

**MINUTES  
COLUMBUS PLAN COMMISSION MEETING  
SEPTEMBER 11, 2013 AT 4:00 P.M.  
CITY COUNCIL CHAMBERS, CITY HALL  
123 WASHINGTON STREET  
COLUMBUS, INDIANA**

**Members Present:** Roger Lang (President), Frank Jerome, Bryan Schroer, Dave Fisher, Tom Wetherald, Nancy Ann Brown, John Hatter and Tony London.

**Members Absent:** Mike Harris and Dick Gaynor.

**Staff Present:** Jeff Bergman, Melissa Begley, Emilie Pinkston, Thom Weintraut, Allie Keen, Sondra Bohn, and Aaron Edwards (Deputy City Attorney).

**CONSENT AGENDA**

Minutes of the August 14, 2013 meeting (Approval and Signing).

Motion: Mr. Fisher made a motion to approve the minutes of the August 14, 2013 meeting. Mr. Wetherald seconded the motion and it carried unanimously by voice vote

**OLD BUSINESS REQUIRING COMMISSION ACTION**

**PUDF-13-03: Columbus Crossing Strip Center (Lots 10 & 11) Final PUD Plan** – a request by Menard Inc. for approval for a Final PUD Plan for Lots 10 and 11 of Columbus Crossing. The property is located south of State Road 46 between Morgan Willow Trace and Carr Hill Road, in the City of Columbus.

Ms. Keen presented the background information on this request.

Mr. Mike Simonds, Real Estate Representative for Menard, Inc. represented the petitioner.

Mr. Simonds stated they were in agreement with most of the staff's recommendation. He stated they would like relief from installing wheel stops and to allow signage that exceeds the maximum area permitted by the Zoning Ordinance for other similar locations outside of the PUD.

Mr. Jerome stated that this site plan was an improvement over what had been presented at the previous meeting.

Mr. Fisher asked if they were willing to replace the landscaping that was missing at Menards. Mr. Simonds stated they were going to replace all the dying or missing landscaping, as shown on the PUD, that is associated with the two subject properties, the Menards store property, and on all common areas (detention ponds and at the base of the development signs.

Much discussion was held regarding the amount of signage that has and should be allowed in this PUD, especially the request that is before the Commission at this time.

Mr. Lang opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Lang closed the meeting to the public.

Mr. Bergman stated he would recommend approval of this request with all of staff's comments being addressed, wheel stops being installed and landscaping installed as staff recommended.

Motion: Mr. London made a motion to approve this request along with the following conditions:

1. An administrative subdivision will be completed to remove the interior lot lines.
2. Drainage and erosion control plans must be submitted and approved by the City Engineering Department.
3. Replace all dying or missing landscaping, as shown on the preliminary PUD, that is associated with the two subject properties, the Menards store property, and on all common areas (detention ponds and freestanding signs).
4. All outstanding engineering and fire department comments must be met.
5. The following outstanding technical comments in regards to the site plan must be addressed:
  - a. A Final PUD Plan Package must be submitted that is consistent with Section 5.4(B) of the Zoning Ordinance.
  - b. A Certificate of Elevation, which is a certified statement that verifies a structure's elevation information, must be submitted and approved by the Planning Department because the subject properties are located within the 100-year floodway fringe. Additionally, the finished floor elevation for the building will need to be included on the site plan as well as the elevations 10 feet out from the building.
  - c. All easements shall be shown on the site plan.
  - d. All shrubs will be planted at a minimum of 18 inches in height, which will be indicated on the site plan.
  - e. Wheel stops for parking spaces along the north landscape area and along the north side of the building shall be provided.
  - f. All ADA ramps for the sidewalk connections and for ADA parking spaces shall be shown on the site plan.
  - g. Accessible ramp detail drawings shall be provided on the site plan.
  - h. The first and second stacking spaces for the drive-thru shall be corrected on the site plan to not overlap.
  - i. The following information shall be edited in the signage requirements for the site:
    - i. Wall signs shall be limited to 3 signs per tenant space that have a total area of all signs of no more than 15% of each tenant's north wall area.
    - ii. Temporary signage that is consistent with the CR (Commercial: Regional) zoning district shall be permitted.

Mr. Fisher seconded the motion and it carried with a vote of 8-0.

**RZ-13-04: Orinoco Properties** - a request by John D. Counciller to rezone a 5,880 square foot parcel from I-2 (Industrial: General) to CC (Commercial: Community Center). The property is located at 1613 Cottage Avenue in the City of Columbus.

Ms. Keen presented the background information on this request.

Mr. John Counciller, owner of the property, represented the petitioner.

Mr. Counciller stated they are asking for the rezoning because they want to combine the subject property and the property to the south into one parking lot. He stated they would be able to use the lot to have more parking for their commercial needs in the nearby buildings.

Mr. Lang opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Lang closed the meeting to the public.

Mr. Bergman stated staff would recommend sending a favorable recommendation to the City Council on this request. No conditions were included as part of staff's recommendations.

Motion: Ms. Brown made a motion to send a favorable recommendation on this request to the Columbus City Council. Mr. London seconded the motion and it carried with a vote of 8-0.

**RZ-13-05: Fraternal Order of Eagles** - a request by the Fraternal Order of Eagles to rezone a 25,700 square foot parcel from CN (Commercial: Neighborhood) to CD (Commercial: Downtown). The property is located at 930 Washington Street in the City of Columbus.

Ms. Pinkston presented the background information on this request.

Mr. Alan Whitted, attorney and Chuck Zapfe represented the petitioners.

Mr. Whitted stated that if the rezoning were approved they would be filing for a conditional use to allow a social club to be located at this site. He stated it was the desire of the club's membership to remain downtown and incorporate this property into this zoning classification. Mr. Whitted stated this was a good way to expand the downtown and grow in a productive way.

Ms. Brown stated it was her opinion that extending the downtown area to the north has been a long-standing goal of the community. She stated she thought this would be a good location for the membership of the Eagles.

Mr. Fisher stated he was in favor of this rezoning and would be an improvement to the downtown area.

Mr. Lang opened the meeting to the public.

Mr. J.R. Purtlebaugh, Director of the Entertainment Committee for the Eagles, stated it would be an improvement to the neighborhood and would have the potential to double their membership in the club.

Mr. John Counciller asked if having a TIF District there would have any relationship to the zoning of the property. Mr. Bergman reported that the two were not directly connected.

Mr. Lang closed the meeting to the public.

Mr. Bergman stated that staff would recommend sending a favorable recommendation to the City Council on this request

Motion: Mr. Fisher made a motion to send a favorable recommendation to the Columbus City Council on this request. Ms. Brown seconded the motion and it carried with a vote of 8-0.

**General Resolution 2013-01 (Subdivision Control Ordinance Revisions):** A resolution recommending to the City Council approval of an ordinance amending the City of Columbus Subdivision Control Ordinance in regard to definitions, agricultural subdivisions, and the requirement of an administrative subdivision for cemetery plots.

Mr. Bergman presented the background information on this request.

Mr. Bergman stated staff had contacted the local land surveyors, the County Highway Department, County Surveyor's Department, and the City Engineering Department about the proposed changes. All comments received have been incorporated into the recommended revisions.

Mr. Lang opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Lang closed the meeting to the public.

Mr. Bergman stated that staff would make a recommendation to forward this to the Columbus City Council with a favorable recommendation.

Motion: Mr. Fisher made a motion to send a favorable recommendation as presented to the City Council for approval. Ms. Brown seconded the motion and it carried with a vote of 8-0.

**DISCUSSION ITEMS**

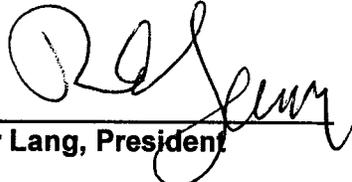
None

**DIRECTOR'S REPORT**

Mr. Bergman stated there would be a meeting September 12, 2013 at 6:00 p.m. at the Fodrea Elementary School cafeteria regarding the State Street Project. There will be a presentation and they will be talking about what the concepts are. He stated then they will transition to an Open House format and he encouraged all members to attend.

**LIASION REPORT**

**ADJOURNMENT: 6:00 p.m.**

 10/9/13

**Roger Lang, President**



**Dave Fisher, Secretary**

