

**COMMON COUNCIL
TUESDAY, OCTOBER 11, 2022
6:00 PM**

Mayor Ryan Daniel – Present
Clerk Treasurer Rosie Coyle – Present
Attorney Marcia McNagny – Present

Council Members

Walter Crowder – Present
Jennifer Middleton – Present
Jennifer Romano – Present
Tad Varga – Present
Daniel Weigold – Present

The Columbia City Common Council met in regular session with all members present, Mayor Daniel presiding.

MINUTES Motion was made by Jennifer Romano to approve an overview of the September 27, 2022, meeting minutes as presented, Jennifer Middleton seconded the motion, all voted aye.

PUBLIC HEARING: 2023 BUDGET Mayor Daniel noted it was found there was a miscalculation on what was previously presented.

Mayor Daniel recessed the Council meeting to hold a public hearing on the 2023 Budget. Hearing no comments or questions the hearing was closed.

Mayor Daniel discussed the excess levy appeal and what was needed from Council.

Motion was made by Tad Varga to approve the petition to appeal for an increase above the maximum levy for the 3-year growth factor, Jennifer Middleton seconded the motion, all voted aye.

REZONE – A. SHIVELY – 575 E. BUSINESS 30 – ORDINANCE 2022-27 – 2ND READING Motion was made by Dan Weigold to read Ordinance 2022-27 by title only, Jennifer Middleton seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Ordinance 2022-27 an ordinance amending the zoning classification of certain property from the “R-2” two-family residential district to the “GB” general business district.

Motion was made by Jennifer Romano to approve Ordinance 2022-27 on second and final reading, Tad Varga seconded the motion, all voted aye.

REZONE - OTIS BOWN CENTER – ORDINANCE 2022-28 - 2ND READING Motion was made by Jennifer Middleton to read Ordinance 2022-28 by title only, Dan Weigold seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read ordinance 2022-28 an ordinance amending the zoning classification of certain property from the “R-1” single family residential district to the “GB” general business district. Motion was made by Jennifer Romano to approve Ordinance 2022-28 on second and final reading, Walt Crowder seconded the motion, all voted aye.

REZONE – ESPICH PRINTING - 113 N. 200 E. Nathan Bilger, Planning Director, was present to discuss the rezone request. He explained they own 2 lots on 200 E.; one is zoned GB and one R-3. He advised Espich would like to construct a commercial building on the main lot and rezone the adjacent lot from R-3 to GB in order to allow for a parking lot and maybe a future expansion of the building. He reported this comes with favorable recommendation from the Plan Commission. He

noted there was some discussion on drainage concerns but thought it could be addressed when the building was constructed.

Mayor Daniel questioned if there were any concerns from surrounding residents. Nathan Bilger advised the drainage concern came from one of the residents to the south but that was all.

Tad Varga felt it was a strange location to put a business, in between two residential dwellings.

Walt Crowder confirmed one lot was a wetland area so no development could be put there anyway. Nathan Bilger advised that was correct.

Jennifer Middleton questioned if they knew how much traffic they foresee coming in and out daily as there was already a lot of traffic with the golf course and housing. Nathan Bilger explained they calculate it on any other retail operation and did not have an actual number.

Jennifer Romano questioned if they knew how much of the combined parcels they were planning to develop. Nathan Bilger provided a sketch of the plan and shared the rezoned parcel would be used for parking.

Tad Varga and Jennifer Romano were on the fence with the rezone request. Jennifer Romano felt it seemed like spot zoning. Mayor Daniel noted that Peak Performance had been there for quite some time. He felt it may be worthwhile to have the owner come in and talk to Council about it.

Motion was made by Jennifer Romano to table the issue until the next meeting, Tad Varga seconded the motion, Jennifer Romano, Tad Varga and Jennifer Middleton voted aye, Dan Weigold and Walt Crowder were opposed.

Mayor Daniel requested Mr. Espich be present at the November 8 meeting due to absences at the October 25 meeting.

COMPREHENSIVE PLAN AMENDMENT – RESOLUTION 2022-33 – 1ST

READING Nathan Bilger explained in the Comprehensive Plan, one of the recommendations was to expand extraterritorial jurisdiction. He shared earlier this year, the Plan Commission defined what that should look like and reviewed the map with Council. He noted the best they could tell, it was prior to 1972 since a real proposed change. He explained the process of making an amendment to the map and discussed different options of potential future land uses to include in the expanded area.

Mayor Daniel stressed this was not annexation, merely planning territory for the future. He felt it made sense to look at the areas we have grown out to and expand the boundary line a little bit.

Motion was made by Jennifer Romano to read Resolution 2022-33 by title only, Dan Weigold seconded the motion, all voted aye. Clerk Treasurer Rosie Coyle read Resolution 2022-33 a resolution amending the future land use map of the Comprehensive Plan of the City of Columbia City.

Motion was made by Tad Varga to approve Resolution 2022-33, Jennifer Middleton seconded the motion, all voted aye.

ZONING MAP AMENDMENT – ORDINANCE 2022-32 – 1ST READING

Nathan Bilger explained with the plan map amendment, it opens the door for the County to approve the extraterritorial jurisdiction change, which was the next step; however, it made sense for the City to be prepared, if and when, the County adopts

their zoning ordinance. He advised the City should have zoning in place so there were no gaps and advised this zone map amendment proposes to do that.

Tad Varga confirmed the County was looking at this on their end as well. Nathan Bilger advised the County Plan Commission would as soon as the City initiates a zone map amendment and the Commissioners have been made aware of it. Mayor Daniel advised he has met with all 3 Commissioner to discuss our interest in doing this; however, is unsure how they will vote.

Mayor Daniel confirmed no one would have to come for a special exception if we expand that out. Nathan Bilger advised they would not.

Motion was made by Jennifer Middleton to read Ordinance 2022-32 by title only, Tad Varga seconded the motion, all voted aye. Rosie Coyle read Ordinance 2022-32 an ordinance establishing the zoning classifications for areas located within an expansion of the extraterritorial jurisdiction of the Columbia City Advisory Plan Commission.

Motion was made by Jennifer Middleton to approve Ordinance 2022-32 on first reading, Dan Weigold seconded the motion, all voted aye.

COUNTY SOLAR ORDINANCE Nathan Bilger reported the County adopted, pending minor changes, a solar ordinance. He advised in the interest of keeping things similar, he would be taking what the County proposed, and propose it to the City Plan Commission in the near future. He noted to expect solar coming forward late this year or early next year.

Mayor Daniel questioned how they anticipate that impacting the solar park we currently have in the City limits. Nathan Bilger shared all of the development standards were non-conforming; the only one that might be affected were the rules on decommissioning, which hopefully would be 20-30 years from now.

CHICKEN SURVEY Mayor Daniel reported 520 people took the survey, 28 of which identified themselves as not living in the City limits. He noted to keep in mind the survey was only shared on Facebook and by self-identified residents. He advised they could only take the survey once per device, but nothing prohibited them from taking it multiple times from different devices. He reviewed some of the results with Council.

He noted this was only about 5% of the population.

YOUTH COUNCIL Alina Houser was present representing the Youth Council and shared what activities they have been doing.

DEPARTMENT REPORTS **Mike Cook** – started biomonitoring, pretreatment sampling for 4th quarter, reviewing IDEM draft permit for 2023, update on force main project. **Tom LaRue** – update on truck repairs. **Mike Shoda** – new services, working on Eagle Park drainage. **Mark Green** – starting to remove chain link fence at Eagle Park, selling tickets for Mother/Son Halloween party, updates to Park website, ice rink opens December 2, received DNR grant to help with Eagle Park. **Chip Hill** – Westgate complete, attending course of Economic Development.

MAYOR REPORT Mayor Daniel shared he talked with students at the Whitko Career Academy; preliminary meeting was held on insurance rates for employees; he, Shawn and Chip held conversations with City Ford/Chevrolet about the opportunity of putting in charging stations around the community; he and Rosie met with Baker Tilly to go over the draft comprehensive rate evaluation; he will be out on vacation starting Friday, October 21 and through the following week.

REGIONAL SEWER DISTRICT Walt Crowder gave an update on the progression of the Sewer District.

COMMUNITY FOUNDATION ADDRESS Dan Weigold requested the City look into naming the street where the new Community Foundation location is. He also strongly suggested naming the road that goes back through Morsches Park.

Mayor Daniel shared he and Attorney McNagny have had discussions regarding this.

CHRISTMAS LIGHTING CONTEST Jennifer Romano advised judging for the Christmas Lighting contest would start sometime after November 25. She questioned when the districts change. Mayor Daniel advised from an election standpoint those new districts take place January 1, 2023. He suggested using current districts for this year and new ones starting next year.

Jennifer advised the Christmas parade would be Friday, November 25 at 6 pm and Santa's house will be open.

Having no further business to discuss, Mayor Daniel called the meeting adjourned.

Mayor Ryan Daniel

Attest:

Clerk Treasurer Rosie Coyle