

COMMON COUNCIL
CAL BRAND MEETING ROOM
CITY HALL and WEBEX
FEBRUARY 6, 2024

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 the Cal Brand Meeting room.

I. Meeting Called to Order

- A. Bishop Johnnie Edwards with Abundant Harvest Ministries provided the invocation.
- B. Councilor Josh Burnett led the Pledge of Allegiance.
- C. Introduction of Guests and Visitors
- D. Roll Call was taken: Christopher Bartels, Elaine Hilber, Jerone Wood, Frank Miller, Kent Anderson, Jay Foyst, Josh Burnett, Tom Dell, and Grace Kestler were present in person.
- E. Councilor Kestler made a motion to approve the minutes from the Common Council meeting on January 16, 2024, as presented. Councilor Hilber seconded the motion. Motion passed by a vote of nine in favor and zero opposed.

II. Old Business Requiring Council Action

- A. Second Reading of an Ordinance entitled, "ORDINANCE NO. 1, 2024, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM I3 (INDUSTRIAL: HEAVY) TO CC (COMMERCIAL: COMMUNITY) (Tyler Payton rezoning). Jeff Bergman, Planning Director, presented this ordinance. He explained the applicant, Tyler Payton, is requesting rezoning for property located at 710 South Marr Road from I3 (Industrial: Heavy) to CC (Commercial: Community). Jeff displayed maps and photographs of the area. He discussed the Plan Commission's decision criteria, including the comprehensive plan. Jeff stated the applicant has indicated that he intends to use the property for motorsports sales. He reported the Columbus Plan Commission reviewed the application and forwarded to City Council with a favorable recommendation by a vote of ten in favor and zero opposed. Discussion followed. There were no comments from the audience. Councilor Hilber made a motion to pass the second reading and adopt the ordinance as presented. Councilor Wood seconded the motion. Motion passed by a unanimous vote of nine in favor and zero opposed.
- B. Second Reading of an Ordinance entitled, ORDINANCE NO. 2, 2024, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM CN (COMMERCIAL: NEIGHBORHOOD) TO CD (COMMERCIAL: DOWNTOWN) (Rubicon Investment Group Rezoning). Jeff Bergman presented this ordinance. He stated Michael Eaton with Rubicon Investment Group was in the audience and available to answer any questions. Jeff explained Rubicon Investment Group have proposed that an area of 2.04 acres be rezoned from CN (Commercial: Neighborhood) to CD (Commercial: Downtown). He displayed maps and

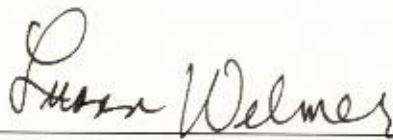
photographs of the area. Jeff discussed the comprehensive plan content, including the thoroughfare plan and the bicycle pedestrian plan. The Columbus Plan Commission forwarded the application to City Council with a vote of nine in favor and one abstention. Discussion followed. President Miller opened the meeting for public comments. Mike Mullett, 723 Lafayette Street, presented a handout to Council members detailing information of civic buildings and homes designed by architect Charles Sparrell. Mike stressed the significance of historic structures in Columbus. Sheryl Nulph, 1027 Franklin Street, spoke on behalf of the Historic Downtown Neighborhood Alliance, expressing opposition to the rezoning approval due to the increased size and scope of the projects that it will allow. Kerri Sinbaldi, a downtown 10th Street resident, read a prepared statement listing concerns if the rezoning were to be approved. Jenny Baker of Cherry Hills Drive stated she is property manager for the Cole Apartments downtown; however, she spoke as a private citizen with property management knowledge and not as a representative of Buckingham/Cole Apartment. She provided information about the housing market and stated that at this moment the demand does not support additional housing. Zack Padgett, 4721 Clairmont, read a few policies from the comprehensive plan that he feels are not in line with this project. He finds that this proposal is not doing anything to revitalize the downtown besides adding additional apartments that may sit vacant for a long time. Patricia March, 723 Lafayette Street, has a love of old buildings and feels any structure built on this downtown property should emphasize the unique character of this community. President Miller closed the meeting for public comment. Much discussion followed. Hutch Schumaker representing the Columbus Capital Foundation for the Joe Willies location stated they reserved the right to architectural review when the developer comes up with a final plan. Council Hilber made a motion to pass the second reading and adopt the ordinance. Councilor Burnett seconded the motion. Motion passed by a vote of seven in favor and two opposed. Councilor Wood and Councilor Foyst voted nay.

III. New Business Requiring Council Action

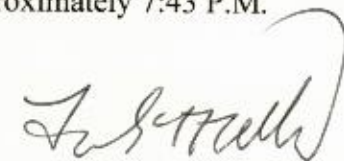
- A. First Reading of an Ordinance entitled, "ORDINANCE NO. _____, 2024, AN ORDINANCE TO AMEND SECTION 1.12.010 (GENERAL PENALTIES) OF THE COLUMBUS MUNICIPAL CODE." Robin Hilber, Community Development Director, presented this ordinance. She explained they are asking for an amendment to a General Penalties Ordinance to be consistent with the maximum penalties under I.C. 36-1-3-8(10). Robin stated the ordinance is also requesting approval to seek recovery of all court costs, attorney fees, and other expenses associated with enforcement of municipal code. Much discussion followed. Jeff Rocker, Attorney for City Council, recommended adding language to the ordinance making it flexible over time by synchronizing with Indiana Code. President Miller opened the meeting for public comments. Zack Patchett, 4721 Clairmont Drive, asked for an example of a worst-case scenario. Robin stated it could be large amount of trash, rubbish, and odor surrounding a house. Tyler Engle, 415 W Fourth Street, Seymour, asked if a homeowner or tenant was mentally, physically, or financially unable to take care of an issue, is there any help available. Robin stated the Code Enforcement Officers are very good at detecting other issues and can research other resources to assist. President Miller closed the meeting for public comment. Councilor Hilber made a motion to amend the ordinance to include changes recommended by Attorney Jeff Rocker. Councilor Anderson seconded the motion. Motion to amend passed by a unanimous vote. Councilor Hilber made a motion to pass the first reading of the amended ordinance and place in proper channels. Councilor Anderson seconded the motion. Motion passed by a vote of nine in favor and zero opposed.

IV. Other Business

- A. Standing Committee and Liaison Reports – none
- B. President Miller asked for any additional audience participation specific to the City of Columbus. Gary Robbins, 2722 Union Street, suggested opening a two-story restaurant in the empty space next to the Crump Theater and make the area a dinner theater, movie theater, and a business center. President Miller suggested Gary contact the Columbus Redevelopment Commission.
- C. The next meeting is scheduled for **Tuesday, February 20, 2024, 6:00 p.m.**
- C. Councilor Hilber made a motion to adjourn the meeting. Councilor Foyst seconded the motion. Motion passed by a vote of nine in favor and zero opposed. The meeting adjourned at approximately 7:43 P.M.



Clerk of the City of Columbus



Presiding Officer