

MINUTES
COLUMBIA CITY PLAN COMMISSION
REGULAR MEETING
JUNE 3, 2024
7:00 P.M.

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

MEMBERS PRESENT

Chip Hill
Jon Kissinger
Donald Langeloh
Jennifer Romano
Nicki Venable
Dennis Warnick
Dan Weigold
Larry Weiss, Vice President
Patrick Zickgraf, President

MEMBERS ABSENT

STAFF

Nathan Bilger
Amanda Thompson

ATTORNEY

Dawn Boyd

(E)lectronic participant

AUDIENCE MEMBERS

Three visitors signed the Guest List at the meeting. There were no attendees on the webcast. A Guest List is included with the minutes of this meeting.

CALL TO ORDER/ROLL CALL

Mr. Zickgraf 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 stated that minutes from the May meeting were not yet completed.

ADMINISTRATION OF THE OATH TO WITNESSES

Ms. Boyd administered the Oath to visitors interested in speaking at the meeting.

OLD BUSINESS

There was no old business.

NEW BUSINESS

1. 24-C-DEV-2

Ferrell Investments, LLC, and McClurg Builders, LLC, requested Development Plan approval for a 3,995 square foot office building proposed to be located in the General Business District at 515 N. Line Street. Mr. Bilger reported that the site was previously improved with a retail structure that had since been demolished. He stated the petitioners intended to construct a 2-story, two tenant office building, reusing the existing parking area

and access points. He discussed the site plan, drainage, landscaping, and the floor plan. In conclusion, he suggested twelve conditions of approval.

Ryan Pepler of Walker & Associates explained that the sign post would be removed. He commented on the suggested conditions and described how they would be addressed.

Mr. Hill made a motion to approve 24-C-DEV-2 with the conditions listed in the Staff Report, except, modifying #8 as following: Reduce the width of vehicular access onto Line Street to 32' or less. Ms. Venable gave the second. Following a brief discussion, Mr. Hill revised the motion to add to condition #8, that the Community Development Director and Planning Director be authorized to review the final design. Ms. Venable seconded the amended motion. The motion carried with a unanimous vote.

OTHER BUSINESS

Mr. Bilger reported that he had been working on the Parking Code and was on track to present a draft to the Commission before the end of the year. He also mentioned that the members may want to discuss code for Accessory Dwelling Units, as the concept is frequently requested but currently not permitted.

ADJOURNMENT

There being no further business, Mr. Warnick made a motion to adjourn, seconded by Ms. Romano; the meeting was adjourned at 7:33 P.M.

GUEST LIST

- 1. Ryan Pepler, Walker & Associates 3490 N. Etna Road, Columbia City
- 2. Andy McClurg, McClurg Builders 3276 N. State Road 109, Columbia City
- 3. Brandon Ferrell 4900 N. State Road 109, Columbia City

GUEST LIST (WEBCAST)

- 4. None.