

MINUTES
COLUMBIA CITY PLAN COMMISSION
REGULAR MEETING
MONDAY, JULY 10, 2017
7:00 P.M.

WHITLEY COUNTY GOVERNMENT CENTER
COUNTY COMMISSIONERS/COUNTY COUNCIL MEETING ROOM

MEMBERS PRESENT

Doug Graft
Jon Kissinger
Jeff Walker
Dennis Warnick
Dan Weigold
Larry Weiss
Patrick Zickgraf

STAFF

Nathan Bilger
Amanda Thompson

ATTORNEY

Dawn Boyd

MEMBERS ABSENT

Walt Crowder
Don Langeloh

VISITORS

There were six visitors who signed the guest list, and one visitor who did not sign in, at the July 10, 2017, Columbia City Plan Commission meeting. A guest list is included with the minutes of this meeting.

CALL TO ORDER

Mr. Graft called the meeting to order at 7:00 P.M.

ROLL CALL

Ms. Thompson read the roll call with those members present and absent listed above.

CONSIDERATION AND ADOPTION OF THE JUNE 5, 2017, COLUMBIA CITY PLAN COMMISSION MINUTES

Mr. Graft asked if there were any additions or corrections to the June 5, 2017, meeting minutes. Mr. Walker motioned to approve the minutes with one correction: In the first paragraph under petition 17-C-SUBD-1, the right-of-way width being discussed was regarding Old Trail Road, not Business 30. Mr. Weigold seconded the motion. The members voted unanimously in favor of the motion.

ADMINISTRATION OF THE OATH TO WITNESSES

Ms. Boyd administered the oath to six of the seven visitors.

OLD BUSINESS

There was no old business.

NEW BUSINESS

17-C-SUBD-2

Robert Myers requested approval for a replat of Wildflower Ridge Addition, located at 875 N. State Road 109, Columbia City. Mr. Bilger summarized the Staff Report and described that Wildflower Ridge Addition is currently a 1-lot subdivision. Mr. Myers owns both this lot and the adjoining western parcel. He is proposing to add his parcel to the Addition and redraw the lot lines using the legal drain as the property line between the proposed 2 lots. Platting is required because both proposed lots are less than 5 acres. Mr. Bilger stated that the current Lot 1 is zoned General Business District, while the western parcel is zoned Single-family Residential District. If combined, a rezoning will be needed to correct the split zoning. The difference in zoning also made it difficult to determine if the development standards will be met by the proposal, but Mr. Bilger said it appeared that they would be.

Mr. Bilger described that the lot is improved with a landscaping business, while the adjoining parcel appears to be being used for undefined material storage. The proposed Lot 1 is concerning to Mr. Bilger because after considering the easements and building setbacks, there would only be a 6500 square foot buildable area. A primary structure may be accommodated here, but accessory structures would not likely fit. Drainage Board approval would be needed for a driveway, a septic system, and other permanent structures outside of the 6500 square foot area.

Mr. Bilger noted that Wildflower Ridge did not have covenants, and Mr. Myers also did not submit any, which is not required. He also stated that a condition of the approval of the existing Wildflower Ridge Addition was that there would be no outside storage of equipment. As far as Mr. Bilger can tell, this has been upheld on the Lot, but it is unknown if Mr. Myers has applied that standard to the parcel that is proposed to become part of the Addition. Mr. Bilger also discussed that the proposal had been named, "Wildflower Addition, Section 2," but that because this proposal is for a reconfiguration and not an additional section separate from the original, "Wildflower Ridge Addition Replat," is the appropriate name. Mr. Bilger then summarized his statements into four suggested conditions, which are also outlined on the Staff Report. His final recommendation was for the Commission to consider continuing this petition until after the Drainage Board has reviewed the proposal and given consent for access to Lot 1. Mr. Warnick mentioned that he believed the petitioner would also need a permit from the State for a driveway off SR 109. Mr. Bilger agreed that may be a possibility and should be investigated and discussed as well. Mr. Walker asked if outdoor storage was permitted

on the western parcel. Mr. Bilger replied that that would depend on what the materials were and if they were from the business or if they were from personal use.

Kevin Michel of Walker & Associates was present on behalf of Mr. Myers. He first addressed the comments about obtaining a driveway permit from the state. He noted that the driveway cut already exists and said that in his experience, plat approval would have a condition of obtaining the permit because the state will want to know the driveway location before they issue their permit. Mr. Michel then acknowledged the tile that crosses the properties. He said that the Drainage Board does determine where the top of the bank is and, therefore, the location of the 75 foot easement. He had found that in the original approval of Wildflower Ridge Addition, the easement had been reduced to 35 feet on each side. He looks forward to finding out from the Drainage Board if the area exceeding the already approved 35 feet will be grandfathered. An application has been filed with the Board for consent for a permanent structure, a 36' x 48' pole building, proposed in the easement area on the proposed Lot 1. The building is for storage for Mr. Myers' business, so no septic will be needed. The Drainage Board meets on July 17, 2017.

Mr. Walker asked if Mr. Myers' application with the Drainage Board was to have the easement reduced to 35' all the way across both properties. Mr. Michel said that reducing the easement was the Board's process at one time, but now, they review the location of proposed structures instead of providing broad reductions. So, the application is for the review of the proposed structure specifically. There was some discussion between the Commission and Mr. Michel regarding the proposed location of the building, the lay of the land, and the flow of drainage from Lot 1. Mr. Bilger asked if Mr. Michel had any information on the storage materials located on the western parcel. He did not. Mr. Bilger also mentioned to Mr. Michel that the proposed building being for business use would likely require the property to be rezoned. Mr. Michel voiced that Mr. Bilger's suggested change of the plat name was acceptable.

There was no one else present who wished to speak, so the Board began their discussion. Mr. Walker motioned to continue the discussion of this petition until after the Drainage Board had met and determined the encroachments. Mr. Warnick seconded the motion. The members voted unanimously to approve the motion. Mr. Weiss asked at what point the rezoning would be considered. Mr. Bilger stated this would be reviewed after (separately from) the plat.

17-C-DEV-3

The City of Columbia City requested a Development Plan Review for an aquatics facility. Mr. Bilger summarized his Staff Report and described the zoning and several features of the facility. The proposed pool will replace the former Burnworth Pool on the same property. A 6 foot vinyl chain link fence will enclose the area. The high school has agreed to share parking with the facility until the new school is completed. The existing school is planned to be removed at that time. Mr. Bilger explained that shared parking should not be an issue as the hours of operation for the pool/ice rink will not overlap school hours. However, the proposed private clinic would have similar hours as the

school and requires 5 parking spaces. Mr. Bilger recommended marking those spaces as dedicated to the clinic during their hours of operation. Mr. Warnick asked how many of the 5 spaces would be handicap accessible. Mr. Bilger stated that none would need to be because there are handicap spaces marked as part of the parking for the total project. Mr. Bilger continued and explained that no landscaping plan had been provided because the City plans to do all the landscaping for the area at one time, after the school has been demolished. Mr. Bilger listed his suggested conditions as outlined in the Staff Report and added a fifth condition stating that any approval be contingent upon an approved stormwater review.

Aimee Shimasaki with MartinRiley Architects was present to answer any questions the Commission might have. She addressed Mr. Bilger's suggested conditions and stated they were agreeable. Mr. Weigold said he had been asked if the City planned to put any landscaping against the fence to help screen the facility from the residential areas. Ms. Shimasaki replied that the majority of the future landscaping would be in the area of the facility and that shrubbery is planned along the inside of the fence. Mr. Warnick asked if landscaping would be put around the entrance to the new facility. Ms. Shimasaki said that it would, and the landscaping in that area would be put in at the time of construction. Mr. Weiss was concerned about the proposed location of a new sidewalk on the east side of the facility which the plans also have marked with an easement and utilities. Torrey Ehrman, also of MartinRiley Architects, responded that the proposed sidewalk follows the existing grade and is a boundary for the detention basin. He believes the electric utility line is overhead and is a clear distance from the sidewalk. Mr. Ehrman additionally took a moment to mention that he thinks all the eastern property owners have a fence, so what is already existing should continue to provide screening on top of this proposal. Mr. Walker asked how much surface drainage would continue to be directed towards Wayne Street to a combined sewer system. Mr. Ehrman stated that stormwater would not be discharged into the combined sewer. He felt they had followed the requirements listed in the stormwater manual.

Mayor Ryan Daniel addressed the Commission and spoke briefly about the planning of this project. He stated that the new school should be completed just 2 years after the aquatic facility, so the shared parking would no longer be an issue after cessation of the 2019-2020 school year. The City and Whitley County Consolidated School Corp. along with the high school's principal have had positive conversations about the shared parking and other aspects of this proposal, and the Mayor believes this relationship will continue to be amicable.

Mark Green, Park Director, wanted to express his excitement to see this project going forward. He thanked the Commission for their review.

There was no one else present who wished to speak with regard to the petition, so the public portion was closed and the Commission members began their consideration. Mr. Warnick motioned to approve the petition as presented with the 5 conditions outlined by Mr. Bilger. Mr. Zickgraf seconded the motion. The members voted unanimously to approve the motion.

OTHER BUSINESS

There was no other business on the agenda. Mr. Bilger requested an opinion from the Board regarding the front setback of an accessory structure in the Central Business District (at 215 S. Line Street). The structure was proposed farther back than the front of the house, and accessory structures in this district are held to the same front setback as the primary structure. Because the home was constructed much closer to the line than the current setback requirement, the department wanted to verify whether or not to use the front of the house as the established front setback line. The Board determined that they had no concerns with the proposed location of the structure. Mr. Weiss made a motion to approve the decision, Mr. Warnick seconded, and the Board voted unanimously in agreement.

ADJOURNMENT

There being no further business, Mr. Warnick motioned to adjourn, Mr. Weigold seconded the motion, and the meeting was adjourned at 7:57 P.M.

GUEST LIST **COLUMBIA CITY PLAN COMMISSION** **JULY 10, 2017**

1. Aimee Shimasaki ----- 1381 W. Glenview Court, Columbia City
2. Linda Thomson ----- The Post & Mail newspaper
3. Mark Green ----- Columbia City Parks Department
4. Kevin Michel ----- 4242 S. 700 East, Columbia City
5. Torrey Ehrman ----- MartinRiley Architects & Engineers
6. Mayor Ryan Daniel ----- City of Columbia City
7. (One visitor did not sign in)