

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

The December 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 Emmy Robinson and Rick Robinson.

AGENDA APPROVAL

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

APPROVAL – REGULAR PC MEETING MINUTES ON NOVEMBER 2, 2016

Motion by Wolowski to approve the minutes of the November 2, 2016 regular Planning Commission meeting as written. Second by Watson. Motion carried.

PUBLIC HEARING – EXCAVATION ORDINANCE – CHAPTER 7A & CHAPTER 9 (PC-127)

At this time a public hearing was held to consider amendments to the City Code pertaining to clarifications for mining permits and grading permits, including amendments to Chapter 7A to define mineral extraction, allow for mineral extraction as an interim use in various zoning districts, and establish performance standards for mineral extractions; and amendments to Chapter 9 to eliminate mineral extraction provisions, and clarify permit requirements and performance standards for excavation, grading and filling. Separate minutes are prepared.

EXCAVATION ORDINANCE DISCUSSION

Sternberg asked if the language in 7A-822, F., 12 protects property owners adjacent to mining. If it is too near a number of residences, couldn't the City deny a permit based on the amount of impact? Dean said that in order to deny a permit based on potential impact, per #12, the City would need scientific evidence of the detrimental impact. Courts have upheld that denial based solely on complaints by neighbors—even large numbers of neighbors—is not enough.

The “no net loss of upland” is restrictive, without eliminating the option completely. If somebody meets the performance standards prescribed in this ordinance: they have access to a county road; they can show no net loss of uplands; they are going to meet air and water quality and noise standards—established by the State; and if they're content to operate one year, or—in all likelihood--eight months; and they have a satisfactory restoration plan, then the City would be hard-pressed to deny a permit.

Preiner pointed out it would be unlikely that it would pay for someone to do that. Sternberg agreed. The costs would be prohibitive.

Motion by Preiner to forward to the City Council, with a recommendation for approval, Ordinance No. 16-XX, amending Chapters 7A and 9. Second by Watson. Votes as follows: Krebs-aye; Preiner-aye; Wolowski-aye; Watson-aye; Sternberg-abstain. Motion carried.

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

PUBLIC OPEN FORUM

There was no topic raised for discussion for Open Forum.

CITY ADMINISTRATOR'S REPORT

Mursko said 27 applications were processed in 2016: Two IUPs, four plats, six ordinances, seven variances, seven CUPs, one rezoning, and one liquor permit. The last one is the only one of the 27 permits which the PC did not process.

This will be the last PC meeting of 2016.

There may be a hearing for Woodland Homes at the next meeting: 1/4/17. An application has been submitted, but it is incomplete. It must be completed by this Friday for it to meet the publication deadline for inclusion at the 1/4 meeting.

Mursko commented on the wet season we have in Columbus. There has been water pouring over some gravel roads. Next year's gravel budget will go quickly.

PLANNING COMMISSION MEMBERS' REPORT

PREINER COMMENT:

Preiner asked if a rough estimate of the cost of amending this latest ordinance (excavation) could be calculated and shared with the PC at a future meeting, just to get a feel for the cost of ordinance changes. Mursko said that can be done.

Preiner said he saw a sold sign on a property near the stoplights by Running Aces. He asked if Mursko has seen the plans. She has not.

He asked why Blake Well Drilling stopped construction on their building. Mursko said the steel company they are working with would not issue the steel until the building permit was obtained. After that was completed, the company is now having trouble getting the needed steel.

Preiner commented that the new EJM Building, the log cabin, is nicely decorated for Christmas.

STERNBERG COMMENT:

Sternberg wished everyone a Merry Christmas.

ATTENDANCE - NEXT CC MEETING

Sternberg is scheduled to attend the City Council meeting on December 14, 2016.

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

Meeting adjourned at 7:46 p.m.

Respectfully Submitted:

Karen Boland, Recording Secretary