

**MINUTES**  
**COLUMBIA CITY PLAN COMMISSION**  
**REGULAR MEETING**  
**MARCH 4, 2024**  
**7:00 P.M.**

**WHITLEY COUNTY GOVERNMENT CENTER**  
**MEETING ROOM A/B, LOWER LEVEL**

**MEMBERS PRESENT**

Donald Langeloh  
Nicki Venable  
Dennis Warnick  
Dan Weigold  
Larry Weiss  
Patrick Zickgraf

**MEMBERS ABSENT**

Chip Hill  
Jon Kissinger

**STAFF**

Nathan Bilger  
Amanda Thompson

**ATTORNEY**

Dawn Boyd

(E)lectronic participant

**AUDIENCE MEMBERS**

One visitor signed the Guest List at the meeting. There were no attendees on the webcast. A Guest List is included with the minutes of this meeting.

**CALL TO ORDER/ROLL CALL**

Mr. Zickgraf called the meeting to order at 7:00 P.M. Ms. Thompson read the roll with members present and absent listed above.

**INTRODUCTION OF NEW MEMBER**

Jennifer Romano was introduced to the Board as the new Council member, replacing Walt Crowder.

**CONSIDERATION OF PREVIOUS MEETING MINUTES**

Mr. Langeloh made a motion to approve both the December and January meeting minutes, as distributed. Ms. Venable gave the second. The motion passed 6-0-1; Ms. Romano abstained as she was not present for either meeting.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

There was no new business.

## **OTHER BUSINESS**

### **1. Clarification**

Timbers Edge Development, LLC, requested clarification of the commitments of 23-C-REZ-2. Mr. Langeloh announced he would abstain from this item of business as he is a relative of the requesting party. Mr. Bilger explained that when preparing the commitment document, the petitioner had the following questions regarding the commitments:

- 1) Does “multi-family residential” prohibit single-family attached units?
- 2) Which standards specifically are approved under “R-3 lot standards”?
- 3) Does the minimum 20’ driveway width apply if the garage is sized for only one car?

Mr. Bilger referenced the definition of single-family attached units (Chapter 13 of the Zoning Ordinance) and suggested that such units would not be prohibited but must each be located on separate lots. Mr. Brooks Langeloh was present on behalf of Timbers Edge Development and stated that they planned for two-unit structures and had decided not to construct tri-plex buildings. The members indicated that Staff’s interpretation was appropriate for the first question.

Mr. Bilger recalled the original discussion specified R-3 standards could apply to 25% of the lots while 75% of the lots, although also zoned R-3, would be required to utilize R-2 standards for lot area and lot width. He requested confirmation of this interpretation and also questioned if any R-2 standards were intended to apply to the 25%. Mr. Weiss asked if the 25% and 75% areas were defined. Mr. Bilger stated the original request was left open-ended, so as to allow flexibility to the developer.

The members expressed that a minimum 20’ driveway width was to be installed, regardless of the size (or existence) of the garage. Mr. Brooks Langeloh distributed an aerial view of a subdivision in Guilford County, North Carolina, and asked if the Board would permit a 16’ driveway width, stacking the two required parking spaces. He explained that a smaller house, on a smaller lot, would have less driving residents and not need the wider driveway. He referenced the North Carolina subdivision and suggested constructing garages on the sides of the homes (versus the front) so that the driveway and parking pad could abut the property line. Mr. Bilger noted that drainage swales would need to be maintained. The discussion continued, and Mr. Bilger suggested the members consider permitting a narrower driveway, as long as the parking area measured 20’ wide.

Mr. Warnick made a motion to clarify the conditions of 23-C-REZ-2, agreeing with Staff’s interpretation for question #1; R-2 standards for lot area and lot width would apply to 75% of the lots; and driveways would be 20’ wide at the parking area. Mr. Bilger clarified for Ms. Venable that two off-street parking spaces were required, per unit. Mr. Warnick confirmed that his motion would require a 20’ driveway width per unit. Mr. Zickgraf called for a second to the motion. At Ms. Romano’s request, Ms. Boyd clarified that Mr. Warnick’s motion specified a 20’ width for the parking area, being a 40’ width for a duplex, with an unspecified width for the ingress/egress; R-3 standards would apply overall, except that 75% of the lots would be subject to R-2 standards for lot width and size. Ms. Romano seconded the motion. The members voted 5-0-1, with Mr. Langeloh in abstention; Mr. Weiss did not vote and said he was still considering the motion. Mr. Bilger requested a roll call vote. Mr. Weiss requested the motion be re-read. Ms. Thompson recounted the motion being that single-family attached units be permitted as defined in the Zoning Ordinance; R-2 standards for lot

area and lot width would apply to 75% of the lots, with no specific area defined; and the parking areas must be 20' wide, per unit. By roll call vote, the motion passed 6-0-1, with Mr. Langeloh in abstention.

## **2. Updates**

Mr. Bilger stated that he planned to have the Parking Code and Subdivision Code updates completed in 2024. He recalled that the Parking Committee consisted of Mr. Weiss, Mr. Warnick, and Mr. Zickgraf and planned that they should meet again once he had prepared a draft. He suggested a sidewalk committee or pedestrian way committee might also be organized later on.

Mr. Warnick referenced an email from the County Engineer that the members had received in their meeting packets; the email was in response to the Commission's January discussion of the speed limit on W. Lincolnway. Mr. Bilger stated that the email provided estimates for a formal traffic study, which would be the method towards reducing the speed limit. The members and staff discussed the Engineer's suggestions. Mr. Zickgraf suggested the email be forwarded to the Board of Works with a recommendation that the speed limit be lowered; other members agreed.

## **ADJOURNMENT**

There being no further business, Mr. Warnick made a motion to adjourn, seconded by Ms. Romano; the meeting was adjourned, by unanimous vote, at 7:57 P.M.

## **GUEST LIST**

1. Brooks Langeloh ..... 818 N. Newport Run, Columbia City

## **GUEST LIST (WEBCAST)**

2. None.