

City of Columbus
Regular Planning Commission Meeting
March 6th, 2019

The March 6th, 2019 regular meeting of the Planning Commission for the City of Columbus was called to order at 7:01 p.m. by Chair Ron Hanegraaf at the City Hall. Present were Commission members Pam Wolowski and Jody Krebs; City Administrator Elizabeth Mursko; and Public Communications Coordinator Jessica Hughes.

Also, in attendance were Kris King, Barb Bobick, Joe Bazey, Shawn Kupcho, Lloyd Rehbein, and Ryan Wolowski.

AGENDA APPROVAL – PLANNING COMMISSION

Point of order – Commission Members would like to add public open forum to the agenda. It was an oversight. Would add between 7 and 8 – 7A public open forum.

Motion by Krebs to amend the agenda. Seconded by Wolowski. Motion carried.

Motion by Krebs to approve the Agenda. Second by Wolowski. Motion carried.

DISCUSSION – LLOYD REHBEIN CONCEPT SUBDIVISION PLAN

Lloyd Rehbein addressed the Planning Commission about a potential subdivision of his property. At the current time the lot size is 15.22 acres, including a right of way off Kettle River Blvd. In the addressed concept, the plat would dedicate 60 feet of right of way, the actual lot size would be 14.64 acres after the dedication. The subdivision would create 3 lots. Rehbein would keep his 7.45-acre lot. The remaining lots would be approximately 3.5 and 3.7 acres. They understand that they must apply to Anoka County to get driveway access and must complete a wetland delineation, as well as, get areas tested for septic systems. Rehbein would want to apply for CUP for RR district PUD.

The potential northern lot would have 203 feet of road frontage and southern lot would have 216.5 feet. When they apply they will say they can't meet the road frontage requirements. The front lots are also short the required 220 feet. This requires a CUP for a PUD. He has over 15 acres, which would mean without a PUD, he could have no more than three lots. The PUD allows you to vary certain standards.

When asked about the wetlands shown on the property, Rehbein said that there hasn't ever been a flooding problem. The water drains out to Howard Lake. The final plat will dictate where the wetland signs go. The applicant can design their own signs.

Hanegraaf asked if Rehbein would be able to just create two lots? It is possible but Rehbein wants to maintain the back half. Without building a new road, there won't be enough road

frontage. That's why they are doing the PUD application. Rehbein will no need a variance for road frontage as the PUD would allow them to vary certain requirements. It would allow Rehbein the variation all three lots in road frontage and the acreage density transfer on the 15.22 acres.

Regarding the driveway placement, there currently is an approach into one of the eastern properties. Shawn Kupcho said they may potentially install two separate driveways with a common access point and a shared culvert. The county prefers one access point. Rehbein would prefer two separate driveways if possible.

Mursko stated the county is going to look for a right of way dedication and Rehbein has already taken that into consideration. One of the things a developer brought to City Councils attention previously, was that if you had 40 acres you couldn't do 8 lots because of right of way. So, the code was changed to count the right of way in overall acreage.

PUBLIC OPEN FORUM

Nothing to report.

CITY ADMINISTRATOR'S REPORT

League of Minnesota Cities' came out with a new Planning and Zoning 101 Memo. The memo contains helpful information for decision making. They give you the statutes for reference, therefore you can note where the information was taken from.

Mursko also noted she spoke with Haila Maze regarding the 2040 Comp Plan Incomplete Letter from Met Council. Maze will address the letter at the next council workshop, on April 3rd. The Friday before, Maze will have a full copy of the comp plan with all the changes. After the workshop she will present the Comp Plan to the Planning Commission.

At the next Planning Commission Meeting, there will be a public hearing for a CUP on Lake Drive. The applicant runs an internet business. The business will be running out of an existing building. He will get cars from California and refurbish them. The applicant will sell the vehicles by appointment only.

PLANNING COMMISSIONER'S REPORT

Krebs requested from Hanegraaf information on the IUP that was discussed at the previous Council Meeting. Hanegraaf stated they discussed the IUP requirements. Wolowski, whom also attended the meeting, specified they decided to make it policy that the first IUP would only be good for up to a maximum 2 years.

Krebs had asked if they addressed what was going to be done about people already operating a business out of their homes but have not applied for an IUP. Mursko stated that they haven't

talked about that. The Council is working with the City on defining the new check list to help guide applicants. Council has not discussed amending the ordinance.

ATTENDANCE - NEXT CC MEETING

Krebs is scheduled to attend the City Council meeting on March 13th, 2019.

Motion by Krebs to adjourn. Second by Wolowski. Motion carried.
Meeting adjourned at 8:06 p.m.

Respectfully Submitted:

Rochelle Busch
Planning Commission Secretary