

**City of Columbus
Regular Planning Commission Meeting
September 7, 2016**

The September 7, 2016 regular meeting of the Planning Commission for the City of Columbus was called to order at 7:01 p.m. by Chair Garth Sternberg at the City Hall. Present were Commission members: James Watson, Pam Wolowski, Jesse Preiner, and Jody Krebs; City Administrator Elizabeth Mursko, Planner Dean Johnson, and Recording Secretary Karen Boland.

Also in attendance were City Council member Denny Peterson; Todd Voelker, Mike Meyer, John Williams, Lani Blake Thorne, Jeff Joyer, Mary Preiner, and Pat Preiner.

AGENDA APPROVAL

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

APPROVAL – SOUTH PINE BUILDERS – 189TH VACANT CORNER LOT-FRONT YARD SETBACK VARIANCE PUBLIC HEARING MINUTES OF AUGUST 17, 2016

Motion by Wolowski to approve the minutes from the South Pine Builders – 189th Vacant Corner Lot-Front Yard Setback Variance Public Hearing held on August 17, 2016. Second by Krebs. Motion carried.

APPROVAL – ORDINANCE AMENDMENT - CHAPTER 7A – HR DISTRICT PUBLIC HEARING MINUTES OF AUGUST 17, 2016

Motion by Watson to approve the minutes from the Ordinance Amendment - Chapter 7A - HR District Public Hearing held on August 17, 2016. Second by Preiner. Motion carried.

APPROVAL – CHAPTER 7A - ANIMALS (CHICKENS) PUBLIC HEARING MINUTES OF AUGUST 17, 2016

Motion by Wolowski to approve the minutes from the Chapter 7A – Animals (Chickens) Public Hearing held on August 17, 2016. Second by Krebs. Motion carried.

APPROVAL –REGULAR PC MEETING MINUTES OF AUGUST 17, 2016

Motion by Krebs to approve the minutes of the August 17, 2016 regular Planning Commission meeting as written. Second by Wolowski. Motion carried.

PUBLIC HEARING – BLAKE DRILLING – PRELIMINARY/FINAL PLAT APPLICATION (PC-16-117)

At this time a public hearing was held to receive testimony regarding a preliminary/final plat application request for a vacant lot on Lake Drive, Columbus, MN creating five new lots (2 residential, 3 commercial). The applicant is MN Management Partners, LLC. Separate minutes are prepared.

BLAKE DRILLING – PRELIMINARY/FINAL PLAT APPLICATION DISCUSSION

Applicants said they have read the Planner's recommendations and findings, as well as the Engineer's report. When asked about timeframes for Phase 1 and 2 of the project, they said they'd

like Phase 1 to begin immediately, and hope to begin Phase 2 in the near future, depending on the state of the economy.

As part of the application, findings and comments were received from Rice Creek Watershed and the Anoka County Transportation Division.

Motion by Krebs to forward to the City Council the request for a preliminary/final plat “Blake Drilling Columbus” creating five new lots (2 residential, 3 commercial) with a recommendation for approval based on the findings of fact and recommendations for approval from the Planner’s memo dated September 1, 2016. Second by Sternberg. Motion carried.

Findings of Fact

1. The City received a preliminary and final plat application from MN Management, LLC on behalf of Blake Drilling Co. (“Blake”) on August 18, 2016 and revised on August 19, 2016. The application was found complete.
2. The combined 120-day preliminary/final plat review deadline is December 17, 2015.
3. The proposed 59-acre plat is located on the west side of Lake Drive, just north of 135th Avenue NE, legally described as the Northwest Quarter of the Southwest Quarter, Section 33, Township 32, Range 22, and that part of the Northeast Quarter of the Southwest Quarter, Section 33, Township 32, Range 22, lying westerly of CSAH 23 (“Property”).
4. Proposed Lots 1, 4 & 5 are zoned C/I Commercial/Industrial and account for approximately 49 acres of the proposed plat.
5. Proposed Lots 2 & 3 are zoned RR Rural Residential and are 4.6 net acres and 4.9 net acres respectively.
6. The three C/I lots are limited to access from Lake Drive and the two RR lots are limited to access from Zodiac Street NE.
7. All lots meet minimum street frontage and minimum lot area (net of ROW) requirements of the Zoning Ordinance.
8. There are soils tests and potential SSTS sites located within each lot.
9. The Property is not located within the regulatory floodplain or any shoreland area.
10. There are several delineated wetlands on the property, which are protected by drainage and utility easements.
11. Required drainage and utility easements are also located adjacent to all property lines according to the Subdivision Ordinance.
12. Anoka County has reviewed the plat and is requesting that access to Lot 1 be located as close to the alignment with 135th Avenue NE, as possible with a south bound right turn lane, and that access to Lots 4 & 5 be shared at the common lot line.
13. The Final Plat is consistent with the Preliminary Plat.
14. The Preliminary Plat public hearing was held by the Planning Commission on September 7, 2016.

Based upon the above Findings of Fact, the Planning Commission should recommend approval of the Blake Drilling Columbus Preliminary and Final Plat, subject to the following:

1. Detailed recommendations of the City Engineer.

2. Title review and recommendations of the City Attorney.
3. Requirements of Anoka County Transportation Division and Anoka County Surveyor.
4. Requirements of Rice Creek Watershed District.
5. Cash in lieu of park land dedication.
6. Reimbursement of all City expenses associated with plat approval.
7. Future development within in the plat is subject to local ordinances and permitting requirements.

This matter will go before the City Council at their meeting on September 14th.

PUBLIC HEARING – BLAKE DRILLING CUP APPLICATION (PC-16-118)

At this time a public hearing was held to receive testimony regarding a conditional use permit application for a contractor business (dewatering subcontractor in the utility industry). The applicant is MN Management Partners, LLC. Separate minutes are prepared.

BLAKE DRILLING – CUP APPLICATION DISCUSSION

Motion by Krebs to forward to the City Council the request for a conditional use permit for a contractor business (dewatering subcontractor in the utility industry) with a recommendation for approval based on the findings of fact and recommendations for approval from the Planner's memo dated September 1, 2016. Second by Watson. Motion carried.

Findings of Fact

1. The City received a CUP application from MN Management, LLC on behalf of Blake Drilling Co. ("Blake") on August 18, 2016. The application was found complete.
2. The 60-day review period ends on October 17, 2016 and the 120-day review, if necessary, ends on December 16, 2016.
3. The CUP is for the Blake Drilling Company headquarters relocation from the City of Blaine to the proposed Lot 1, Block 1, Blake Drilling Columbus plat ("Property").
4. Lot 1 is approximately 26.6 acres with approximately 630 feet of frontage on Lake Drive.
5. Blake is a wellpoint and deep well dewatering contractor, serving the upper Midwest since 1965. Blake currently has over 30 employees.
6. Two divisions of Blake, American Pump Company (submersible and trailer-mounted pump sales, rental and service) and Wil-loc Industrial Plumbing (ball and socket pump fittings sales), will also be relocated to the Property.
7. The proposed use of the property includes a 200 feet by 60 feet office/warehouse building, a 150 feet by 50 shop building and a 1.3-acre outside storage yard.
8. The office/warehouse building includes approximately 4200 square feet office area and 7800 square feet warehouse area. The office area will have two levels.
9. The shop building includes three bays for pump servicing, fleet servicing, and a fabrication/storage area.
10. Both buildings are two-toned steel buildings with stone wainscoting on the east and south ends of the office/warehouse building and the east end of the shop building and a different color steel wainscot on all other building sides. Both buildings have 18.5 feet sidewalls and a 4:12 pitch, copper-toned roof.

11. The driveway from Lake Drive and parking area in front of the office/warehouse building will be paved. The outside storage area behind the office/warehouse building will be a gravel surface.
12. The surfaced parking area includes 49 parking spaces, including two handicapped accessible spaces. The parking is adequate for the proposed uses.
13. Vehicle storage includes boom trucks, drill trucks, semis, low boys, fork lifts, skid steers, 1-ton trucks, header trailers, shipping containers and similar construction equipment. Material storage includes pipe, well points, hoses and similar drilling materials stored on racks. The storage yard will be fenced in for security.
14. Typical storage racks for materials are approximately 8 feet in height. The maximum height of other vehicles and equipment will not exceed 25 feet in height, except well rig booms in repair are temporarily elevated to approximately 50 feet in height. Maximum storage use of the Property is in the off-construction season.
15. A proposed landscape plan identifies 18 shade/ornamental trees and 69 foundation plantings located in the front and on the sides of the office/warehouse building. There are also 80 spruce trees that are proposed to be planted along the 775 feet rear lot line of the Property.
16. Blake owns the residential lot (Lot 2) to the rear of Lot 1 and has no immediate plans to sell or develop the lot. The nearest existing residential dwellings to the west are approximately 2000 feet from the storage yard.
17. Primary and secondary SSTS locations are identified in the front yard of the Property. A well is proposed to be located on the north side of the office/warehouse building.
18. A stormwater infiltration basin is located to the north of the buildings. Rice Creek Watershed issued a CAPROC on November 2, 2015, based upon the plans prepared on September 22, 2015.
19. Anoka County Highway Department has reviewed the site plan and is requiring a south bound right turn lane into the driveway access located on the south edge of the Property.
20. The development of the Property is proposed in two phases. Phase one will include driveway, utility, stormwater, storage area, shop building and rear lot line landscape screening.
21. Phase two is intended to be completed within five years and includes the office/warehouse building, paved parking lot, and balance of landscaping.
22. There are no signage plans or site lighting details for the Property at this time.
23. Typical hours of operation are Monday through Saturday from 6:00 a.m. to 7:00 p.m. with emergency nighttime or Sunday activities.
24. The Planning Commission held a public hearing on the CUP on September 7, 2016.

Based upon the above Findings of Fact, the Planning Commission should recommend approval of the Blake Drilling Co. CUP, subject to the following:

1. The CUP is contingent upon approval and recording of the Blake Drilling Columbus plat.
2. The CUP is contingent upon detailed recommendations of the City Engineer.
3. The CUP is contingent upon detailed plan review and approval by the City Building Official.
4. Access to the Property is subject to permitting by Anoka County.

5. Development of the Property is subject to the permitting of Rice Creek Watershed District.
6. Development of the Property shall be consistent with the application documentation received on August 18, 2016 including but not limited to Plan Sheets C1 through C6, dated 9/22/15, Plan Sheets TL1-TL2, dated 8/15/16, Plan Sheets L1 through L3, dated 7/21/16, and Structural Buildings, Inc. floor plans and elevations, dated 5/3/16 and 7/12/16.
7. No filling, excavating or other land disturbances are permitted in stormwater infiltration or wetland areas without written approval by Rice Creek Watershed District and the City.
8. All exterior lighting shall be shrouded and directed away from adjacent properties and public streets and shall be reviewed and approved and approved by the City Engineer and Building Official prior to installation.
9. Signage on the Property requires administrative review and permitting by the City.
10. All refuse must be stored in a building, trash transport (dumpster), or in covered cans. Any outdoor refuse storage area shall be enclosed on all sides visible from adjacent property by screening, compatible with the exterior of the buildings, not less than two (2) feet higher than the refuse container.
11. Any hazardous materials used or hazardous wastes generated on the Property shall be in compliance with federal, state, and county permitting and licensing requirements.
12. The operations on the Property must be consistent with all local, Federal, and State laws that apply to the use of the Property.
13. In the event the City Council determines, in its sole discretion, that the use of the Property is not being operated in accordance with any term or condition contained herein, the CUP may be revoked by the City upon proper notice and a hearing. The City shall notify regulatory authorities that have issued licenses or permits in connection with the Conditional Use Permit of any such revocation.
14. Blake shall be obligated to pay all costs and expenses incurred by the City in connection with any proceeding to revoke the CUP, including reasonable attorneys' fees and consultant fees.
15. Blake shall be responsible to reimburse the City for its out of pocket expenses incurred in the review and approval of the CUP amendment, including any subsequent inspection and enforcement actions.

This matter will go before the City Council at their meeting on September 14th.

PUBLIC OPEN FORUM

There was no topic raised for discussion for Open Forum.

CITY ADMINISTRATOR'S REPORT

Mursko said there was a good turnout for the County Highway 54 open house on August 22nd. The district's GOP and DFL candidates for the MN House of Representatives will be invited to the CC meeting on September 28th to talk about transportation projects.

Columbus Fall Fest will be held on Saturday, September 17th.

Mursko also pointed out that September 21st, which is the date of the next scheduled PC meeting, will be the 10th anniversary of Columbus becoming a city.

PLANNING COMMISSION MEMBERS' REPORT

KREBS COMMENT:

Krebs attended the Metro Regional Water Summit, which meets every six months. A letter from the Summit was sent to the CC asking them to join a coalition. The CC gave the letter to the City Attorney. At this last meeting, the Summit tabled the coalition idea.

STERNBERG COMMENT:

Sternberg was asked by a resident if Quonset huts are allowed in Columbus. Mursko said that only pole and stick buildings are allowed.

ATTENDANCE - NEXT CC MEETING

Krebs is scheduled to attend the City Council meeting on September 14, 2016.

Motion by Sternberg to adjourn. Second by Watson. Motion carried.
Meeting adjourned at 7:37 p.m.

Respectfully Submitted:

Karen Boland, Recording Secretary