

COMMON COUNCIL
 CAL BRAND MEETING ROOM
 CITY HALL
 JUNE 17, 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 Mike Clancy who provided the invocation.
- B. Councilor Jay Foyst led the Pledge of Allegiance.
- C. Roll Call was taken: Chris Bartels, Elaine Hilber, Jerone Wood, Kent Anderson, Frank Miller, Jay Foyst, Tom Dell, and Grace Kestler were present in person. Josh Burnett was present via WebEx. A Quorum was established and the Policy for Electronic Participation was followed.
- D. Councilor Hilber made a motion to approve the minutes from the Common Council meeting on June 3, 2025, 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.

II. Old Business Requiring Council Action

- A. Second reading of an Ordinance entitled "ORDINANCE NO. 16, 2025, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM CC (COMMERCIAL: COMMUNITY) TO I3 (INDUSTRIAL: HEAVY)." (Indiana Precast Rezoning) Jeff Bergman, Planning Director, presented this Ordinance. He explained Indiana Precast is requesting approximately 1.23 acres of property located at 855 Jonesville Road be rezoned I3 (Industrial: Heavy). Jeff displayed maps and photos of the area. He stated the Plan Commission forwarded the application to City Council with a unanimous favorable recommendation, with ten members in favor and zero opposed. There were no comments from the public. Councilor Kestler made a motion to pass the second reading and adopt the Ordinance. Councilor Dell seconded the motion. Roll call vote as follows:

Frank Miller	Aye
Kent Anderson	Aye
Jerone Wood	Aye
Elaine Hilber	Aye

Chris Bartels	Aye
Grace Kestler	Aye
Tom Dell	Aye
Josh Burnett	Aye
Jay Foyst	Aye

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

III. New Business Requiring Council Action

- A. First reading of an Ordinance entitled "ORDINANCE NO.____, 2025, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA." (Chase Point Annexation) Jeff Bergman presented this Ordinance and the following Ordinance (Item B) 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 five rezoning commitments. Jeff allowed the applicants to introduce themselves to City Council. Jack Laskey spoke and introduced Tom Laskey and Tim Oeks. Jack indicated they have many family connections in Columbus and thanked the Council for allowing him to speak. Tim Oats, Attorney with Ice Miller, discussed the great need of additional housing in Columbus. Much discussion followed. President Miller opened the meeting for public comments. Kerri Sinibaldi, 524 10th Street, expressed concerns of access on County Road 500 West returning back to Columbus. She stated there is no availability to have left and right turn lanes on the county road and it has a blind sight line and no road shoulders. She is also concerned about wildlife and the light that will flood the area, and the vagueness of the development proposal. Jay Beach, 7830 West Point Dr., stated they bought in the subdivision area because it was semi-isolated. He feels with the rapid urbanization of the area the property values in his subdivision will be devalued. Dan Reynolds stated he owns the 80 acres on the east side of Belmont Heath and Rehabilitation and thinks the developers are throwing common sense out the window. He indicated there is 80 acres on the south side of 46 that has been for sale forever. He suggested putting a housing addition at that location. Ryan Brand, 422 9th Street, stated this request this evening is for annexation and rezoning. He explained there will be an opportunity to look at a plat, have more conversations about layout and product type at a later date. Ryan indicated having a cooperative developer, who has roots in the community, is a good thing to have in a partnership. Larry (last name inaudible), 500 W, express concerns about the traffic. He stated there is

excess traffic on SR 46 during the spring, summer and fall and adding a housing development plus a grade school is too much traffic for the area. Eric Frey, Executive Director of Administration, explained in partnership with Bartholomew County School Corporation, the City, and Chase Point, all parties agree to pay for a street light and work with IDOT to make that happen. Janeen Blomenberg, 401 N 500 W, stated the housing study suggested utilizing an empty building that already exists and renovating it for housing. She would like to see affordable tiny homes without using farm land. Karen Day, 8070 W Old Nashville Road, stated her biggest concern is if there would be a traffic light or a roundabout. She is hopeful it will be a traffic light. President Miller closed the meeting for public comments. Much discussion followed. Councilor Dell made a motion to pass the first reading of the Ordinance and place in proper channels. Councilor Foyst seconded the motion. Roll call vote as follows:

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

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

B. First reading of an Ordinance entitled "ORDINANCE NO.____, 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. President Miller made a motion to amend the Ordinance by adding a condition to the rezoning on the RM portion that states a multi-unit building maximum of two (2) stories. Councilor Hilber seconded the motion. Roll call vote as follows:

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

Motion to amend passed by a vote of seven (7) in favor, and one (1) opposed. President Miller made a motion to pass first reading of the amended Ordinance and place in proper channels. Councilor Foyst seconded the motion. Roll call vote as follows:

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

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

IV. Other Business

- A. Troy Robinson, 5261 Regency Drive, asked to address the Council. He explained that he is requesting an amendment or update to the Ordinance regarding recreational vehicle storage. Mr. Robinson is asking that an allowance be made for smaller campers, that take up no more than the size of a vehicle, to park in the same place as a vehicle, such as a driveway. Council will review the Ordinance.
- B. Standing Committee and Liaison Reports – Councilor Dell commented on the drone show at the Airport. Councilor Hilber stated United Way is hosting a poker fundraiser on Friday, June 20, and movies at the pool on Saturday, June 21.
- C. The next meeting is scheduled for **Tuesday, July 1, 2025, 6:00 p.m.**
- D. Councilor Hilber made a motion to adjourn. Councilor Wood 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	Absent
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of nine (8) in favor and zero (0) opposed. The meeting adjourned at approximately 7:56 p.m.



 Presiding Officer



 Clerk of the City of Columbus