

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

The September 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 Jody Krebs, Jesse Preiner, Pam Wolowski, and Jim Watson, City Administrator Elizabeth Mursko, Planner Dean Johnson, and Recording Secretary Lorie Lemieux.

Also in attendance were Pat Preiner, Mary Preiner, Emmy Robinson, Rick Robinson, Karen Foster, Kathy Osterberg, and Brittney Sternberg (8:06)

**AGENDA APPROVAL**

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

**APPROVAL – WALDOCH/JOYER COMPREHENSIVE PLAN AMENDMENT & REZONING APPLICATION PUBLIC HEARING MINUTES OF AUGUST 19, 2015**

*Motion* by Wolowski to approve the minutes from the Waldoch/Joyer Comprehensive Plan Amendment & Rezoning Public Hearing held on August 19, 2015 as written. Second by Krebs. Votes as follows: Krebs –aye; Preiner –aye; Wolowski – aye; Watson – aye; Sternberg – aye. Motion carried.

**APPROVAL - REGULAR PC MEETING MINUTES OF AUGUST 19, 2015**

*Motion* by Preiner to approve the minutes of the August 19, 2015 regular Planning Commission meeting as written. Second by Sternberg. Motion carried.

**PUBLIC HEARING –LIGHTING ORDINANCE (Ordinance 15-03)**

At this time a public hearing was held to receive testimony regarding amending Chapter 5, Article V, Section 5-500; 7A, Article II, Section 7A-201; and 7A, Article VIII, Section 7A-813. Separate minutes are prepared.

**LIGHTING ORDINANCE DISCUSSION**

There was some discussion about the lighting ordinance that was presented tonight. Sternberg inquired how this ordinance will be enforced. Mursko explained that in regards to new construction, the building official would inspect that the lights installed are shrouded and others would be on an individual complaint basis. If a complaint comes in, we will have the deputy or CSO attend to it to see if it violates the ordinance. The City does have a light meter in possession that the Building Official has used in commercial construction to measure light intensity. Sternberg inquired if the building official could “fail” an inspection if the lighting did not meet code and Mursko stated that he could.

Wolowski asked Johnson if he has seen other ordinances that address the solar light matter. He noted that at some point of time all public nuisances become the interpretation of the enforcer. Johnson did not think that solar lights would be impacted by this and feels that they do not create glare that would be offensive.

*Motion* by Krebs forwarding for City Council approval, Ordinance 15-03, Amending Chapter 5, Article V, 7A, Article II, and 7A, Article VIII, in the Columbus City Code. Second by Sternberg. Motion carried.

### **CONTINUED WORKSHOP DISCUSSION:**

Mursko shared with the Planning Commission that the City Council did not accept the Planning Commission's recommendation for ½ acre housing in the freeway district therefore, requesting further research from the planning commission. The vision of this district was not to have housing scattered in between businesses; however, the Council did accept the recommendation that if there was a commercial developer who is building a new commercial building with an existing house on the property, they would have to demolish the house.

Krebs shared that she felt the Council was looking to the Planning Commission to research other areas potentially developing a district where housing and a business could be placed on the same acreage. Krebs additionally stated that with the future of the bridge construction and the unknown of what direction that area will go is too uncertain to start considering that area as a defined district, therefore they need to look at other areas in the city where they can start to create a district.

Johnson felt the council's opinion was based upon a vision. The CR area is a heavy commercial corner and the city is lobbying for 25million to build a new bridge and feels this is the time to have the best investment for businesses. If one was to sell 4 acres to Target, why not require them to sell all 4½ acres so there is no ½ acre left over because you then would end up with scattered homes everywhere. Johnson hopes that next week's joint meeting with property owners, council members, planning commission, and real estate members will produce a vision.

Sternberg wanted council direction regarding repurposing an existing house to be a business. Sternberg states if we would allow this, we get a building permit, a commercial business, commercial property taxes and jobs brought into the community. Mursko suggested having the building official attend a meeting to inform them the building code requirements to turn a house into a commercial/business building.

### **PUBLIC OPEN FORUM**

Mary Foster 14113 Lake Drive presented at public open forum. Foster passed pictures to the Planning Commission showing what one would see coming to her property and stating this situation has prevented her property to sell in the last two years. Foster inquired to what the planning commission is going to do with those homeowners that live on Lake drive who would like to sell their property but has found that interested commercial builders do not want to buy/build and incur the added expense of demolishing the existing home. Foster has a potential buyer who would like to build a commercial building in the back of the property and retain the house to renovate it for office space. Additionally, Foster asked the planning commission if this proposal is accepted, will the council require present businesses that are operating out of residential buildings to demolish and build a commercial building? Foster stated if they pass this proposal, her property will be a liability to her instead of an asset that she had planned it to be for the last 40 years.

## **CITY ADMINISTRATOR'S REPORT**

Reminded the Planning Commission there is a Freeway District Workshop scheduled for next Thursday, September 10, 2015 at 7:00 pm. and would like to see members at this workshop.  
Fall Fest Saturday, September 19, 2015.

## **PLANNING COMMISSION MEMBERS' REPORT**

Preiner: Representative Tom Emmer did a Town Hall presentation last week at Forest Lake sharing what projects he has been involved with. Additionally, last Wednesday, Anoka County presented a video presentation in regards to the freeway bridge area which included an interview from the regional manager from Holiday Station stating how pertinent it is to the City to keep the bridge open during construction. Preiner also commented that Representatives Hackbarth and Emmer (Emmer is on the transportation committee in Washington DC) were present and confirmed the importance to keeping the existing bridge operational during construction. Preiner invited the commission members to visit the city's website to see the Anoka county video.

Sternberg: Reiterated Fall Fest is in 2 weeks.

Wolowski: Mentioned and encouraged members to go to the City's Facebook page and "like" and "share" the city's face book page.

## **ATTENDANCE - NEXT CC MEETING**

Krebs is scheduled to attend the City Council meeting on September 9, 2015.

*Motion* by Krebs to adjourn. Second by Watson. Motion carried.  
Meeting adjourned at 8:20 p.m.

Respectfully Submitted:

Lorie Lemieux, Recording Secretary