

MINUTES
COLUMBIA CITY PLAN COMMISSION
REGULAR MEETING
MONDAY, JUNE 4, 2018
7:00 P.M.

WHITLEY COUNTY GOVERNMENT CENTER
COUNTY COMMISSIONERS/COUNTY COUNCIL MEETING ROOM

MEMBERS PRESENT

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

STAFF

Nathan Bilger
Amanda Thompson

ATTORNEY

Dawn Boyd - absent

MEMBERS ABSENT

Jeff Walker

VISITORS

Two visitors signed the guest list at the June 4, 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 7:05 P.M.

ROLL CALL

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

CONSIDERATION AND ADOPTION OF THE MAY 7, 2018, COLUMBIA CITY PLAN COMMISSION MINUTES

Mr. Graft asked if there were any corrections or additions to the May 7, 2018, meeting minutes. Hearing none, Mr. Langeloh motioned to approve the minutes as presented. Mr. Warnick gave the second, and the members voted unanimously to carry the motion.

ADMINISTRATION OF THE OATH TO WITNESSES

Mr. Bilger administered the oath to the two visitors.

OLD BUSINESS

1. 18-C-REZ-3 – continued from 5/7/18

Columbia City Developers, LLC, requested an amendment to the Columbia City Zoning Map to reclassify a property (approximately 621 N. State Road 9, Columbia City) from the GB, General Business District, to the R-3, Multi-Family Residential District. Mr. Bilger noted that this item and the next item would be for the same project. He explained that the petitioner wished to rezone properties included in the Communities of Chesapeake subdivision for the sake of consistency. The use of the property would not be changing. Only single-family homes are proposed. Mr. Bilger pointed out that the Comprehensive Plan does recommend that this property be commercial, however, comprehensive plans generally carry forward existing zoning. He stated that commercial zoning through primary thoroughfares is normally appropriate, but, when considering the US 30 Plan, the interchange at SR 9/US 30 could cause congestion which would make accessing a commercial drive difficult. Therefore, Mr. Bilger felt the proposed residential zoning seemed more suitable for the properties.

There was some discussion regarding traffic patterns and whether or not a traffic study should be done. With no further questions for Mr. Bilger, the petitioner was asked to speak.

David Brown of D.A. Brown Engineering was present on behalf of the petitioner. Mr. Brown explained that the history of this subdivision includes 3 engineers and 2 developers. His intention is to unify the project and resolve any issues. The Commission had no questions for Mr. Brown, and there was no one else present who wished to speak. Mr. Weiss made the motion to approve the petition as presented. Mr. Warnick gave the second, and the members voted unanimously in approval. A favorable recommendation for the zoning map amendment will be made to the City Council for their consideration.

NEW BUSINESS

2. 18-C-SUBD-3

Columbia City Developers, LLC, requested approval of an amended primary plat for the Communities of Chesapeake (Chesapeake Landing and Cambridge Crossing). Mr. Bilger explained that this petition was for amendments to a revised plat, last revised in 2006. Several amendments were proposed, the main amendment being to incorporate the ground previously zoned as GB (from the previous petition, 18-C-REZ-3). Mr. Bilger noted that West Bay Bridge Court, although already constructed, exceeds the allowable length for a cul-de-sac by approximately 375 feet and required a waiver. The suggested conditions in the Staff Report also included reaffirming the 5

foot side yard setbacks which were grandfathered from the original Heritage Place plat.

There were no questions for Mr. Bilger. Mr. Brown represented for the petitioner again and explained that while preparing for the rezoning petition, it was discovered that a section of property had been excluded from the primary plat. He described the current and future sections of the development and outlined the reasons for not constructing a direct access to State Road 9. The Commission and Mr. Brown discussed the wetland area's use and access. There was no one else present who wished to speak with regard to the petition, so the public portion of the meeting was closed. Mr. Warnick made the motion to approve 18-C-SUBD-3 with the suggested conditions from the Staff Report. Mr. Langeloh gave the second. The Commission members voted unanimously to carry the motion.

3. 18-C-DEV-6

Columbia City Partners, LLC, requested Development Plan Review for a 9,100 square foot retail building and parking lot proposed to be located at 527 N. Line Street, Columbia City. Mr. Bilger summarized the Staff Report and described the properties included in the request. He gave an overview of the proposal and also explained the reasoning for the secondary access. He and Mr. Walker had previously reviewed the project and determined that as deliveries are made to the store, the primary access may become blocked by the delivery truck. Therefore, a secondary access was requested in order to assist with traffic flow. Mr. Bilger noted that a commercial access requires approval from the Community Development Director or the Board of Works. He also mentioned that the petitioner had received a parking variance in February. The Staff Report contained 7 suggested conditions, which Mr. Bilger explained.

The Commission members asked Mr. Bilger several questions regarding the landscaping proposal. Several members voiced concerns regarding the alley and secondary access. Mr. Zickgraf did not feel the alley was wide enough to be part of an access. Mr. Langeloh agreed and said that a truck using this exit would likely end up driving on the neighboring property. Several other Commission members agreed. Mr. Bilger voiced that the secondary access was important to assist in the traffic flow. He stressed his concern that when delivery trucks block the primary access, traffic would be backed up on the street waiting to enter. Mr. Bilger suggested that the Board of Works could consider marking the secondary access as "no trucks." Mr. Langeloh felt the alley needed widened if it were to be used with the secondary access. Mr. Weiss mentioned that a fire hydrant there should be relocated as well.

The petitioner was asked to speak, and Spencer O'Dell of AR Engineering was present. Mr. O'Dell explained that the City had requested the secondary access to prevent congestion during delivery times. He did not feel that delivery trucks would be blocking traffic from the entrance. Mr. Zickgraf asked if the new Dollar General on Goshen Road in Fort Wayne had a similar layout as this proposal, while having only one access point. Mr. O'Dell replied that it did. Mr. Zickgraf asked how many

cars are typically in Dollar General's parking lot per hour. Upon hearing Mr. O'Dell's reply of 12-14, Mr. Zickgraf noted that only 1/3 of the available parking would be occupied.

The Commission members and Mr. O'Dell discussed whether or not the detention pond could be relocated to make room for the secondary access where it would not affect the alley. They discussed the flow of the water and location of the sewer. Mr. Bilger stated that no comments were received from the Water and Sewer Departments.

Mr. O'Dell addressed other comments from the Staff Report. He stated that the front parking could be shifted to allow for the pedestrian pathway. Shrubs could be added for screening. And, there would be no problem changing the types of trees. Mr. O'Dell asked if there was a list of preferred trees. Mr. Crowder said he could take the proposal and turn it in over to the Tree Board Chairman for review.

The Commission members returned the conversation to the discussion of the secondary access. Mr. O'Dell expressed that deliveries are scheduled, so there should not be more than one truck at a time. He also did not feel that delivery drivers would consider using the alley access since the main access would be the easiest and most logical for them to use. Mr. Zickgraf commented that he did not think the secondary access would be necessary. He asked Mr. O'Dell how many other stores have such an access. Mr. O'Dell replied that the access was only added at the request of the City.

Mr. Langeloh asked if Mr. O'Dell had reviewed the comments from the Soil and Water Conservation District. He replied that he would be working closely with them for their approval.

There were no further questions for Mr. O'Dell. Mr. Graft asked if anyone else was present who wished to speak. Hearing no one, he invited the Commission to discuss. Mr. Warnick then made the motion to approve the petition as presented with the conditions suggested in the Staff Report. Condition #7 was modified and two additional conditions were added. They are:

7. Follow the stormwater drainage design per the comments of the Soil and Water Conservation District.
8. Close the secondary entrance to the alley.
9. The landscape plan approval shall be designated to Staff after review by the Board of Works.

Mr. Kissinger gave the second. The Commission members voted unanimously to carry the motion. Mr. Bilger instructed Mr. O'Dell to contact the City Clerk to be added to the Board of Works' agenda.

OTHER BUSINESS

4. Proposed changes to I-1 standards

Mr. Bilger outlined his thoughts for a possible modification to the buffering requirements for the Light Industrial District. The Commission members were supportive of the ideas. Mr. Bilger will formalize the proposal and a public hearing on the matter will be held at the July 9th meeting.

Mr. Crowder requested that Mr. Bilger update the Commission on the results of the rezoning that had previously been heard for 981 S. 50 East, Columbia City, owned by Cary Tonkel. Mr. Bilger reported that with their approval, the Council required a commitment that no mobile homes or secondary dwelling units be allowed on this property. The commitment will need recorded at the same time as the rezoning approval.

ADJOURNMENT

There being no further business, there was a consensus to adjourn the meeting at 8:46 P.M.

GUEST LIST **COLUMBIA CITY PLAN COMMISSION** **JUNE 4, 2018**

1. Spencer O'Dell ----- 4664 Campus Drive, Ste. 106, Kalamazoo, MI
2. David Brown ----- 5491 CR 427, Auburn, IN