

**City of Columbus
Regular Planning Commission Meeting
December 2, 2015**

The December 2, 2015 regular meeting of the Planning Commission for the City of Columbus was called to order at 7:02 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 member Bill Krebs, Sue Mulvihill, Pat Preiner, and Mary Preiner.

AGENDA APPROVAL

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

APPROVAL – LONE OAK ACRES PRELIMINARY PLAT APPLICATION PUBLIC HEARING MINUTES OF NOVEMBER 18, 2015

Motion by Wolowski to approve the minutes from the Lone Oak Acres Preliminary Plat Application Public Hearing held on November 18, 2015. Second by Sternberg. Votes as follows: Krebs – aye; Preiner – aye; Wolowski – aye; Watson – abstain; Sternberg – aye. Motion carried.

APPROVAL – CHAPTER 7F FLOODPLAIN MANAGEMENT REGULATION AMENDMENT – MAP REVISION PUBLIC HEARING MINUTES OF NOVEMBER 18, 2015

Motion by Krebs to approve the minutes from the Chapter 7F Floodplain Management Regulation Amendment – Map Revision Public Hearing held on November 18, 2015. Second by Preiner. Votes as follows: Krebs – aye; Preiner – aye; Wolowski – aye; Watson – abstain; Sternberg – aye. Motion carried.

APPROVAL – CHAPTER 7A-800 ZONING REGULATIONS AMENDMENT REGIONAL RESIDENTIAL SCREENING PUBLIC HEARING MINUTES OF NOVEMBER 18, 2015

Motion by Krebs to approve the minutes from the Chapter 7A-800 Zoning Regulations Amendment Regional Residential Screening Public Hearing held on November 18, 2015. Second by Wolowski. Votes as follows: Krebs – aye; Preiner – aye; Wolowski – aye; Watson – abstain; Sternberg – aye. Motion carried.

APPROVAL – CHAPTER 7A ZONING REGULATIONS AMENDMENT PUD STANDARDS FOR SENIOR HOUSING IN THE SR DISTRICT PUBLIC HEARING MINUTES OF NOVEMBER 18, 2015

Motion by Wolowski to approve the minutes from the Chapter 7A Zoning Regulations Amendment PUD Standards for Senior Housing in the SR District Public Hearing held on November 18, 2015. Second by Sternberg. Votes as follows: Krebs – aye; Preiner – aye; Wolowski – aye; Watson – abstain; Sternberg – aye. Motion carried.

APPROVAL - REGULAR PC MEETING MINUTES OF NOVEMBER 18, 2015

Motion by Krebs to approve the minutes of the November 18, 2015 regular Planning Commission meeting as written. Second by Preiner. Votes as follows: Krebs – aye; Preiner – aye; Wolowski – aye; Watson – abstain; Sternberg – aye. Motion carried.

PUBLIC HEARING – 7735 162nd AVE. IUP APPLICATION RESIDENTIAL ZONED BUSINESS (PC-15-113)

This public hearing was not held due to withdrawal of the application by the applicant.

PUBLIC HEARING – ORDINANCE 15-XX; FEE ORDINANCE AMENDMENT (PC-15-114)

At this time a public hearing was held to receive testimony regarding amending the City of Columbus Fee Ordinance. Separate minutes are prepared.

ORDINANCE 15-XX; FEE ORDINANCE AMENDMENT DISCUSSION

Motion by Preiner to forward to the City Council amendments to the City of Columbus Fee Ordinance, with a recommendation for approval. Second by Sternberg. Motion carried.

This matter will go before the City Council at their next meeting, which will be held December 9th at 7 p.m.

PUBLIC HEARING – CHAPTER 8 SECTION 8-100, LOT LINE ADJUSTMENT – ZONING CODE AMENDMENT (PC-15-115)

At this time a public hearing was held to receive testimony regarding amending Chapter 8 – Subdivision Regulations in the Columbus City Code, Section 8-100, Lot Line Adjustments. Separate minutes are prepared.

CHAPTER 8 SECTION 8-100, LOT LINE ADJUSTMENT – ZONING CODE AMENDMENT DISCUSSION

Motion by Krebs to forward to the City Council amendments to Chapter 8, Section 8-100, Lot Line Adjustments in the Columbus City Code, with a recommendation for approval. Second by Watson. Motion carried.

This matter will go before the City Council at their next meeting, which will be held December 9th at 7 p.m.

PUBLIC OPEN FORUM

Council member Bill Krebs said yesterday's Highway 97 bridge meeting with State representatives went well. He thanked all those who have sent letters and supported the project in any way. He is hopeful the representatives will run with the project.

CITY ADMINISTRATOR'S REPORT

Mursko reported that the last CC meeting of 2015 will be next week, December 9th. PC members have a meeting on December 16th, which will include two public hearings: a CUP amendment application by Adolphson & Peterson, and an ordinance amendment regarding shared driveways and private roadways.

Mursko asked PC members to give some thought to the withdrawn residential zoned business application. The applicant would like to rent out their barn as a wedding/party/event venue. They want the opportunity to have 200-250 patrons. This type of question has come up before. Mursko asked PC members to consider what they consider appropriate for a residential zoned business. PC will consider the numbers, the parking, lights, music/sound, patrol needs, etc.

PLANNING COMMISSION MEMBERS' REPORT

KREBS COMMENT:

Krebs reported that at their last meeting, the CC approved three of the four recommendations by the PC following public hearings. They did not approve the regional residential screening amendment to the zoning regulations. That has been sent back to the attorney for revisions and possible division into two separate ordinances.

PREINER COMMENT:

Preiner reported that at the last CC meeting, there was discussion of the memo from the City Engineer, which addresses the topics of determining high water table and lowest floor elevation. The CC liked the Andover ordinance, section 9.3.3. This allows for use of both piezometers and mottled soil. This paragraph has language indicating that there must be approval by an engineer hired by the City at the expense of the developer. Preiner believes this language should be changed so that the developer does not incur the engineering expense twice. He proposed a change to say, “. . . unless evidence is submitted and certified by a geotechnical engineer hired at the expense of the developer and then reviewed by the City Engineer . . .”

Mursko said City staff is meeting tomorrow. Engineer Bohrer is working on drafting an ordinance mirroring Andover's. Preiner gave Mursko his annotated version of the Andover ordinance for Bohrer's consideration in drafting the proposed ordinance.

Preiner asked what steps need to come next with regard to the Highway 97 bridge. Mursko said the most important thing is to get the project into the bonding bill. There seems to be an understanding by legislators of the need, the safety and traffic issues; but the project is competing against about 50 others, and most comments have been about the cost. Where will the dollars come from? Mursko reported that the application for the TIGER grant was unsuccessful. Only one project in Minnesota received a TIGER grant. The last grant the City applied for is a TED grant. Those have not yet been awarded. Bridge design, lobbyist costs, and collaboration with Anoka County were all discussed.

STERNBERG COMMENT:

Sternberg said he saw where the trees were cut down on some City-owned property, but he didn't see a for-sale sign there. A sign is needed.

Preiner said he did see a sign on the cleared area today. It said: 17.5 acres for sale. Mursko added that the cost is \$2.5 million.

ATTENDANCE - NEXT CC MEETING

Watson will attend the City Council meeting on December 9, 2015.

Motion by Krebs to adjourn. Second by Preiner. Motion carried.
Meeting adjourned at 8:30 p.m.

Respectfully Submitted:

Karen Boland, Recording Secretary