

City of Columbus
Regular Planning Commission Meeting
November 4, 2015

The November 4, 2015 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 Jody Krebs, Jesse Preiner, Pam Wolowski, and Jim Watson, City Administrator Elizabeth Mursko, Planner Dean Johnson, and Recording Secretary Karen Boland.

Also in attendance were City Council members Denny Peterson and Bill Krebs, Tom Carlisle, Matt Davich, Darrell Thurnbeck, Mike Muske, Dan Mike, John Waldoch, Jeff Joyer, Mary Preiner and Pat Preiner.

AGENDA APPROVAL

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

APPROVAL – JOINT PLANNING COMMISSION/CITY COUNCIL MEETING MINUTES OF OCTOBER 21, 2015

Motion by Krebs to approve the minutes of the October 21, 2015 joint Planning Commission meeting as written. Second by Preiner. Motion carried.

DISCUSSION – THURNBECK PRESERVE NON-BINDING CONCEPT REVIEW

Tom Carlisle and Matt Davich presented before the PC. Mr. Carlisle is the applicant. Mr. Davich is employed by the engineering/surveying company working on the project.

Mr. Davich said the site has been laid out using the City's PUD ordinance. The plan uses a minimum acreage of 2 ½ acres and minimum lot widths of 220 feet. They are looking at 57 total single-family lots. The average lot size is 4.72 acres excluding the right of way. They are trying to incorporate some of the existing buildings on the site to be refurbished for people with horses, for instance. In one or two cases they would like to ask for a variance to have the home situated behind the barn. They would also like to work with the City Engineer to determine water table on the site, and to base low floor elevations of their walk-outs on the separation from water table instead of separation from mottling. Mr. Davich said it appears the mottling found on site is something from conditions that no longer exist.

Mr. Carlisle said they plan to build in phases. The first phase would probably be on the north end of the project, along Furman and Broadway. In meetings with the City, they've discussed the City paying for prep and shaping of Furman Street—if any needs to be done; and he, as the developer, would pay for the paving.

Administrator Mursko said the City Engineer is going to look at the condition of the road bed. She said staff would not make the decision about who would pay for what portion of any road pavement. Staff encouraged the applicant to bring forward a concept plan for discussion.

There was discussion about using piezometers to determine where the water table is and how much it might fluctuate, and then using that information for setting the low floor elevation. The intent would be to have full basement walkout pads, and use gravity flow with internal and external drain tile. The applicant feels that a change in the current building ordinance requiring low floor elevation to be three feet above mottled soil would be needed for them to go ahead with this development.

Planner Johnson said a recommendation for that type of ordinance amendment would need to come from the City Engineer, and, possibly, the Building Official.

Questions were asked about building phases and home values. Mr. Carlisle said they are looking at 3 or 4 phases. The lots would vary in value. The PUD allows for a range of 2 ½ to 13 acres. He would anticipate the price range might run from about \$320,000 to \$650,000. He said there would be a number of different models; they don't like cookie-cutter neighborhoods.

Johnson deferred to the City Engineer on the issue of the soundness of using piezometers to determine water table and set low floor elevation based on those readings.

PC members unanimously agreed that they would be in favor of moving this concept plan forward if input from the City Engineer indicates that a change in the building code to address low floor elevation is advisable.

This concept plan will go before the CC at their next meeting.

REVIEW – PUD AND BUFFER ORDINANCES

• Buffer Ordinance

PC members reviewed a draft ordinance and comments submitted by Roger Nase. Mr. Nase incorporated some language from other City ordinances and cited them. His specific suggestions for change were discussed. The Planner and PC members agreed that his suggested changes 7A-800 K. 1. and 2. limit the City's options too much. As part of the permit process, screening plans will be reviewed.

PC members agreed to recommend two changes to the City's draft ordinance based on Mr. Nase's input. In K. 1. b. language should be added to state that the finished side of fencing shall face residential property. And, in K. 1. c., reference should be made to a "decorative" masonry wall.

• PUD Ordinance

Johnson pointed out that at the joint meeting with the CC, the density in Section 7A-766 was agreed upon, and that has been added. The only other real change is in Section 7A-819 C. 2. c. It now says, "When necessary, the application shall be accompanied by a Preliminary Plat..." he said there could be a situation where there is no plat, so that clarification has been made. Otherwise, there are no other changes.

PC members agreed that the ordinance presented by the Planner looks good as is.

PUBLIC OPEN FORUM

There was no topic raised for discussion for Open Forum.

CITY ADMINISTRATOR'S REPORT

Mursko said there will be four public hearings at the November 18th PC meeting. One is for a subdivision, and the other three are for ordinances. The first PC meeting in December will have hearings for an amendment to a CUP, an IUP for a residential-zoned business, and, possibly, two subdivisions. The PC does not usually meet twice in December, but that may happen, depending on the stage the subdivisions are in. Mursko said that, generally, applicants do not want to have hearings in December. Also, there has to be a hearing on the fee ordinance, and that has not yet been published. The details for that hearing date have to be worked out.

Mursko reported that the inventory of lots had been getting less, but with these new subdivisions coming in, there will be a fairly large inventory of new lots to develop.

She told PC members that the CC has, again, rescheduled its next meeting. It will now be held on Thursday, November 12th. The CC will meet twice in December: 12/9 and 12/30.

PLANNING COMMISSION MEMBERS' REPORT

KREBS COMMENT:

Krebs attended the Comp Plan seminar with Commissioners Wolowski and Watson. She said there was a lot of information given that they can utilize and learn about.

WOLOWSKI COMMENT:

Wolowski echoed Commissioner Krebs' comment.

WATSON COMMENT:

Watson, too, echoed Commissioners Krebs and Wolowski.

ATTENDANCE - NEXT CC MEETING

Preiner is scheduled to attend the City Council meeting on November 12, 2015.

Motion by Sternberg to adjourn. Second by Preiner. Motion carried.
Meeting adjourned at 8:18 p.m.

Respectfully Submitted:

Karen Boland, Recording Secretary