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Luann G. Welmer, City Clerk

City Council Members

All terms are January 01, 2024-December 31, 2027

Frank Miller, District 4 – President

Dr. Christopher Bartels, District 1

Elaine Hilber, District 2

Jerone Wood, District 3

Kent Anderson, District 5

Jay Foyst, District 6

Josh Burnett, At-Large

Tom Dell, At-Large

Grace Kestler, At-Large

Information provided in compliance with I.C. 5-14-9

City Council Meeting Agenda Council Chambers Tuesday, January 20, 2026 6:00 P.M.

I. Meeting Called to Order

- A. Invocation
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

II. Old Business

- A. None

III. New Business

- A. First reading of an Ordinance entitled "ORDINANCE NO.____, 2026, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM CN (COMMERCIAL: NEIGHBORHOOD) TO RE (RESIDENTIAL: ESTABLISHED)" (8th & Hutchins Rezoning) Jeff Bergman

IV. Other Business

- A. Department of Public Works update and discussion
- B. Standing Committee and Liaison Reports

C. The next meeting is scheduled for **Tuesday, February 3, 2026, 6:00 p.m.**

D. Adjournment

Meetings of the Columbus City Council are open to the public and can be watched live on the City of Columbus website:
<https://www.columbus.in.gov/video/live-streaming/>.

Columbus City Council Meetings are accessible to people of all abilities. The City of Columbus works to comply with the Americans with Disabilities Act (ADA). If you require an accommodation to attend a meeting, please contact Jody Coffman at (812) 376-2302 at least 48 hours prior to the start of the meeting.

A Public Comment session for non-agenda items is provided at the end of the Council meeting as an opportunity for residents to address the City Council Members about matters pertaining to the City. Participation is encouraged, however, to respect others who wish to speak, public comment is not intended to be a public conversation. Before speaking, a person must provide their name and address for public record. Each speaker is given a reasonable amount of time to speak (determined by the City Council President). Any speaker that engages in personal attacks and/or acts in an uncivil manner will be stopped and may be prohibited from future opportunities to publicly address the Council. All requests to speak must be submitted in writing prior to the meeting either online at <https://www.columbus.in.gov/addressing-city-council-sign-up-form/> or by filling out a paper form located on the Tech Table in Council Chambers.



MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: January 8, 2026

RE: 8th & Hutchins Rezoning
(*Plan Commission Case #PC-25-01*)

At its December 10, 2025 meeting, the Columbus Plan Commission forwarded the above referenced rezoning to the City Council with a favorable recommendation by a vote of 8 in favor and 0 opposed.

Like the 17th & Cottage area rezoning of last year, this rezoning was initiated by the Planning Department to address a mis-match between the commercial zoning on the properties and their long-term residential use. This rezoning involves 10 lots near the intersection of 8th Street and Hutchins Avenue. The Planning Department's observation is that these lots do not have future commercial development potential and that this current commercial zoning both misidentifies their true potential future uses and unnecessarily burdens the existing homes. With the current zoning, homeowners likely face confusion and/or regulatory barriers when seeking to improve or expand these residences.

The owners of property potentially included in the rezoning received two letters from the Planning Department: the first asking for their input on the proposed change and the second providing formal notice of the December 10 Plan Commission meeting. The owner of the property at 848 Cottage Avenue contacted the Planning Department following the initial mailing to indicate his interest in selling that home to the adjacent business for a possible expansion. As a result, that property was excluded from this rezoning.

Other lots currently zoned CN in this area that were excluded from the rezoning include the locations of the small commercial building at 854 Cottage Avenue and a tire business at 803 Maple Street.

The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the rezoning,
2. the resolution certifying the action of the Plan Commission, and
3. a location map.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2026

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY
FROM CN (COMMERCIAL: NEIGHBORHOOD)
TO RE (RESIDENTIAL: ESTABLISHED)**

**To be known as the: 8th and Hutchins Rezoning
Plan Commission Case No.: PC-25-01**

WHEREAS, this rezoning was initiated by the City of Columbus - Bartholomew County Planning Department, on behalf of the Plan Commission, consistent with Indiana Code Section 36-7-4-602(c); and

WHEREAS, the Columbus Plan Commission did, on December 10, 2025, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Official Zoning Map

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from CN (Commercial: Neighborhood) to RE (Residential: Established):

Lots numbered 25A and 26A in Irwin's Maple Grove Addition, a Replat of Lot 26 & Part of Lot 25 recorded in Plat Book "P", Page 163B, in the Office of the Recorder of Bartholomew County, Indiana.

And,

33 1/3 feet by parallel lines off of the South side of Lot numbered 25 in Irwin's Maple Grove Addition to the City of Columbus, recorded in Plat Book "B", Page 166, in the Office of the Recorder of Bartholomew County, Indiana.

And,

Lots numbered 37, 38, 39, 75, 76, and 78 in Irwin's Maple Grove Addition to the City of Columbus, recorded in Plat Book "B", Page 166, in the Office of the Recorder of Bartholomew County, Indiana.

And,

Lot numbered 81 in Irwin's Maple Grove Addition to the City of Columbus, recorded in Plat Book "B", Page 166, in the Office of the Recorder of Bartholomew County, Indiana.

Except: Commencing at the Northeast corner of said lot, thence south 3 feet and 9 inches; thence Westwardly 120 feet; thence North 3 feet and 9 inches to the Northwest corner of said lot; thence East along the North line of said lot 120 feet to the Place of Beginning, situated in Bartholomew County, Indiana.

SECTION 2: Condition(s) and Commitment(s)

No conditions or commitments are attached to this rezoning.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This ordinance shall be effective upon and after the date and time of its adoption, the fulfillment of any condition(s), and the recording of any commitment(s), as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2026 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk of the City of Columbus, Indiana

The Common Council’s vote record sheet also documenting the presentation to and approval of this ordinance by the Mayor is attached to and made a part of this ordinance.

ATTEST:

I hereby certify that the foregoing within and attached Ordinance was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the 3rd day of February 2026, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elaine Hilber (District 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerone Wood (District 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frank Miller (District 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Anderson (District 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jay Foyst (District 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Josh Burnett (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Dell (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grace Kestler (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 3rd day of February 2026, is presented by me this 4th day of February 2026, at 10:00 o'clock A.M, to the Mayor of the City of Columbus, Indiana.

Luann Welmer
Clerk of the Common Council

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 3rd day of February 2026, is approved by me this 4th day of February 2026, at _____ o'clock _____ .M.

Mary K. Ferdon, Mayor

RESOLUTION: PC-25-01

of the City of Columbus, Indiana Plan Commission

regarding
Case number PC-25-01
(8th and Hutchins Rezoning),
a proposal to rezone +/-1.26 acres
from CN (Commercial: Neighborhood) to RE (Residential: Established)

WHEREAS, the City of Columbus - Bartholomew County Planning Department, on behalf of the Plan Commission, has initiated the rezoning consistent with Indiana Code Section 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on December 10, 2025, hold a public hearing consistent with the applicable requirements of Indiana law, the City of Columbus Zoning Ordinance, and the Plan Commission Rules of Procedure; and

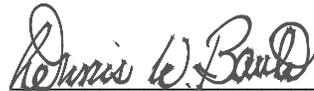
WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the City of Columbus Common Council, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 1.26 acres generally located along Maple Street, Hutchins Avenue, and Cottage Avenue between 8th and 10th Streets) is forwarded to the Common Council with a favorable recommendation.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by Indiana Code Section 36-7-4-605.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 10th DAY OF DECEMBER, 2025 BY A VOTE OF 8 IN FAVOR AND 0 OPPOSED.



Dennis W. Baute, Presiding Officer

ATTEST:



Laura Garrett, Secretary

Location & Zoning Context (Case #PC-25-01: 8th and Hutchins Rezoning)

