

**MINUTES
COLUMBIA CITY EXECUTIVE COMMITTEE
THURSDAY, AUGUST 8, 2013
4:30 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

STAFF

David Sewell

CALL TO ORDER

Doug Graft called the meeting to order at 4:30 p.m.

ROLL CALL

David Sewell read the roll call with members present listed above.

VISITORS

There was one visitor who registered their attendance at the August 8, 2013, Columbia City Executive Committee meeting. A guest list is included with the minutes of this meeting.

**DEVELOPMENT PLAN REVIEW 13-C-DEV-1 TIMOTHY GAMBRELL, dba
HEAVY TRUCK & EQUIPMENT REPAIR**

Timothy Gambrell, 1181 South State Road 9, Columbia City, representing Heavy Truck & Equipment Repair, stated the business is a heavy maintenance truck repair facility. The addition would create larger accommodations.

Warnick asked if Gambrell would begin servicing semis. Gambrell stated the addition would allow him to service the complete rig, truck and trailer along with heavier van trucks. Larger rigs will not fit in the existing opening and Gambrell wants to expand his business to include trailer repair.

Warnick asked if there would be a door at both ends to allow for a drive-thru set-up. Gambrell stated there would not. He would drive the trucks in and back them out into the parking lot using the same door. Sewell verified there are two doors facing south.

Langeloh questioned the 75' setback along the Blue River. Sewell stated the original setback was 75', but Gambrell was granted a variance from the Drainage Board which allows for a 60' setback along the river.

Langeloh asked if the new addition would be constructed in the portion of the property that is zoned R-1, Single-Family Residential. Sewell stated none of the buildings will be located in the R-1 zoned area. The R-1 zoned area is just the SE corner along SR 9.

Warnick asked if the property is in the flood plain. Sewell stated only a small portion of the property along the river is located in the flood plain. The existing building has been taken out of the flood plain and Gambrell has a LOMA which documents the removal of the building from the flood plain.

Graft inquired about the signage and outdoor lighting. Gambrell stated there would be no changes in either and that he has received the State Construction Design Release for the addition.

Langeloh asked if the building was on City water and sewer. Gambrell stated it is not.

Walker stated he is thrilled with the investment in the community.

Gambrell stated he has maxed out his current facility and he needs to expand to remain marketable.

Warnick made a motion to approve the 13-C-DEV-1 Development Plan of Heavy Truck & Equipment Repair. Walker seconded the motion. Graft called for a vote which was unanimous.

Sewell stated a letter will be sent documenting the Development Plan Approval.

ADJOURNMENT

There being no further business, Graft called for a motion to adjourn. Langeloh made a motion which was seconded by Walker. The meeting adjourned at 4:40 P.M.

GUEST LIST COLUMBIA CITY EXECUTIVE COMMITTEE AUGUST 8, 2013

1. Tim Gambrell, 1181 South State Road 9, Columbia City, IN 46725