motion. Much discussion followed. Roll call vote as follows:

Chris Bartels	Aye
Elaine Hilber	Nay
Jerone Wood	Nay
Kent Anderson	Nay
Frank Miller	Nay
Jay Foyst	Nay
Josh Burnett	Nay
Tom Dell	Nay
Grace Kestler	Abstain

Motion did not pass with a vote of one (1) in favor and seven (7) opposed. Councilor Hilber made a motion to add a condition for tree screening with a mixture of shade trees and evergreen trees and a limit of 15 doors per acre. Councilor Anderson seconded the motion. Roll call vote as follows:

Chris Bartels	Nay
Elaine Hilber	Aye
Jerone Wood	Nay
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Nay
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Abstain

Motion to amend passed by a vote of five (5) in favor and three (3) opposed. Councilor Anderson made a motion to pass the amended Ordinance on the second reading. Councilor Hilber seconded the motion. Roll call vote as follows:

Chris Bartels	Nay
Elaine Hilber	Aye
Jerone Wood	Nay
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Nay
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Abstain

Ordinance passed by a vote of five (5) in favor and three (3) opposed.

III. New Business Requiring Council Action

- A. First reading of an Ordinance entitled "ORDINANCE NO. 19, 2025, AN ORDINANCE TO AMEND ORDINANCE NO. 30, 2024 CREATING A DESIGNATED OUTDOOR REFRESHMENT AREA (DORA) KNOWN AS THE DOWNTOWN COLUMBUS SOCIAL DISTRICT." Eric Frey, Executive Director of Administration, presented this Ordinance. He explained the proposed Ordinance adds three new locations and provides additional detail to the temporary vendor locations. Much discussion followed. Jody Coffman, Communications and Events Coordinator, provided additional information regarding DORA regulations. There were

no comments from the public. President Miller made a motion to suspend the rules of order to pass the Ordinance in one reading. Councilor Anderson seconded the motion. Roll call vote as follows:

Chris Bartels	Aye
Elaine Hilber	Aye
Jerone Wood	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of nine (9) in favor and zero (0) opposed. President Miller made a motion to pass the second reading and adopt the Ordinance as presented. Councilor Anderson seconded the motion. Roll call vote as follows:

Chris Bartels	Aye
Elaine Hilber	Aye
Jerone Wood	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of nine (9) in favor and zero (0) opposed.

IV. Other Business

- A. Standing Committee and Liaison Reports – none
- B. The next meeting is scheduled for **Tuesday, July 15, 2025, 6:00 p.m.**
- C. Councilor Hilber made a motion to adjourn. Councilor Anderson seconded the motion. Roll call vote as follows:

Chris Bartels	Aye
Elaine Hilber	Aye
Jerone Wood	Aye
Kent Anderson	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of nine (9) in favor and zero (0) opposed. The meeting adjourned at approximately 9:05 p.m.



Clerk of the City of Columbus


Presiding Officer