



Plan Commission Meeting Minutes

Thursday, July 10, 2025 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call Meeting to Order

The meeting was called to order at 6:30pm.

Roll Call

A quorum consisted of Finkler, Albright, Monday, Bright, Traxler, and Hajewski. Staff liaison Kornmann was present.

Notice of Open Meeting

Staff noted the meeting was properly noticed.

Approval of Agenda

Finkler motioned to approve the agenda with a second by Albright. Motion carried unanimously.

Approval of Minutes

Finkler motioned to approve the minutes with a second by Hajewski. Motion carried unanimously.

New Business

1. Public Hearing: Zoning Map Amendment from B2 to B3 -105 Dix Street - KO Properties of Columbus LLC

The Plan Commission held an open hearing for the Zoning Map Amendment from B2 to B3 -105 Dix Street - KO Properties of Columbus LLC. There was no one from the public for additional comments. After 3 calls, the public hearing was closed.

2. Discussion and possible action regarding the zoning map amendment for at 105 Dix Street - KO Properties of Columbus LLC

Kornmann gave a staff report highlighting the current zoning and the proposed change from B2 to B3 if the rezone request is granted. Kornmann recommended 3 conditions for the rezone if approved. Debbie Oldenburg, the applicant answered questions from the Plan Commission. Kornmann clarified the difference between B2 and B3 zoning along with the conditions for the rezone.

Hajewski motioned to recommend to Council to approve the zoning map amendment with the recommended by staff and a maintenance agreement to be included with a second by Bright. Motion was carried unanimously.

3. Discussion/possible action regarding the Certified Survey Map for 105 Dix Street

Finkler motioned to approve the Certified Survey Map as long as the conditions mentioned in the review letter are met with a second by Albright. Motion was carried unanimously.

4. Public Hearing: Amending 114-47 of the municipal code - appointment of Zoning and Deputy Zoning Administrator

The Plan Commission held a public hearing for amending 114-47 of the municipal code - appointment of Zoning and Deputy Zoning Administrator. Kornmann highlighted the differences between the current code and the proposed changes. No public made any comments. After 3 calls, the public hearing was closed.

5. Discussion/possible action of amending 114-47 of the municipal code - appointment of Zoning and Deputy Zoning Administrator

The Plan Commission discussed the potential Deputy Zoning Administrator title. Albright and Hajewski had concerns regarding the budget impact. Monday clarified that the change allows for the existence of the Deputy Zoning Administrator and who appoints that position. Finkler compared it to how the Weed Commissioner is currently appointed. Kornmann addressed the online permitting system. Kornmann added that the delegation is part of a broader cross training among City staff. The topic of appointing a consultant was discussed.

Finkler motioned to recommend approval of amending the code 114-47, for appointing the Zoning and Deputy Zoning Administrator as presented with a second by Traxler. Motion was carried unanimously.

Old Business

Discussion/possible action regarding the amending of the zoning and subdivision code.

Kornmann gave an overview of the Zoning Code rewrite and a planned joint Plan Commission and Council meeting on August 6, 2025, featuring a representative from Vandewalle and Associates. Other public engagement opportunities were highlighted. The Plan Commission discussed logistics of the planned joint meeting.

Adjourn

Finkler motioned to adjourn the meeting with a second by Albright. Motion carried unanimously. The meeting was adjourned at 6:20pm.

** These minutes will be approved at a future meeting and may be amended. These minutes are respectfully submitted by David Bennett, Communications and Economic Development Coordinator **