

City of Columbus
PLANNING COMMISSION AGENDA
January 2, 2013

1. Planning Commission Regular Meeting – **Call to order 7:00 p.m.**
2. Pledge of Allegiance
3. Approval of the Agenda
4. Approval of Higgins Residential Dog Kennel Application PH minutes on 12/19/2012
5. Approval of Lauderbaugh Residential Dog Kennel Application PH minutes on 12/19/2012
6. Approval of Copeland Residential Dog Kennel Application PH minutes on 12/19/2012
7. Approval of 7745 W. Broadway Variance Application PH minutes on 12/19/2012
8. Approval of 18246 Lyons Street Variance Application PH minutes on 12/19/2012
9. Approval of Ordinance Amendment PH minutes on 12/19/2012
10. Approval of the Planning Commission Meeting minutes on 12/19/2012
11. Continued Discussion Copeland Residential Dog Kennel Application
(Pages 1-17)
12. Community Planning
 - Next Steps
13. Public Open Forum
14. City Council Liaison Report
15. City Administrator's Report
16. Planning Commissioner's Report
17. Attendance of City Council Meeting January 9, 2013 (Andy Anderson)
18. Motion to Adjourn



Date Rec'd: 11-28-12
 15 Day Completion Date: 12-13-12
 60 Day Deadline: 1-30-13

IUP APPLICATION FOR NEW DOG KENNEL LICENSE (Section 7A-809)

*****NOTE: ALL PAGES OF APPLICATION MUST BE COMPLETED**

Date of Application: _____ Type of Application: Residential _____
 Commercial
Susan Copeland 651-464-8620 N/A

Applicant Name(s) _____ Phone # _____ Alternate phone # _____
14115 Lake Dr. Forest Lake, MN 55025
 Address _____ City _____ State _____ Zip Code _____

Zoning District of Property: Commercial Acreage of Property: 37

Number of Dogs: 12
DAHLIA Susan
 Kennel Name (if applicable) _____ Contact Person at kennel _____

Address (if different from above) _____ City _____ State _____ Zip Code _____

Phone number: _____ Fax number: _____

Chapter 7A Section 7A-809 - The maximum number of dogs, over the age of six (6) months, allowed in a Residential Dog Kennel is based upon the following residential property acreage:

- * Less than 4 acres 4 dogs
- * 4 acres or more and less 6 acres 6 dogs
- * 6 acres or more and less than 8 acres 8 dogs
- * 8 acres or more 10 dogs

#	DOG NAME	BREED	RABIES EXPIRATION DATE	Age of Dog
1	Budds	Akita	2013	9 yrs
2	Fremmy	Akita	2013	9 yrs
3	Toby	Akita	2013	9 yrs
4	Betha	Akita	2013	9 yrs
5	Violet	Akita	2013	9 yrs
6	Whiskey	Akita	2013	9 yrs
7	Angela	Shepa	2013	14 yrs
8	Skylar	Shepa	2013	10 yrs
9	Kimmy	Shepa	2013	8 yrs
10	Sammy	Shepa	2013	12 yrs

Rabies Cert
4-10-2013
4-10-2013
4-10-2013
4-10-2013
4-2-2014
4-2-2014
4-2-2014
 given by Sue
 given by Sue
 given by Sue

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NOV 28 2012

For Information and Materials required for the application:
see ordinances for specific requirements - all questions must be answered before a hearing is scheduled

Please submit pictures (if applicable) and a written answer for each question listed below City of Columbus

1. Pictures of the proposed kennel area. (Describe area dogs will be housed)

Inside: _____

Outside - Daytime: all

Nighttime (10 pm - 7 am) all

2. Distance kennel enclosure(s) is located from existing residences.
(Section 7A-809(f) 150 ft minimum.)

100 feet to West

200 feet to EAST

250 feet to South

3. Distance kennel enclosures are located from property lines (all directions).
(Section 7A-809 (i) 75 feet from all property lines)

East: 100 ft West 275 ft North 10 ft South 10 ft.

4. Method used for identification. Collar, rabies tag, micro chip, tattoo, etc.
(Required by State Statute)

Collars

5. What type of enclosure(s) will be used to contain the dogs on your property?
(i.e. Invisible fence, fencing, leashes, tethers, etc.)

Chain Link Kennels

6. Describe your Animal Waste Disposal Plan.

Bagged & Disposed

7. Describe the housing including provisions for shade, protection from wind and winter weather (If dogs are to be kept outdoors).

all kennels under Summer SHADE TREES

8. Describe the plan you have to control dog barking (i.e. screening, debarking, inside at night, barking collars, etc).

- DISCIPLINE -

9. Describe the frequency of breeding and disposition of puppies (i.e. Will the puppies be sold, given away, kept etc.).

Breeding no less than one
Breeding no more than 5

10. Provide your Sales and Use Tax ID Number. (Required if sales of puppies or supplies are made).

11. Attach a drawing of your property showing the location of all outdoor kennel areas, run areas or other fenced/containment areas indicating the distance each is from the property lines and showing the location of your house and driveway.

12. Kennel license holders: Submit a compliance plan on a separate sheet of paper describing how you will meet the allowable number of dogs on page 1 of this application.

Enclosed with this application is:

- N/A A completed Affirmation of Interest Form (if property owner is different from applicant)
- Interim Use Permit Fee \$200 check # 3076 Escrow check # 3079
- Escrow Amount- submit separate check (\$1000) 3079
- Current rabies certificate for each dog 3 vaccinated by Vet. 3079
- Site Plan Drawing of property - question #11 3080
- Compliance Plan - question #12 3081
- The completed Application and signature below.

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning Ordinances and current administrative procedures. I further acknowledge the explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to any additional application expense.

SIGNATURE OF APPLICANT: [Signature] DATE: 10/9/12

SIGNATURE OF PROPERTY OWNER: [Signature] DATE: 10/9/12

NO. 7070 P. 3
14063 LAKE DR

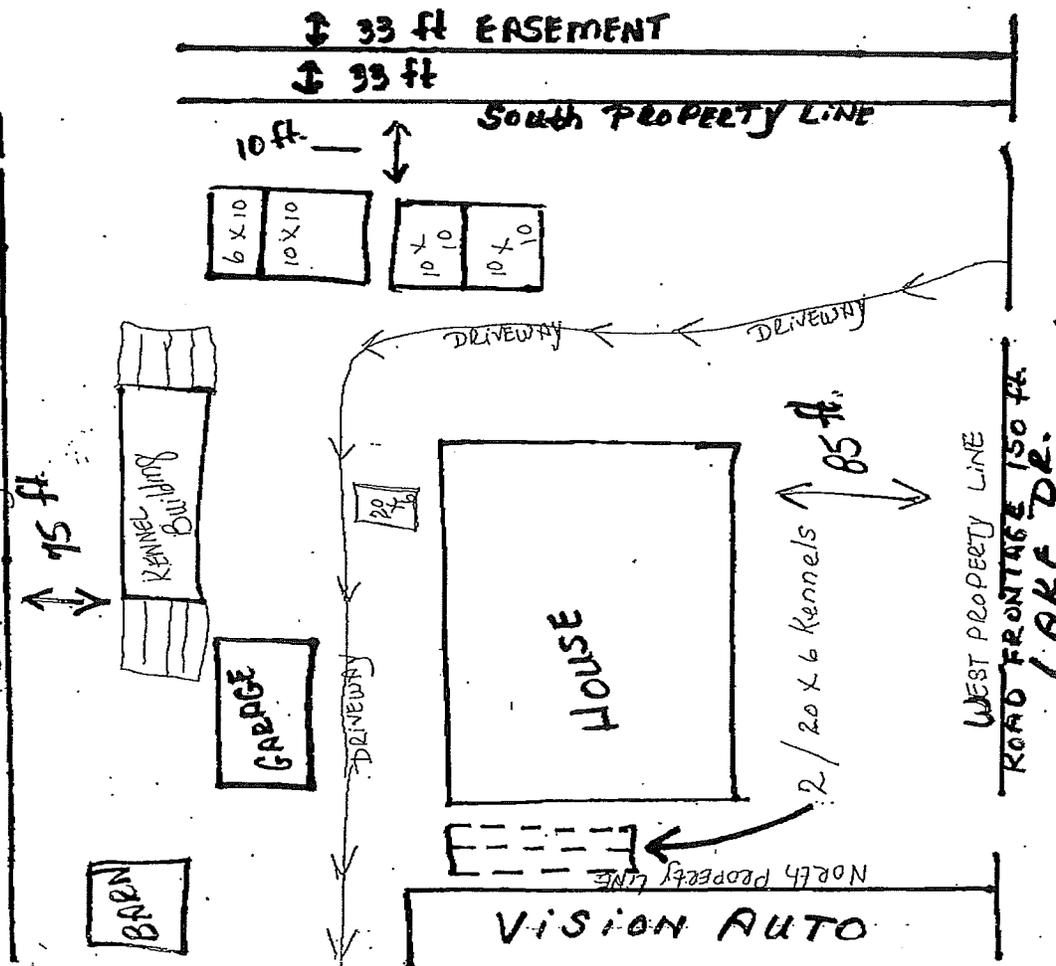
14113 LAKE DR
EAST PROPERTY LINE

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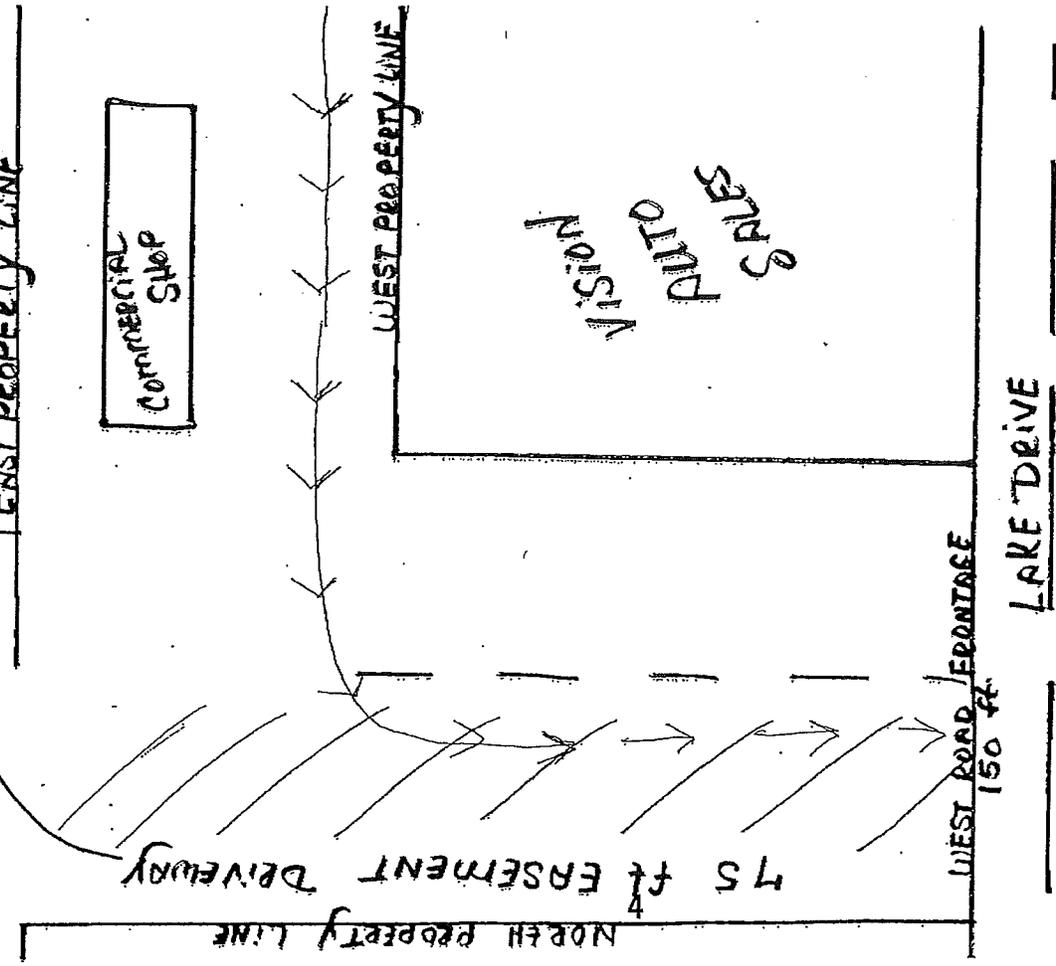
14113 LAKE DR
EAST PROPERTY LINE

LOT 5167
COPELAND
EAST PROPERTY LINE

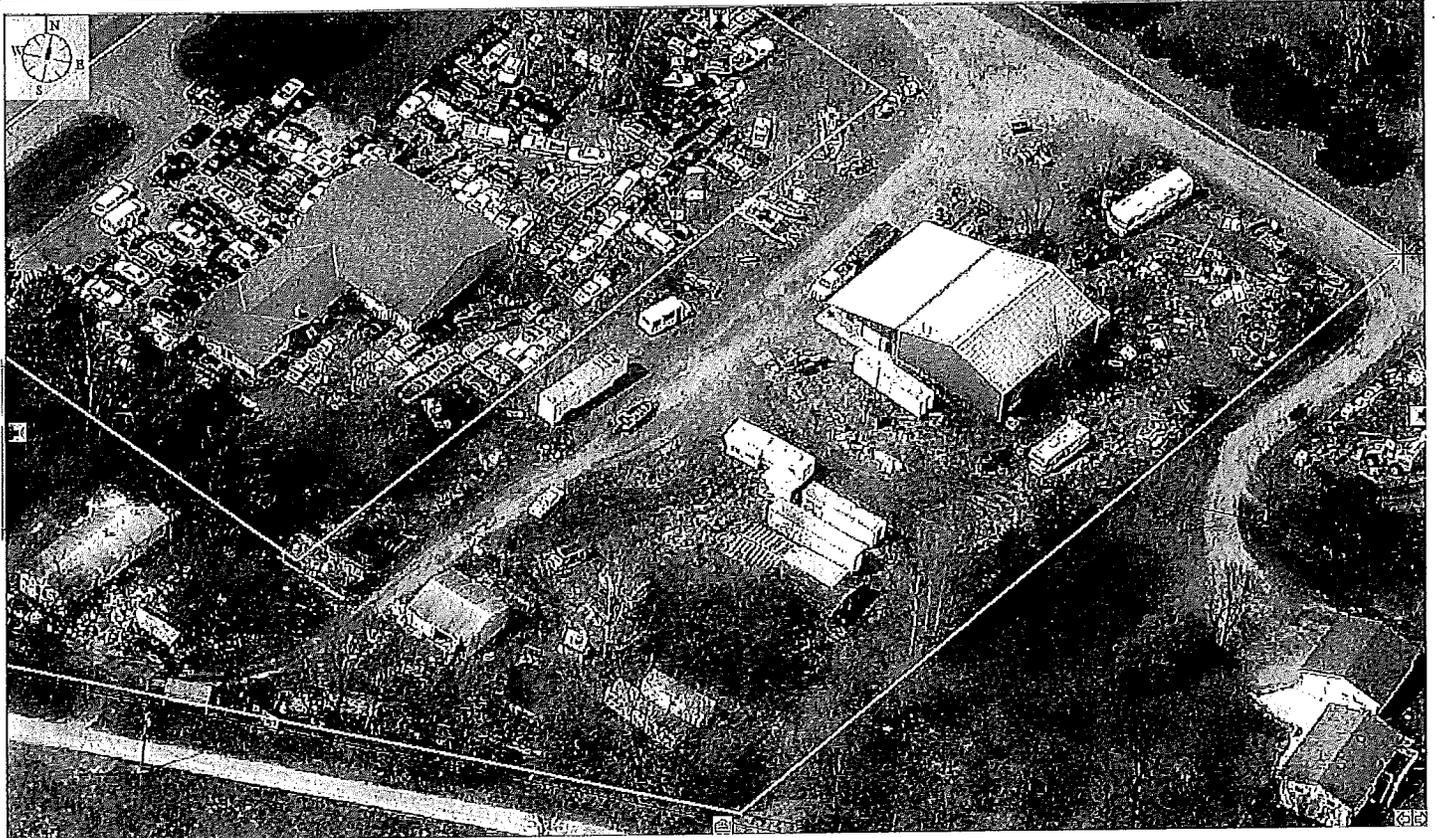
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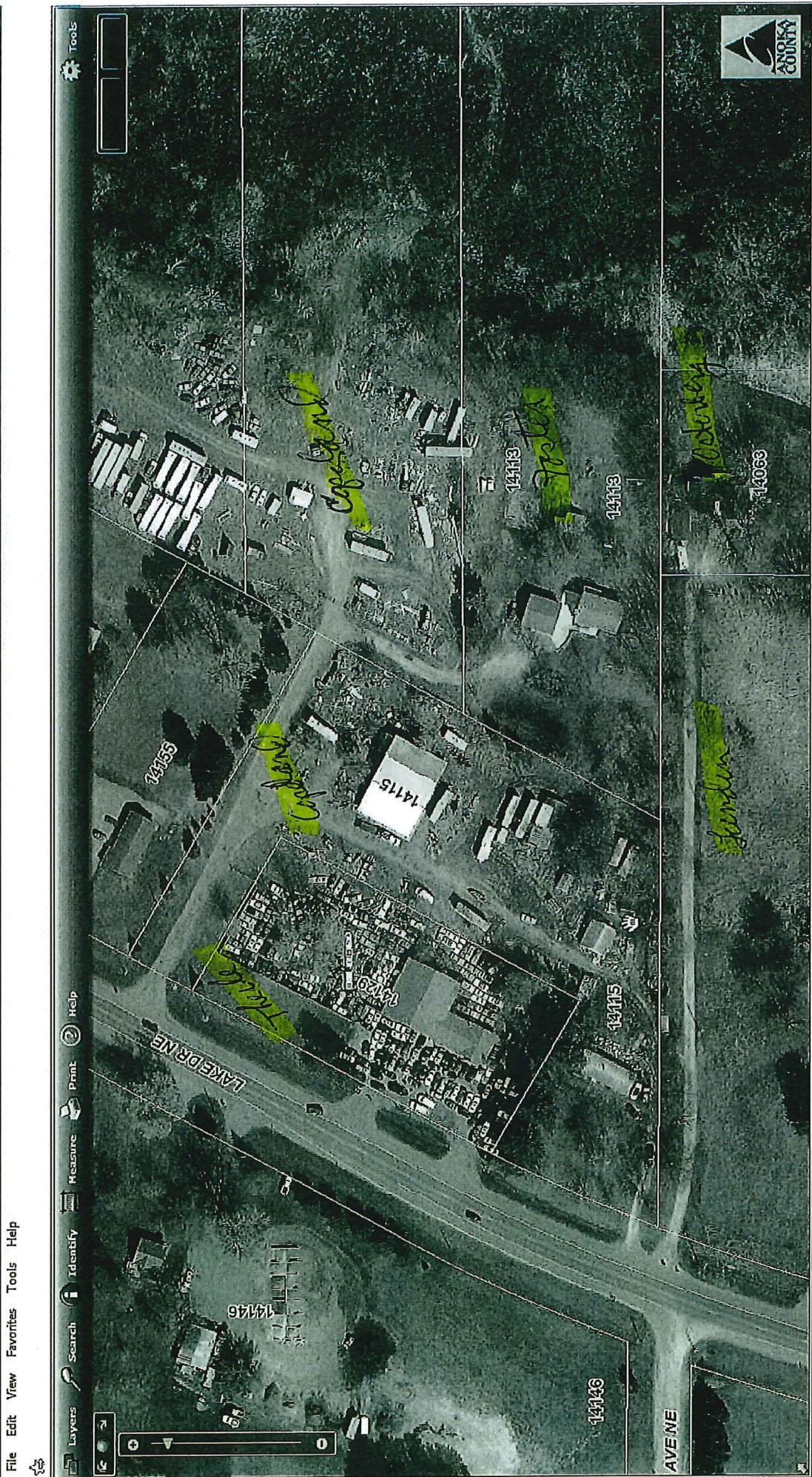


PAGE 1

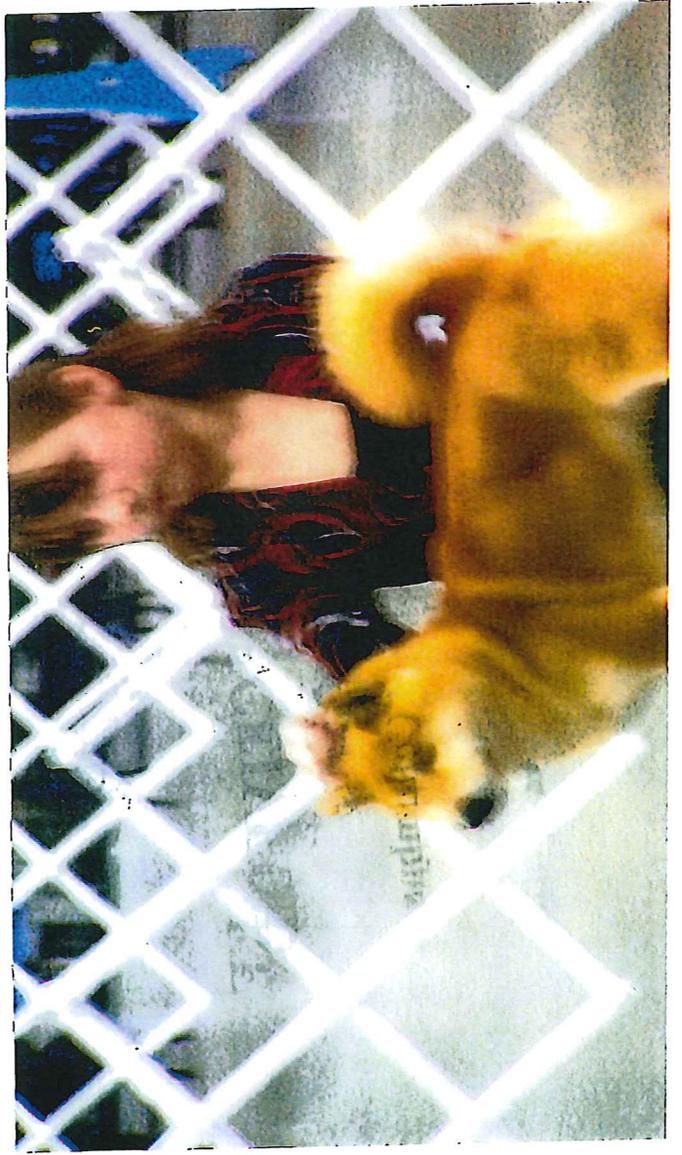


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OCTOBER 22, 2012

TO: EMMY ROBINSON 651-464-5922

FROM: SUE COPELAND

RE: COMPLIANCE PLAN FOR KENNEL APPLICATION

MY 5 YEAR COMPLIANCE PLAN CONSISTS OF THE ASSUMPTION THAT:

14 YEAR OLD SHIBA INU (ANGEL) WILL NO LONGER BE LIVING.

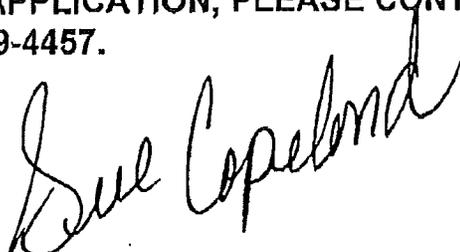
12 YEAR OLD SHIBA INU (SAMMY) WILL NO LONGER BE LIVING.

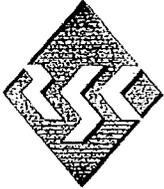
10 YEAR OLD SHIBA INU (SKYE) WILL NO LONGER BE LIVING.

ASSUMPTION ALSO THAT ONE OF THE 9 YEAR OLD AKITA'S WILL ALSO BE DECEASED WITHIN THE NEXT 5 YEARS.

IF YOU HAVE ANY QUESTIONS OR NEED MORE DATA TO COMPLETE MY APPLICATION, PLEASE CONTACT ME AT MY OFFICE # 651-639-4457.

THANK YOU





**RESOURCE
STRATEGIES
CORPORATION**

1611 HILL RIDGE TERRACE
MINNETONKA, MN
55305

952/513-9548
FAX 952/513-9549

rscmn@spacestar.net

To: Elizabeth Mursko, City Administrator
Columbus Planning Commission

From: Dean Johnson, City Planner

Date: December 13, 2012

Re: Copeland Residential Dog Kennel Interim Use Permit (IUP)

I have reviewed the Residential Dog Kennel IUP application received from Susan Copeland and offer the following Findings of Fact and IUP Conditions for the Planning Commission's consideration:

Findings of Fact

1. An IUP application for a Residential Dog Kennel IUP was received from Susan Copeland (hereafter the "Applicant"), 14115 Lake Drive NE (hereafter the "Property"), on November 28, 2012.
2. The application was found to be complete.
3. The 60-day review for the application terminates on January 27, 2013. The 120-day review, if necessary, will terminate on March 29, 2013.
4. The Applicant keeps dogs as pets and for breeding.
5. The Applicant has held a City license for keeping dogs since 1985.
6. The Property is zoned Commercial/Industrial and contains a legal nonconforming residence.
7. The Property contains 4.39 acres, according to Anoka County records.
8. The Applicant currently has 12 adult dogs on the Property.
9. Based upon the size of the property, a maximum of six adult dogs is allowed.
10. All dogs are kept within outdoor kennels.
11. The outdoor kennels are individually fenced.
12. The existing outdoor kennels are located approximately 10 feet from the nearest property line (southerly and northerly).
13. There are no adjacent residences within 150 feet of the outdoor kennels.
14. The Applicant's Compliance Plan indicates gradual compliance with the maximum number of allowable adult dogs through natural attrition of existing dogs.
15. The application for a Residential Dog Kennel IUP is consistent with the kennel regulations in the City Code.
16. The Planning Commission conducted a public hearing on the proposed IUP on December 19, 2012.

Recommendations/Conditions

Based upon the above Findings of Fact, the Planning Commission recommends approval of the Susan Copeland Residential Dog Kennel IUP, subject to the following minimum conditions:

1. After implementation of the Compliance Plan, the applicant shall be allowed to keep a maximum of six dogs, over the age of six months.
2. Breeding, training, showing, and selling of the permitted dogs are allowed.
3. All dogs require up-to-date rabies vaccinations.
4. All dogs allowed out of doors will be contained on the Applicant's Property by a security fence or privacy fence or will be under supervision and voice control.
5. Dogs kept out of doors unattended for six or more hours shall have access to water and shelter.
6. Dog kennels shall be kept in the current location or in any other location consistent with Section 7A-809 of the City Code.
7. Dogs shall have access to clean water at all times.
8. Dogs shall be fed nutritious foods on a daily basis.
9. Food and water supplies and containers shall be kept in sanitary conditions.
10. Dog food shall be kept in locations and containers sufficient to prevent vermin infestation.
11. All dogs, including those under the age of six (6) months, shall be kept in safe conditions and treated in a manner promoting the dogs' health and comfort.
12. Dog excrement shall be removed and disposed properly from out-of-doors containment areas on a regular basis to prevent odor and infestation.
13. All other applicable requirements and provisions for animal control, as described in Chapter 4 of the Columbus City Code, shall be met.
14. Dogs shall not be allowed to habitually bark and cause a public nuisance, as described in Chapter 5 of the Columbus City Code.
15. The Applicant shall operate the Residential Dog Kennel consistent with all other requirements of the Columbus City Code.
16. Dogs shall be kept and provided for in a manner consistent with the Minnesota Department of Agriculture's "Best management Practices for Care of Dogs and Cats by Dealers, Commercial Breeders, and Brokers," pursuant to 1994 Minnesota Laws, Chapter 642, Section 8, as may be amended from time to time.
17. The Applicant shall operate the Residential Dog Kennel consistent with the application submitted to the City and according to all other federal, state, and local laws, rules, regulations, guidelines, and ordinances.

18. The Applicant shall allow City personnel and its agents access to the Property at any time, upon reasonable notice, to inspect the facilities.
19. The Applicant shall complete the annual permit review requirements established by the City.
20. IUP fees are intended to cover the City's costs in administering kennel permitting, including at least one on-site inspection.
21. The costs of additional inspections and remedial actions, required as a result of prior inspection follow-ups or resulting from complaints about the facility, shall be borne by the Applicant.
22. Issuance of a Residential Dog Kennel IUP is not a substitute for or intended to replace other applicable requirements for permits, licenses or regulations by federal, state, or other units of government.
23. The term of the IUP shall be ten years from the date of City Council approval of the IUP, contingent upon annual administrative review and the 5-year, mid-term compliance determination.
24. Violations of the conditions of the Residential Dog Kennel IUP shall be grounds for permit revocation.

Please do not hesitate to contact me if you have any questions. I will also be in attendance at the public hearing.

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DEC 19 2012

City of Columbus

Columbus
City Hall

Important

agenda item for 12-19-12
Copeland Residence

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DEC 19 2012 4:00pm

12-19-12

City of Columbus

I am writing to let you know my concerns about the dogs at the Copeland residence on Lake Drive. For years now I have been watching what I call neglect & I can't ignore it any more. I have never once seen any of those dogs walked or even outside the kennels. Dogs are companion animals who love interaction and affection with people. It breaks my heart seeing these beautiful dogs stuck in kennels day after day. I also noticed this summer horses & a pony in the back yard that doesn't seem large enough or very safe for them. I also saw ducks in a pen & wonder if they have enough water daily to meet adequate needs for them to stay clean & for grooming as ducks are messy & need constant supply of fresh water. I have talked

with both neighbors on either side of Copelands who also were concerned. I have been a volunteer with animal rescue for over 10 years and am knowledgeable on animal welfare. I have worked with the Humane investigators Wade Harrison Keith Streff of Golden Valley Humane Society and have notified Keith Streff who has been out to the Copelands property last fall + is aware of this residence.

I feel this situation needs to be addressed for the welfare of these animals. This is no quality of life to spend in a kennel your whole life with no exercise or extremely little attention & love.

As a responsible city I ask that you take this complaint seriously + get an official immediately out to the Copeland residence for an inspection I have an environmental

impact study done & make
sure all laws are being
followed. We have to be
the voice for those who
cant speak!!!
" " "

Sincerely,

a concerned
individual

Keith Streff can be
reached at 612-747-4168
for any questions
regarding the Copelands or
to come out and do a
thorough investigation.