

City of Columbus
Regular Planning Commission Meeting
October 17, 2018

The October 17, 2018 regular meeting of the Planning Commission for the City of Columbus was called to order at 7:00 p.m. by Mayor Dave Povolny at the City Hall. City Council Members: Denny Peterson, Mark Daly, Jeff Duraine and Bill Krebs. Present were Commission members: Chair Garth Sternberg, James Watson, Pam Wolowski, Jesse Preiner and Jody Krebs; City Administrator Elizabeth Mursko; and Recording Secretary Rochelle Busch.

Also, in attendance were Marc Paul, Jason Garr, John Hraba, Joe Pribyl, Mike and Deb Jordan, Dan Mike, Shelly and Arlen Logren, Tammy Omdal and John Gross.

AGENDA APPROVAL – PLANNING COMMISSION

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

PUBLIC HEARING MINUTES – JP ECOMMERCE PRELIMINARY AND FINAL PLAT (PC18-122) ON 10.03.18

Motion by Watson to approve the minutes from the preliminary & final plat “JP Ecommerce” creating one (1) new lots in the C/S Commercial Showroom zoning district request on October 3rd, 2018 as written. Second by Krebs. Motion carried unanimously.

PUBLIC HEARING MINUTES – VACANT LOT HORNSBY ST DISTRIBUTION/ WAREHOUSE CUP (PC18-123) ON 10.03.18

Motion by Krebs to approve the minutes from the conditional use permit request to allow a production, assembly, warehousing, distribution service facility (Bare Home) on October 3rd, 2018 as written. Second by Wolowski. Motion carried unanimously.

PLANNING COMMISSION MEETING MINUTES OF 10.03.18

Motion by Wolowski to approve the minutes of the October 3rd, 2018 regular Planning Commission meeting as written. Second by Watson. Motion carried unanimously.

PUBLIC HEARING – 14640 W. FREEWAY DR NE CUP (PC 18-121) REQUEST

At this time a public hearing was held to consider a request for a conditional use permit to allow exterior storage as an accessory use (to display sales inventory of RV’s in the parking lot) to the permitted retail use (Gander Outdoors). Separate minutes for the public hearing are prepared

14640 W. FREEWAY DR NE CUP (PC 18-121)

A question around the service vehicles and where they were to be kept while awaiting service sparked conversation amongst the Planning Commission. Gara had confirmed that the service recreational vehicles will be kept on site in a designated area and will not be a nuisance to on

looking residents and passerby's. The members requested an updated site plan with the updated road names and reference to business names, as well as dates and where the overhead service doors will be located.

Motion by Krebs to recommend to the City Council the Gander Outdoor Recreation Vehicle (RV) outdoor storage CUP, 14640 West Freeway Drive NE, with the findings of facts, with the amendment to number 5 of “**approximately**” and the recommendations with the amendment of number 1 verbiage change of “**approximately , with the units not to exceed the designated area**”, and addition of number 11, “**Repair vehicles will be stored within the designated parking areas**”, and number 12 “**Have applicant submit an updated site plan**”, by the Planning Commission for approval. Seconded by Watson. Motion carried unanimously.

Findings of Fact

1. The City received a CUP application from Gander Outdoors (“Gander”) on August 28, 2018 and supplemented on September 12, 2018. The application was found complete.
2. The 60-day review deadline is November 11, 2018. The 120-day review deadline, if necessary, is January 10, 2019.
3. The proposed CUP is for outside storage of recreational vehicles for sale on property located at 14640 West Freeway Drive, legally described as part of the Southeast Quarter of the Northwest Quarter of Section 25, Township 32, Range 22, containing approximately 13.93 acres (“Property”).
4. The original Gander Mountain retail store was approved in 2003 with an approximate 96,000 square feet retail building and 408 parking spaces (394 parking stalls constructed and 14 “proof of parking” stalls).
5. Gander proposes to store, display and sell up to **approximately** 90 motorhome, travel trailer, and fifth wheel RVs in the southerly portion of the existing parking lot. Some RVs may also be displayed in the retail building.
6. The primary outside display area will be fenced. No additional site or display area lighting is proposed.
7. Approximately 252 parking stalls, including 8 handicapped accessible parking stalls, will remain in use on the Property.
8. Gander proposes to maintain RV parts and accessories and will perform minor RV servicing in the retail store. Used RV sales are also anticipated.
9. RV sales signage was applied for under a separate permit application.
10. The Planning Commission held a public hearing on October 17, 2018 to consider the Gander RV Outside Storage CUP application.

Recommendations

Based upon the above Findings of Fact, the Planning Commission should recommend approval of the Gander RV Outside Storage CUP application, subject to the following:

1. The CUP authorizes the outside storage of **approximately** 90 recreational vehicles, **not to exceed the designated area**, within the existing parking lot on the Property, RV parts and accessories sales, and minor RV repairs within the retail building.
2. Gander shall maintain a minimum of 252 parking stalls on the Property for employees and customers.
3. The RV outside storage area contains the “proof of parking” for the remaining number of parking stalls required for use of the Property, according to the Columbus City Code. Upon a finding by the City Council that additional parking is required on the Property, and upon reasonable notice, Gander shall restore all or a portion of the required parking stalls.
4. The Conditional Use Permit, once issued, may be revoked upon a finding by the City Council that the Property and/or use is not in compliance with the conditions for approval for such use, following notice and a public hearing.
5. Upon abandonment or revocation of the CUP, Gander shall restore the number of parking spaces on the Property, consistent with the Columbus City Code.
6. All uses allowed in the CUP shall be constructed and maintained consistent with all Federal, State and local laws and regulations.
7. There shall be no junked or abandoned vehicles allowed on the Property.
8. There shall be no chemicals, odors, gasses, hazardous wastes or fumes on the Property as a result of the CUP, excepting normal emissions and discharges associated with the operation of motor vehicles.
9. No other uses or intensifications are allowed on the Property without an amendment to the CUP or compliance with the Columbus City Code.
10. Gander shall reimburse the City for all out of pocket expenses incurred in the review and issuance of the CUP and for all ongoing inspections and enforcement actions required for the CUP.
11. **All service recreational vehicles shall be kept in designated area.**
12. **Gander is required to submit an updated site plan.**

PUBLIC HEARING – JOHN HRABA IUP (RESIDENTIAL ZONED BUSINESS) 18145 LOYOLA ST. NE. (PC 18-124) REQUEST

At this time a public hearing was held to consider a request by the applicant, John Hraba, for a Residential Zone Business Interim Use Permit (IUP), located at 18145 Loyola ST. NE., to allow the operation of an appraisal business. Separate minutes for the public hearing are prepared

JOHN HRABA IUP (RESIDENTIAL ZONED BUSINESS) 18145 LOYOLA ST. NE. (PC 18-124)

Currently the office is based in Forest Lake, however Hraba is currently building a home in Columbus with the intent of having the home-based office as a central office for the appraisers he employs. Krebs questioned whether there would be any signage being placed, in which Hraba stated there is no need as they wouldn't have customers directed to the home base office. The

traffic that will be coming to 18145 Loyola St. NE. would be mostly appraisers coming to pick up and drop off work packets. Commission members agreed that this shouldn't place a negative effect on traffic in the area. They have requested to add a recommendation on Interim Use Permits going forward that they stay within compliance. If the business is not within compliance of the code, they will have 12 months to come to compliance or have possible termination of the IUP.

Motion by Krebs to recommend to the City Council the John Hraba Residential Zoned Business IUP, 18145 Loyola St. NE, with the findings of facts and the recommendations with the addition of number 11, **"If business goes out of compliance, 12 months to reach compliance or face possible termination of IUP"**, recommended by the Planning Commission for approval. Seconded by Wolowski. Motion carried unanimously.

Findings of Fact

1. The City received an IUP application from John Hraba ("Hraba"), on September 19, 2018. The application was found complete.
2. The 60-day review deadline is November 18, 2018. The 120-day review, if necessary, is January 17, 2019.
3. Hraba is currently building a residence at 18145 Loyola Street on 5.13 acres of property, legally described as the Lot 6, Block 2, Deer Trail Acres ("Property").
4. The Property is zoned RR Rural Residential.
5. Hraba proposes to operate an appraisal business on the Property.
6. There will be no customers or clientele accessing the Property for routine business operations.
7. Outside employees associated with the Residential Zone Business ("RZB") will access the Property on a non-regular basis to deliver and retrieve files and perform occasional bookkeeping and accounting functions.
8. Outside employees will only access the Property on weekdays between the hours of 8:00 am and 5:00 pm.
9. There is no outside storage associated with the RZB and deliveries are limited to customary surface mail and residential delivery services.
10. The RZB be conducted only in the residence and accessory building.
11. Vehicles associated with the RZB are limited to personal passenger vehicles.
12. There is no proposed signage for the RZB on the Property.
13. The IUP public hearing was held by the Planning Commission on October 17, 2018.

Recommendations

Based upon the above Findings of Fact, the Planning Commission should recommend approval of the Hraba Residential Zone Business Interim Use Permit (IUP), subject to the following:

1. The IUP is contingent upon issuance of a Certificate of Occupancy by the Building Official for the residence and accessory building and occupancy of the Property by Hraba.
2. If occupancy of the accessory building is not approved for office use, the Residential Zone Business shall be limited to the principal residential structure.
3. The term of the IUP shall be five years from the date of occupancy on the Property. Hraba may reapply for an IUP upon expiration of the term, according to procedures in the Columbus City Code.
4. There are no vested rights in the issuance of the IUP and the IUP is not transferrable.
5. Conduct of the Residential Zone Business shall be consistent with the application materials received by the City on September 19, 2018, which are attached to the IUP by reference.
6. Outside employees shall access the Property only on an occasional or non-regular basis.
7. There shall be no outside storage or signage associated with the Residential Zone Business.
8. Conduct of the Residential Zone Business shall be consistent with all applicable federal, state and local laws, rules, licenses and ordinances.
9. 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 IUP may be revoked by the City upon proper notice and a public hearing.
10. The IUP is contingent upon reimbursement of all City expenses associated with IUP issuance, inspections and enforcement.
11. **If business goes out of compliance, 12 months to reach compliance or face possible termination of IUP.**

LINO LAKES COMP PLAN REVIEW

Planning commission members reviewed the 2040 Lino Lakes Comp Plan. City Planner Johnson, reviewed the Lino Lakes Comp Plan and noted the land use changes located along I35E to include 279 acres of Business Campus, 68 acres Commercial, and 212 acres of Industrial all around the corridor of I35E and 80th Street. Sewer service remains post 2030. Planner Johnson recommended a “No-Comment” response to the Comp Plan. Commission members agreed there was nothing in the plan that affects Columbus.

Motion by Sternberg to recommend to the City Council by the Planning Commission, as recommended by the City Planner on the Lino Lakes Comp Plan and send a “No-comment” response. Seconded by Watson. Motion carried unanimously.”

PUBLIC OPEN FORUM

No topic was raised at Public Open Forum.

CITY ADMINISTRATOR'S REPORT

Nothing to report.

PLANNING COMMISSION MEMBERS' REPORT

Commissioner Krebs attended the City Council meeting on September 26th. At that time, she verified with the City Attorney that the text amendments being completed at the Planning Commission level followed suit with how they should be legally done.

Krebs also took a moment to commend Preiner on his 11-year span on the Planning Commission.

ATTENDANCE - NEXT CC MEETING

Wolowski is scheduled to attend the City Council meeting on October 24, 2018.

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

Meeting adjourned at 7:45 p.m.

Respectfully Submitted:

Rochelle Busch, Recording Secretary