

City of Columbus
Regular Planning Commission Meeting
April 20, 2016

The April 20, 2016 regular meeting of the Planning Commission for the City of Columbus was called to order at 7:00 p.m. by Chair Garth Sternberg at the City Hall. Present were Commission members Jim Watson, Pam Wolowski, Jesse Preiner, and Jody Krebs; City Administrator Elizabeth Mursko, and Recording Secretary Karen Boland.

Also in attendance were City Council members Denny Peterson and Bill Krebs; Joseph Winiecki, Pat Preiner and Mary Preiner.

AGENDA APPROVAL

Motion by Krebs to approve the Agenda as presented. Second by Watson. Motion carried.

APPROVAL – 15201 ZURICH STREET NE (RAHP) CUP AMENDMENT PUBLIC HEARING MINUTES OF APRIL 6, 2016

Motion by Watson to approve the minutes from the 15201 Zurich St. N.E., (RAHP) CUP amendment Public Hearing held on April 6, 2016. Second by Krebs. Votes as follows: Krebs – aye; Preiner – aye; Wolowski – abstain; Watson – aye; Sternberg – aye. Motion carried.

APPROVAL – 13517 E. RONDEAU LAKE DRIVE VARIANCE PUBLIC HEARING MINUTES OF APRIL 6, 2016

Motion by Preiner to approve the minutes from the 13517 E. Rondeau Lake Drive Variance Public Hearing held on April 6, 2016. Second by Watson. Votes as follows: Krebs – aye; Preiner – aye; Wolowski – abstain; Watson – aye; Sternberg – aye. Motion carried.

APPROVAL – SENIOR HOUSING DESIGN CRITERIA PUBLIC HEARING MINUTES OF APRIL 6, 2016

Motion by Sternberg to approve the minutes from the Senior Housing Design Criteria Public Hearing held on April 6, 2016. Second by Krebs. Votes as follows: Krebs – aye; Preiner – aye; Wolowski – abstain; Watson – aye; Sternberg – aye. Motion carried.

APPROVAL - REGULAR PC MEETING MINUTES OF APRIL 6, 2016

Motion by Preiner to approve the minutes of the April 6, 2016 regular Planning Commission meeting as written. Second by Sternberg. Votes as follows: Krebs – aye; Preiner – aye; Wolowski – abstain; Watson – aye; Sternberg – aye. Motion carried.

PUBLIC HEARING – WINIECKI ESTATES PRELIMINARY PLAT APPLICATION (PC-16-112)

At this time a public hearing was held to receive testimony regarding a request for a preliminary plat “Winiecki Estates” creating one new lot. Separate minutes are prepared.

WINIECKI ESTATES PRELIMINARY PLAT APPLICATION DISCUSSION

Krebs confirmed with the applicant that he received and reviewed the findings of fact and recommendations, and could agree to them. Mr. Winiecki said a few of the items needed are already in process.

City Administrator Mursko was asked if a hearing had to be held on this matter because it is a subdivision. She said yes, and added that this is a very straightforward subdivision; it is on an improved road, and meets all requirements. From here, just a final plat is needed.

Motion by Krebs to forward to the City Council the request for a preliminary plat “Winiecki Estates” creating one new lot with a recommendation for approval based on the findings of fact and recommendations from the Planner’s memo dated April 20, 2016; and the comments and recommendations from the Engineer’s memo dated April 19, 2016. Second by Watson. Motion carried.

Findings of Fact

- 1) The revised preliminary plat application was found complete for review on March 21, 2016.
- 2) The 120-day preliminary plat review deadline is July 19, 2016.
- 3) There are a total of 15.5 acres in the proposed plat, located at 14805 Furman Street NE, in Section 26, Township 32, Range 22.
- 4) The property is zoned RR Rural Residential.
- 5) Two residential lots are proposed. There is one existing dwelling on the proposed northerly 9.1-acre lot (Lot 1, Block 1).
- 6) The proposed southerly lot (Lot 2, Block 1) is 6.4 acres in size and includes adequate areas for a future home and SSTS area.
- 7) The density of the proposed development is one home per 7.75 acres, which is consistent with the Comprehensive Plan and Zoning Ordinance.
- 8) Both proposed lots exceed the minimum lot area of 5.0 acres and exceed the minimum street frontage of 220 feet. All other dimensional standards and setback requirements are met.
- 9) Wetland delineations and floodplain elevations are noted on the preliminary plat.
- 10) The proposed plat is not affected by shoreland or floodplain regulations
- 11) The wetland areas are protected with drainage and utility easements at least one rod beyond the delineated wetland boundaries. Drainage and utility easements are also located adjacent to all property lines.
- 12) The wetland delineations have been approved by Rice Creek Watershed District.
- 13) A wetland buffer vegetation management plan is required by Rice Creek Watershed District.
- 14) Driveway access permits are subject to City approval.
- 15) Subsequent NPDES II permits will be required for any individual site grading that exceeds one acre.
- 16) The Planning Commission held a public hearing on the Winiecki Estates Preliminary Plat on April 20, 2016.

Recommendations

Based upon the above Findings of Fact, the Winiecki Estates Preliminary Plat should be approved subject to the following:

1. Recommendations of the City Engineer.
2. Title review and recommendations of the City Attorney.
3. Recommendations of the Anoka County Survey Department.
4. Recommendations of the Rice Creek Watershed District.
5. Permanent wetland buffer plaques at intervals determined by the City.
6. Cash in lieu of park land dedication requirements.
7. Subsequent NPDES II permit(s) for any individual site grading that exceeds one acre.
- 8.

Comments by Engineer

1. Lot Size. The preliminary plat proposes to divide a lot of 15.5 acres into two lots of 9.1 acres and 6.4 acres. The two new lots both exceed the minimum lot size of 2.5 acres required by Section 7A-801 of the City Code.
1. Buildable Area. City Code requires that each lot have a buildable area for house and septic system of at least 11,000 SF. Each lot has a buildable area exceeding this minimum required.
2. Building Elevations. The low floor elevation of houses on each lot is required to be at least 3-feet above high groundwater. Evidence of high groundwater is usually evidenced by mottled soil (staining in the soil), or by actual groundwater elevations measured by piezometers. Soil borings indicated mottled soil varying from 22” – 30” below the existing surface. Low floor elevations will therefore be need to be constructed 6” – 14” above existing ground elevation accordingly.
3. Water Supply. It is presumed each lot will be served by its own private well. Locations of the wells need to meet the setback requirements of the State Well Code. Since Lot 1 (the northerly lot) has buildings under construction at this time, the location of the well should be shown on the site plan/preliminary plat.
4. Septic System. Each lot has the required 6,000 square feet of tested area suitable for septic purposes. Soil borings indicate there is at last 12-inches of unsaturated soil above mottled soil. Mound drain fields will be required.
5. Access. Each lot is proposed to be served with its own driveway to Furman Street NE.
6. Easements/Setbacks. The existing parcel has drainage easements on the east end of the lots encompassing existing wetlands. This preliminary plat lists proposed drainage and utility easement encompassing the same general area, but expanded slightly further westerly.

The plat shows a 33-foot roadway easement for Furman Street NE on the west end of both lots set back from the westerly property (section) line. The centerline of Furman Street NE varies just east of the property (section) line from approximately 1-foot on the north end to approximately 6-feet on the south end.
7. Drainage. A letter from the Rice Creek Watershed District (RCWD) indicates this proposal is below the thresholds requiring a permit for storm water treatment and water quality, as well as erosion control, so no permit is required. However, they have deemed the application incomplete until such time a vegetation management plan for the buffer area of the Wetland Management Center (WMC) is submitted.

Recommendations by Engineer

All aspects of this preliminary plat meet the engineering requirements of the City Code. However, the following items should be addressed prior to, or as a condition of, approval.

- 1) If a new well is being proposed, it should be shown on the site plan/preliminary plat to check setback distances.
- 2) A Vegetation Management Plan is required to be submitted to the RCWD as part of the WMC buffer area.

This matter will go before the City Council at their meeting on April 27th.

PUBLIC OPEN FORUM

There was no topic raised for discussion for Open Forum.

CITY ADMINISTRATOR'S REPORT

Mursko reported that the City Code has been recodified. PC members will get new Code books; materials will be pulled and replaced from the old books. She added that three new ordinances have already been passed this year. They are not in the new book.

Mursko also said there were two house fires in Columbus during the past week.

ColumBiz was very well-attended. There were good discussions and presentations.

PLANNING COMMISSION MEMBERS' REPORT

KREBS COMMENT:

Krebs reported that all business sent to the CC at the last meeting was acted on and approved. There were no directives from the CC. She also encouraged all to attend the meeting on May 12th from 5-7 p.m. There will be 97 Bridge-related discussion at this meeting.

STERNBERG COMMENT:

Sternberg suggested there should be another joint meeting with the CC to discuss proceeding with possible zoning map changes.

Mursko said the City is eligible for a Met Council Comp Plan grant. She and the Planner will begin that process sometime next week. Krebs asked if the PC could get a timeline on the Comp Plan and help with putting it together. Mursko said that, at this point, they would like to get a grant application in, identify the areas where input from the public will be sought, and then see what kind of public meetings should be held - what type of forums. She said the process will probably be similar to the last Comp Plan update.

Sternberg reiterated that PC members had gathered some information on zoning in other cities, and it might be helpful to see if any zoning map changes would be beneficial in Columbus.

ATTENDANCE - NEXT CC MEETING

Sternberg is scheduled to attend the City Council meeting on April 27, 2016.

Motion by Krebs to adjourn. Second by Watson. Motion carried.

Meeting adjourned at 7:20 p.m.

Respectfully Submitted:

Karen Boland, Recording Secretary