

**MINUTES**  
**COLUMBIA CITY PLAN COMMISSION**  
**REGULAR MEETING**  
**MONDAY, NOVEMBER 6, 2017**  
**7:00 P.M.**

**WHITLEY COUNTY GOVERNMENT CENTER**  
**LOWER LEVEL MEETING ROOM**

**MEMBERS PRESENT**

Walt Crowder  
Doug Graft  
Jon Kissinger  
Don Langeloh  
Jeff Walker  
Dennis Warnick  
Dan Weigold  
Larry Weiss  
Patrick Zickgraf

**STAFF**

Nathan Bilger

**ATTORNEY**

Dawn Boyd

**MEMBERS ABSENT**

None

**VISITORS**

There was one visitor who signed the guest at the November 6, 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**

Mr. Bilger read the roll call with those members present and absent listed above.

**CONSIDERATION AND ADOPTION OF THE SEPTEMBER 11, 2017,**  
**COLUMBIA CITY PLAN COMMISSION MINUTES**

Mr. Graft asked if there were any additions or corrections to the September 11, 2017, meeting minutes. Mr. Langeloh motioned to approve the minutes as presented. Mr. Weigold seconded the motion. Eight members voted in favor of the motion while Mr. Zickgraf abstained.

## **ADMINISTRATION OF THE OATH TO WITNESSES**

Ms. Boyd administered the oath to one visitor.

## **OLD BUSINESS**

There was no old business.

## **NEW BUSINESS**

### **1. 17-C-REZ-2**

J & E Enterprises, LLC requested an amendment to the Columbia City Zoning Map to reclassify their property located on the northeast corner of East Old/Business 30 and Towerview Drive from I-1, Light Industrial District to GB, General Business District.

Mr. Bilger provided information from the Staff Report. This property was zoned I-1, Light Industrial because at the time of construction it was a cabinetry shop. Since that time, it seems that the businesses located there have straddled the industrial and commercial classifications. The primary purpose of the rezoning request is to allow for a larger variety of uses on the site in order to open the potential for tenants. Due to the size and configuration of the site, there is not a lot that can go in there, so this would likely be a lower intensity General Business use unless major redevelopment of the site occurred.

Mr. Bilger continued with providing an overview of the area explaining the zoning districts that adjoin this property. As mentioned in the Staff Report, the Comprehensive Plan shows this property on the Future Land Use Map as residential. Mr. Bilger's interpretation is that this property was erroneously labeled and Mr. Walker agreed with that interpretation.

Mr. James Gingrich, of J & E Enterprises, LLC informed the Commission that he purchased the property in 1999. He turned the building into a small printing operation of medical products for orthopedic companies. In 2015 he sold the manufacturing process and removed the manufacturing equipment from the building, retaining just the packaging component. Because of his business contracts, he cannot move his business to a different location, so J & E Enterprises currently uses 1,200 square feet of the 10,000 square foot building. Mr. Gingrich stated that he has had several opportunities for tenants to come in, but it has never been quite the right fit, which has led to the rezoning request.

The question was asked about why Mr. Gingrich was wanting this request. Mr. Gingrich further explained that he has been in discussion with a couple of businesses that would fall better under the General Business District. Mr. Bilger noted that by rezoning he would be gaining a few more uses which would increase the possibility for potential tenants.

Mr. Langeloh questioned whether commercial uses could be permitted under the existing industrial zoning. Mr. Bilger responded that some uses do overlap the districts, such as a print shop or warehouse, but the industrial zoning does not include all of the commercial uses permitted in GB.

Following the discussion, it is noted for the record, there were no other members of the public present to speak.

Mr. Walker made a favorable recommendation to forward the rezoning amendment request to the City Council, seconded by Mr. Zickgraf. Motion passed with all in favor.

### **OTHER BUSINESS**

There was no other business.

### **ADJOURNMENT**

Mr. Graft called for a motion to adjourn which was given by Mr. Langeloh. Mr. Crowder seconded the motion, and the meeting was adjourned at 7:32 P.M.

## **GUEST LIST** **COLUMBIA CITY PLAN COMMISSION** **NOVEMBER 6, 2017**

1. James Gingerich ----- 2443 E. Business 30, Columbia City