

**City of Columbus
Regular Planning Commission Meeting
November 19, 2018**

The November 19, 2018 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: Pam Wolowski, Jesse Preiner, and Jody Krebs; City Administrator Elizabeth Mursko; and Public Communications Coordinator Jessica Hughes.

Also, in attendance were

AGENDA APPROVAL – PLANNING COMMISSION

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

PUBLIC HEARING MINUTES – 14640 W. FREEWAY DR NE CUP (PC 18-121) ON 10.17.18

Motion by Wolowski to approve the minutes from the 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) request on October 17th, 2018 as written. Second by Krebs. Motion carried unanimously.

PUBLIC HEARING MINUTES – JOHN HRABA IUP (RESIDENTIAL ZONED BUSINESS) 18145 LOYOLA ST. NE. (PC 18-124) ON 10.17.18

Motion by Wolowski to approve the minutes from Residential Zone Business Interim Use Permit (IUP) request, located at 18145 Loyola ST. NE., to allow the operation of an appraisal business on October 3rd, 2018 as written. Second by Krebs. Motion carried unanimously.

PLANNING COMMISSION MEETING MINUTES OF 10.17.18

Motion by Krebs to approve the minutes of the October 17th, 2018 regular Planning Commission meeting as written. Second by Wolowski. Motion carried unanimously.

PUBLIC HEARING – Sanctuary at Howard Lake Preliminary Plat and CUP for PUD

Gustafson said that some of the recommendations from the City Engineer go against what the Rice Creek Watershed District is requiring for the project, so a more in-depth conversation will need to be had about this topic.

Separate minutes for the public hearing are prepared.

Closed the hearing.

Mursko noted that the preliminary plat and Conditional Use Permit and Planned Unit Development should be considered together. Mursko said that City staff and the DNR took a look at the plan and they do not have any concerns. Wolowski asked if RCWD has any concerns? Mursko said that Gustafson had to answer some concerns from RCWD regarding ponding, but that has been taken care of.

Munson said I was under the impression that the land was too low to build on? Mursko asked if he is talking about wetlands? Munson said that he was told that his elevations were too low to build an accessory building, how is it possible that the development can go forward? Mursko said that Gustafson will likely be bringing in fill for the development, and Munson can do that as well to bring in an accessory building. Gustafson said that there are no impacts to wetlands. Munson said that there must be wetlands on his property too then. Mursko replied that a wetland delineation would have to be done to determine the exact location of wetlands. And RCWD is the governing body that would make the final determination of the wetland location.

PUBLIC HEARING – Variance (Shoreland OHWL Setback)

Separate minutes for the public hearing are prepared.

Closed the hearing.

Krebs would like to discuss, on page 21, recommendation 28 says there are no street lights proposed. Number 8 in the recommendations suggest a street light and stop light installed. Contradictory. In the Engineer's report (page 28, number 12) it says they should be installing street lights. Should we remove number 28 in the findings of facts? Should number 8 be limited to one street light? Sternberg clarified that the stop sign being referred to in number 8 is with Lake Drive.

Gustafson came forward. He said I don't recall reading anything about a stop sign, although that's not an issue. He added that the first time through the process the engineer required a stop light, at a minimum at the entrance at Lake Drive. He is also agreeable to adding more to the interior intersections. Mursko said that Gustafson is not proposing any decorative street light, but is proposing adding traffic street lights within the development itself. Krebs said that she was trying to clarify that they are expecting some street lights to be added to the interior of the development.

Motion by Wolowski to approve the Sanctuary at Howard Lake Variance Request with findings of fact 1-8 and recommendation of the City Planner for approval. Seconded by Sternberg. Motion carried unanimously.

Motion by Krebs to recommend the Sanctuary at Howard Lake CUP PUD Request and Preliminary Plat Request with findings of fact 1-29 and recommendations 1-15, including pages 1-8 and page 27-32 for approval. Seconded by Sternberg. Motion carried unanimously.

PUBLIC HEARING –

This is a city-initiated text amendment, part of the settlement with the DNR, that we will put them on notice of any applications that affect the shoreland in the City. It just restates State Statute in the City ordinances.

Opened the Public Hearing.

Separate minutes for the public hearing are prepared.

Closed the hearing.

Motion by Krebs to recommend the Chapter 7E Zoning Code Text Amendment for approval. Seconded by Wolowski. 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

Nothing to report.

ATTENDANCE - NEXT CC MEETING

Preiner is scheduled to attend the City Council meeting on November 28, 2018.

Motion by Krebs to adjourn. Second by Wolowski. Motion carried.
Meeting adjourned at 7:48 p.m.

Respectfully Submitted:

Rochelle Busch, Recording Secretary