

MINUTES
COLUMBIA CITY PLAN COMMISSION
REGULAR MEETING
MONDAY, FEBRUARY 5, 2018
7:00 P.M.

WHITLEY COUNTY GOVERNMENT CENTER
COUNTY COMMISSIONERS/COUNTY COUNCIL MEETING ROOM

MEMBERS PRESENT

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

STAFF

Nathan Bilger
Amanda Thompson

ATTORNEY

Dawn Boyd

MEMBERS ABSENT

Walt Crowder

VISITORS

There were seven visitors who signed the guest list at the February 5, 2018, 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.

ELECTION OF 2018 PLAN COMMISSION OFFICERS

Mr. Graft requested nominations for the 2018 officers. Mr. Langeloh nominated Mr. Weiss for Vice President. Mr. Warnick recommended that the other officers remain the same as in 2017. Mr. Walker motioned that the nominations be closed. Mr. Warnick seconded the motion and the members voted unanimously to approve the nominations. The 2018 Plan Commission officers are Doug Graft, President; Larry Weiss, Vice President; Jon Kissinger, Board of Zoning Appeals Representative; and Don Langeloh, Joint Advisory Board Representative.

CONSIDERATION AND ADOPTION OF THE NOVEMBER 6, 2017, COLUMBIA CITY PLAN COMMISSION MINUTES

Mr. Graft asked if there were any additions or corrections to the November 6, 2017, meeting minutes. Mr. Langeloh motioned to approve the minutes as presented. Mr. Zickgraf seconded the motion. The members voted unanimously in approval.

ADMINISTRATION OF THE OATH TO WITNESSES

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

OLD BUSINESS

There was no old business.

NEW BUSINESS

18-C-SUBD-1

Orville and Carol Grable requested primary plat approval of a 1-lot subdivision at 1235 W. 150 North, Columbia City. The subdivision was proposed to be called Cardinal Way. For the Staff Report, Mr. Bilger stated that this property is in the unincorporated 2-mile jurisdictional area, so the County right-of-way requirements were considered, resulting in a 35' dedication. Covenants were submitted and are comparable to others in the area. He suggested as conditions of approval that the Commission to consider that the name, Cardinal Way, which is similar to two already existing subdivisions, Cardinal Acres and Cardinal Pass. Also, the plat will need approved by both the Board of Works and the County Commissioners, and he suggested that secondary plat approval be delegated to Staff.

Kevin Michel of Walker & Associates Surveying was present on behalf of the Grables. He noticed the acreage of this subdivision was incorrectly stated on the agenda as 1.95 acres. The correct size of the subdivision is 2.31 acres, a 1.95 acres lot with 0.36 acre of right-of-way. Mr. Michel pointed out that there is a note on the plat referencing a building that sits in the section of right-of-way that will be dedicated. The note states that due to this location, any addition or reconstruction will need additional approval. Mr. Michel said that the owners are quite attached to the name of the subdivision and would like to keep it, if possible. He said that because it is a 1-lot subdivision, the only place the name will be recorded is on the deed.

Mr. Weiss saw that the Health Department indicated a problem with the septic. He asked what the details were. Mr. Walker replied that the current system is not on record with the Health Department. One site has been tested and approved, but legally, subdivisions require two sites, so one more is needed.

No one else was present who wished to speak with regard to this petition. Mr. Graft closed the public portion of the meeting. Mr. Warnick motioned to approve the

subdivision as presented, allowing the name of Cardinal Way, and accepting the other two conditions from the Staff Report. Mr. Kissinger seconded the motion, and the members voted unanimously in approval.

18-C-DEV-1

Mufasa's Pride, LLC, requested a Development Plan approval of a 3,900 square foot office building on the east side of Main Street, east of Diplomat Drive, Columbia City. Mr. Bilger summarized the Staff Report and described the proposed structure as Quonset style building. The existing parking lot would be utilized and does meet the Code requirements. The code states that a landscaping strip between a parking lot and a sidewalk must be 10', however, the proposed plan shows a $\pm 5'$ strip between the parking lot and right-of-way line. All other standards appear to be met. Therefore, the only condition suggested by Mr. Bilger was to allow the reduced landscaping strip width as an alternate configuration of the requirement.

Mr. Walker asked if the planned landscaping would fall within the road right-of-way. Mr. Bilger said some of it would. Mr. Walker stated that INDOT would need to approve that portion. Mr. Langeloh asked if the sidewalk would be public. Mr. Bilger replied that it would. There is no other sidewalk on the east side of the street, but it is required per Code.

Phil Troyer introduced himself to the Commission as the architect for the project. He described that the proposed structure would be a Re/Max office building. He said the landscaping encroachment is about 2 feet. Mr. Weiss informed Mr. Troyer that a phone line is located in the right-of-way for State Road 9. He cautioned that it may be encountered when attempting to connect to the sewer. Mr. Troyer understood and said he hoped City Utilities would have an idea as to where the lines run. Mr. Walker confirmed that the Sewer Department is aware of the location of the taps.

Mr. Walker expressed concern that this type of construction would not fit in with the neighborhood because it is so architecturally different. Mr. Troyer stated that the owners are seeking an iconic structure that will stand out. Angela Grable, owner of Mufasa's Pride, LLC, explained that this building was designed to be appealing to her most common customers, the Millennial generation. She has received a lot of positive feedback and feels the modern design adds value to Columbia City.

Ms. Grable and Mr. Troyer described the building layout and construction details to the Commission. They briefly discussed drainage. There was no one else present who wished to speak with regard to the petition, so the public portion was closed. Mr. Kissinger then motioned to approve petition 18-C-DEV-1 with the condition listed in the Staff Report to allow the reduced landscape strip width as an alternate configuration for the required parking lot landscaping and that a permit be obtained from INDOT for the sidewalk. Mr. Zickgraf seconded the motion, and the members approved the motion with a vote of 8-1.

18-C-DEV-2

B R Real Estate, LLC, requested a Development Plan approval of a 5,383 square foot multi-tenant commercial building to be located on the southeast corner of Line Street and Walker Way, Columbia City. Mr. Bilger announced that a new landscaping plan had recently been submitted. The new design added 320 square feet of internal parking lot landscaping in order to comply with the Code's requirement. Copies were distributed to the members. He described that the proposed building would have up to 3 tenant spaces. The parking lot would access off of Walker Way. The petitioner had proposed a reduced landscaping strip of 5' along Walker Way to allow for parking. Some areas of the drainage design and erosion control need addressed with the Soil and Water Conservation District. All other standards appear to meet the minimum Ordinance requirements.

Cody Ward with MLS Engineering was in attendance to present the project. He described the drainage plan and noted the updated landscaping plan which added requested landscaping. Mr. Ward stated that he had addressed the concerns of the Soil and Water Conservation District and had received approval. The Commission and Mr. Ward briefly discussed storm water drainage. Mr. Ward said there is a detention basin that was designed for the whole area. Tad Marsh of Zumbrun Construction was also present and described the tenant areas of the proposed building. Currently, one tenant plans to occupy two of the spaces. The third space is not yet spoken for.

No one else was present who wished to speak with regard to the petition. Mr. Walker motioned to approve 18-C-DEV-2 as presented with the reduced landscaping strip. Mr. Warnick seconded the motion, and the members voted unanimously in approval. CORRECTION: By a vote of 8-0-1, on April 2, 2018, the Commission members approved that the vote for this petition should have been recorded as 8-1-0.

OTHER BUSINESS

There was no other business. Mr. Bilger gave the Commission members some information on the new technology in the meeting room. Mr. Walker asked what the time frame was for reconsidering the unincorporated jurisdictional area. Mr. Warnick felt this should be looked at within the next year. The Commission discussed the pros and cons of increasing the 2-mile area versus annexation. Mr. Weiss stated that in the past, the public was upset and did not understand the difference between these two options.

ADJOURNMENT

There being no further business, Mr. Warnick motioned to adjourn. Mr. Walker seconded the motion, and the meeting was adjourned at 8:22 P.M.

GUEST LIST
COLUMBIA CITY PLAN COMMISSION
FEBRUARY 2, 2018

1. Jeremy Patton ----- 2044 E. Fox Drive, Columbia City, IN
2. Cody Ward, MLS Engineering ----- 221 Tower Drive, Monroe, IN
3. Angela Grable ----- 2044 E. Fox Drive, Columbia City, IN
4. Phil Troyer ----- 1510 W. Ludwig Road, Fort Wayne, IN
5. Roger Hinderlit----- 4046 E. Forest Glen Avenue, Leesburg, IN
6. Kevin Michel ----- 4242 S. 700 East, Columbia City, IN
7. Tad Marsh ----- 3110 Edwards Street, Fort Wayne, IN