MINUTES
COLUMBIA CITY BOARD OF ZONING APPEALS
REGULAR MEETING
APRIL 7, 2026
7:00 P.M.

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

MEMBERS PRESENT	MEMBERS ABSENT	STAFF
Cathy Gardner		Nathan Bilger
Patricia Hatcher		Amanda Thompson
Jon Kissinger		
Lyle Kuhmichel		ATTORNEY
Dennis Warnick		Greg Hockemeyer

(E)lectronic participant

AUDIENCE MEMBERS

Three visitors signed the Guest List, which is included with the minutes of this meeting.

CALL TO ORDER/ROLL CALL/INTRODUCTIONS

Mr. Kissinger called the meeting to order at 7:00 P.M. Ms. Thompson read the roll with members present and absent listed above.

CONSIDERATION OF PREVIOUS MEETING MINUTES

Ms. Thompson confirmed that the March minutes were still outstanding.

ADMINISTRATION OF OATH

Mr. Hockemeyer administered the Oath to visitors who planned to speak at the meeting.

OLD BUSINESS

There was no old business.

NEW BUSINESS

1. **26-C-VAR-2**
   Max, II, and Jane Goldwood requested Variance approval for a reduced front setback and to encroach past the platted Building Line in order to construct a new home at 782 W. Business 30. Mr. Bilger summarized the Staff Report and described that the property had a rear 40' utility/drainage easement where a sanitary sewer line prevented an Encroachment Agreement with the Board of Works. The Goldwoods proposed a 43.6' rear setback in order to be 10' from the sewer line, as requested by the Sewer Department, and Mr. Bilger reported that shifting the footprint to respect the easement caused the Building Line encroachment. He displayed an image of the plot plan overlaid on the aerial, with the sewer line drawn in as well, for reference; building plans were also presented. Mr. Bilger summarized his comments

with regard to the Review Criteria in the Indiana Code as well as the Criteria listed in the Zoning Ordinance. He confirmed for Ms. Gardner that the proposed footprint did not exceed the lot coverage allowance, and he clarified for Mr. Kissinger that the structure could be shifted back three feet without encroaching into the easement but then would be only seven feet from the sewer line. There being no further questions for Mr. Bilger, Mr. Kissinger requested to hear from the petitioner.

Jane and Max Goldwood introduced themselves to the Board. Ms. Goldwood described that they were not able to use as much of the lot as they had planned because of the location of the sewer line. Mr. Goldwood explained that the structure was designed with the large garage at the rear of the home because the Tanglewood Covenants would not allow for a detached garage/storage building, and the Goldwoods knew they needed a large storage area. He clarified for Ms. Hatcher that the purpose of the large garage was to store their golf cart and the family vehicles so that these things would not be left outside. Ms. Goldwood explained to Ms. Gardner that they had sought a quarter acre property in the City where they could build their retirement home and have minimal yard maintenance. Mr. Goldwood added that the home was designed with ADA specifications in mind, so some areas were longer or wider than usual. He added that the garage would accommodate a person accessing a wheelchair accessible van. Additional questions regarding the floor plan were asked, and Mr. Goldwood said they had considered various options but decided to request the Variance for their preferred plan. The Goldwoods clarified for Mr. Bilger that the sinks in the garage were for cookouts and not for a future second dwelling area. There were no further questions for the Goldwoods, and Mr. Kissinger asked if anyone else wished to speak.

Dawn Buuck described that she was a neighbor to the subject property and had attended the meeting to find out if the proposed structure would be similar to two others near her that she was frustrated with. She stated that she had discussed her concerns with the Goldwoods, and she welcomed them to the neighborhood. Ms. Buuck told the Board that she had no concerns with the Variance request but did not want another vacant structure in the area, negatively affecting property values.

There were no further comments, and Mr. Kissinger closed the public hearing. Ms. Gardner voiced that while she had no doubt the home would be beautiful, she felt that platted Building Lines should be respected. She suggested that decreasing the size of the garage may eliminate the encroachment. Mr. Warnick made a motion to approve 26-C-VAR-2, as presented. Mr. Kuhmichel gave the second. By roll call vote, the motion passed 3-2, with Ms. Gardner and Ms. Hatcher voting against.

OTHER BUSINESS

There was no other business.

REPORTS FROM STAFF AND MEMBERS

Mr. Bilger described that a meeting to discuss housing, mandated by state statute (HB 1001), would be held as part of the August 31st training session.

Mr. Bilger also spoke briefly about the upcoming June 29th training session and encouraged the Board's attendance.

Mr. Warnick said he had been asked why there had been so many gas leaks lately. Mr. Bilger suggested that this was due to the amount of boring in the area for fiber lines.

ADJOURNMENT

Mr. Warnick made a motion to adjourn, and the meeting was adjourned at 7:31 P.M.

GUEST LIST

1. Jane Goldwood ..... 6120 N. 50 West, Columbia City
2. Max Goldwood, II ..... 6120 N. 50 West, Columbia City
3. Dawn K. Buuck ..... 777 W. Dogwood Drive, Columbia City