

MINUTES
COLUMBIA CITY PLAN COMMISSION
REGULAR MEETING
JUNE 7, 2021
7:00 P.M.

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

MEMBERS PRESENT

Doug Graft
Chip Hill
Jon Kissinger (remote)
Don Langeloh
Dennis Warnick
Dan Weigold
Larry Weiss, President
Patrick Zickgraf, Vice President

MEMBERS ABSENT

Walt Crowder

STAFF

Nathan Bilger

ATTORNEY

Dawn Boyd

AUDIENCE MEMBERS

Eight visitors signed the Guest List at the meeting. There were no attendees on the webcast.

CALL TO ORDER/ROLL CALL

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

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

CONSIDERATION OF PREVIOUS MEETING MINUTES

Mr. Langeloh made a motion to approve the May 3, 2021, meeting minutes as presented. Mr. Warnick gave the second. By roll call vote, motion passed, 7-0-1; Mr. Weigold abstained.

ADMINISTRATION OF THE OATH TO WITNESSES

Ms. Boyd administered the Oath to potential witnesses.

OLD BUSINESS

1. 21-C-SUBD-1

Mr. Weiss announced that Passages, Inc., had requested another continuance for petition 21-C-SUBD-1, their request for primary plat approval for a 9-lot subdivision proposed to be located on the southwest corner of North Street and Oak Street, Columbia City. He called for a motion to continue discussion of the item to the Plan Commission's July 12th, regular meeting. Mr. Warnick made the motion, which received a second from Mr. Zickgraf. Motion carried 8-0, by roll call vote.

NEW BUSINESS

2. 21-C-SUBD-2

David Drayer requested primary plat approval for a 1-lot subdivision proposed to be called Haven Oaks. Mr. Bilger explained that the petitioner owns two lots in Wood Dale Subdivision and an adjacent unplatted parcel; Mr. Drayer's request is a replat of Wood Dale Subdivision in order to combine his properties into one lot. Mr. Bilger pointed out that the platted parcels are zoned R-1, Single-Family Residential, while the unplatted parcel is zoned R-3, Multi-Family Residential. He stated that the zoning was of no concern and would not need to be changed. Mr. Bilger said the proposal appears to be in compliance with the Code, and he listed two suggested conditions in the Staff Report. Mr. Bilger also clarified that the Parcel Committee requested a subtitle be added to the plat to describe Haven Oaks as a "Replat of Lots 10 and 11 in Wood Dale Subdivision."

Mr. Weiss asked if any utilities were located in the 10' easement drawn in the middle of the proposed lot. Mr. Hill replied that there were not. Mr. Weiss asked if the easement would be vacated. Mr. Bilger replied that vacation of the easement had not been requested. He added that the easement would be easy to relocate, but a more formal agreement from the utilities would be needed for a vacation. There being no further questions from the Commission, Mr. Weiss asked the petitioner to speak.

Kevin Michel, surveyor, was present to represent the petitioner. He explained Mr. Drayer's request to combine the properties for tax purposes. Mr. Michel added that his client had no issues with the existing easement locations. Mr. Langeloh asked if the owner planned to construct any additional structures. Mr. Michel stated that no plans of building had been conveyed to him. Mr. Weiss asked if anyone else wished to speak with regard to the petition. Hearing none, he closed the public portion of the meeting.

Mr. Warnick made a motion to approve 21-C-SUBD-2 as presented and with the two conditions suggested by Staff. Mr. Hill gave the second. Motion passed, 8-0, by roll call vote.

OTHER BUSINESS

Mr. Bilger stated that the petitioner for 21-C-SUBD-1 has been considering comments from neighboring property owners and redesigning their plat. He said they intend for the new design to be ready for review at the July 12th meeting.

ADJOURNMENT

Mr. Langeloh made a motion to adjourn. Mr. Weigold gave the second, and the meeting was adjourned at 7:16 P.M.

GUEST LIST

1. Kevin Michel4242 S. 700 East, Columbia City
2. Tom Maher365 W. Gates Road, Columbia City
3. Amy Maher365 W. Gates Road, Columbia City
4. Derek Coyle704 Hill Drive, Columbia City
5. Andrew Peters604 W. Park Drive, Columbia City
6. Aaron Lane706 Hill Drive, Columbia City
7. Sue Chartier12 Barbara Drive, Columbia City
8. Frank Chartier12 Barbara Drive, Columbia City

GUEST LIST (WEBCAST)

9. No attendees