

**CITY OF FORT WAYNE PLAN COMMISSION  
BUSINESS SESSION MINUTES  
25 JANUARY 2016**

*(The following reflects a synopsis of the City of Fort Wayne Plan Commission monthly public hearing. Actual tape recording of the proceedings before the Plan Commission are available upon request.)*

The City of Fort Wayne Plan Commission convened in a Business Meeting on Monday, January 25, 2016 in Room 030 of Citizens Square, Fort Wayne, Indiana. Attendance of the membership was as follows.

	Membership Status	Present	Absent
President Connie Haas Zuber	Citizen Member		X
Vice President Don Schmidt	Citizen Member	X	
Commissioner Michael Bultemeier	Citizen Member	X	
Commissioner Mike Bynum	Citizen Member	X	
Commissioner Billy Davenport	Citizen Member	X	
Commissioner Tom Friestroffer	City Council Member	X	
Commissioner Sean Gunawardena	City Civil Engineer	X	
Commissioner Justin Shurley	Park Board Representative	X	
Commissioner Judi Wire	Board of Public Works	X	

Staff members present were Kimberly R. Bowman, AICP, Executive Director, Paul B. Blisk, AICP, Deputy Land Use Director, Michelle B. Wood, RLA, Senior Land Use Planner, Patrick Rew, Principal Land Use Planner, Christian Beebe, Associate Land Use Planner, and Cathy Elrod, Office and Finance Manager.

Also present was Robert Eherenman, Legal Counsel to the Plan Commission.

Mr. Schmidt called the meeting to order at 5:00 p.m.

The Commission acted on the following items (not necessarily in the order presented).

**ADMINISTRATIVE AGENDA**

After reading open comments Mr. Schmidt asked for consideration of the December meeting minutes. Mr. Bynum moved the Commission for approval. Ms. Wire seconded, and the motion carried.

Representing Fort Wayne Redevelopment Commission, James Lindsay and Ashley Wierzbinski presented the Quimby Village EDA (Economic Development Area) proposal to the Commission.

Following staff comments and general discussion by the Commission, Ms. Wire motioned to APPROVE the proposal and forward to City Council. Mr. Bynum seconded the motion and it passed unanimously.

## **PUBLIC HEARING AGENDA**

**PROPOSALS:** Rezoning Petition REZ-2015-0064 and Primary Development Plan PDP-2015-0118, Proposed Neighborhood Market

**APPLICANT:** ForeSight Consulting, LLC

**REQUEST:** To rezone property from C2/Limited Commercial to NC/Neighborhood Center; and approve a primary development plan for a new neighborhood grocery/market, with additional tenant space.

**LOCATION:** The site is located on the west side of 3100 block of North Anthony Boulevard, on the north and west sides of the 3100 block of Crescent Avenue, and on the north side of the 1500 block of Vance Avenue. The site is the former location of the Scott's grocery store (Section 25 of Washington Township).

**LAND AREA:** Approximately 3.8 acres

**PRESENT ZONING:** C2/Limited Commercial

**PROPOSED ZONING:** NC/Neighborhood Center

Following comments by staff, the Site Committee Report, and general discussion by the Commission, Ms. Wire moved the Commission forward a DO PASS recommendation with a Written Commitment on Rezoning Petition 2015-0064, Proposed Neighborhood Market, to City Council. The motion was made based on certain Findings of Fact that are a part of these minutes. Mr. Gunawardena seconded, and the motion passed unanimously.

Following comments by staff, the Site Committee Report, and general discussion by the Commission, Mr. Gunawardena moved the Commission recommend to APPROVE Primary Development Plan PDP 2015-0118, Proposed Neighborhood Market. Mr. Bynum seconded the motion and it passed unanimously.

**PROPOSALS:** Rezoning Petition REZ-2015-0065 and Primary Development Plan PDP-2015-0119, Storage Express New Buildings

**APPLICANT:** Storage Express Holdings, LLC

**REQUEST:** To rezone property from R1/Single Family Residential to C3/General Commercial; and approve a primary development plan for an expansion of the Storage Express facility.

**LOCATION:** The site is located on the south side of 3500 block of St. Joe Center Road, immediately to the east of the Marathon gas station, and existing Storage Express facility (Section 20 of St. Joseph Township).

**LAND AREA:** Approximately 2.7 acres with new development  
Approximately 6.9 acres for total Storage Express facility

**PRESENT ZONING:** R1/Single Family Residential

**PROPOSED ZONING:** C3/General Commercial

Following comments by staff, the Site Committee Report, and general discussion by the Commission, Ms. Wire moved the Commission forward a DO PASS recommendation with a Written Commitment on Rezoning Petition 2015-0065, Storage Express New Buildings, to City Council. The motion was made based on certain Findings of Fact that are a part of these minutes. Mr. Bultemeier seconded, and the motion passed unanimously.

Following comments by staff, the Site Committee Report, and general discussion by the Commission, Mr. Bynum moved the Commission recommend to APPROVE Primary Development Plan PDP 2015-0119, Storage Express New Buildings. Ms. Wire seconded the motion and it passed unanimously.

## **OTHER BUSINESS**

1. Election of Officers and Board Appointments for 2016
  - a. Mr. Eherenman opened the floor to nominations for Fort Wayne Plan Commission President for 2016. Ms. Wire nominated Ms. Haas Zuber for the office of President. Mr. Bynum seconded. Nominations were closed and Ms. Haas Zuber was unanimously re-elected as President of the Fort Wayne Plan Commission for 2016.
  - b. Ms. Wire nominated Mr. Schmidt for the office of Vice-President. Mr. Bultemeier seconded. Nominations were closed and Mr. Schmidt was unanimously re-elected as Vice-President.
  - c. Ms. Wire nominated Mr. Bultemeier for Secretary. Mr. Bynum seconded. Nominations were closed and Mr. Bultemeier was re-elected to the office of Secretary.
  - d. Mr. Bynum nominated Ms. Wire to serve as the Urban Transportation Advisory Board Appointment. Mr. Bultemeier seconded and Mr. Wire was unanimously appointed to this position.
  - e. Ms. Wire nominated current Subdivision Control Committee members Mike Bynum, Shan Gunawardena, and Patrick Rew to be reappointed. Mr. Bultemeier seconded, and the vote was unanimous.

- f. As Chair of the Design Review Committee, Ms. Haas Zuber advised that all current appointees have agreed to reappointment. Ms. Wire so moved. Mr. Bultemeier seconded and the following were unanimously reappointed:

Connie Haas Zuber, Chair

Lona Antil, Downtown Improvement District

Cory Miller, AIA

Dan Ernst, ASLA

Megan Crites, AIA

Alan Grinsfeler, AIA

John Riley, AIA

Alternate Members:

Adam Weesner, AIA

Greg Wehling, AIA

- g. Ms. Bowman advised that Mr. Blisk and Mr. McMillan have agreed to continue in their current appointments of Zoning Hearing Officer and Alternate Zoning Hearing Officer, respectively. Mr. Bultemeier motioned for their reappointment. Mr. Bynum seconded and the vote was unanimous.

#### ADJOURNMENT

Next Public Hearing: February 8, 2016 at 6:00 p.m. in Room 35 Garden Level  
Citizens Square, 200 East Berry, Fort Wayne, Indiana

Next Business Meeting: February 15, 2016 at 5:00 p.m. in Room 35 Garden Level  
Citizens Square, 200 East Berry, Fort Wayne, Indiana

There being no further business, the meeting adjourned at 5:28 p.m.

*Michael Bultemeier*

Michael Bultemeier  
Secretary, Fort Wayne Plan Commission