

City of Columbus
Regular Planning Commission Meeting
March 7, 2018

The March 7, 2018 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: James Watson, and Jesse Preiner; City Administrator Elizabeth Mursko; Planner Dean Johnson; and Public Communication Coordinator Jessica Hughes and Recording Secretary Rochelle Busch.

Also in attendance were City Councilmembers Denny Peterson; Barb Bobick, Jeff and Deb Langren, and Bob Hendricks.

AGENDA APPROVAL

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

APPROVAL – BITUMINOUS ROADWAYS COLUMBUS PRELIMINARY PLAT, SITE PLAN REVIEW AND CUP REQUEST PUBLIC HEARING MINUTES OF JANUARY 17, 2018

Motion by Watson to approve the minutes from the Bituminous Roadways Columbus Preliminary Plat, Site Plan Review and CUP request Public Hearing held on January 17, 2018 as written. Second by Sternberg. Motion carried.

APPROVAL – SANCTUARY AT HOWARD LAKE PRELIMINARY PLAT VARIANCE REQUEST PUBLIC HEARING MINUTES OF JANUARY 17, 2018

Motion by Watson to approve the minutes from the Sanctuary at Howard Lake Preliminary Plat Variance Request Public Hearing held on January 17, 2018 as written. Second by Preiner. Motion carried.

APPROVAL – REGULAR PC MEETING MINUTES OF FEBRUARY 21, 2018

Motion by Watson to approve the minutes of the February 21, 2018 regular Planning Commission meeting as written. Second by Sternberg. Motion carried.

PUBLIC HEARING – LAKNERS WOODLAND PONDS PRELIMINARY PLAT REQUEST (PC-18-105)

At this time a public hearing was held to consider a request for a preliminary plat “Lakners Woodland Ponds” creating one new lot in the (RR) Rural Residential zoning district. Separate minutes are prepared.

LAKNERS WOODLAND PONDS PRELIMINARY PLAT REQUEST DISCUSSION

Motion by Preiner to forward to the City Council the request for a preliminary plat “Lakners Woodland Ponds” creating one new lot in the (RR) Rural Residential zoning district, with a

recommendation for approval, based on the findings of fact and recommendations for approval from the Planner's memo dated March 2, 2018. Second by Sternberg. Motion carried unanimously

Findings of Fact

1. The preliminary plat application was found complete for review on January 23, 2018.
2. The 120-day preliminary plat review deadline is May 23, 2018.
3. There are a total of 19.92 acres in the proposed plat, located at 15554 Zodiac Street NE, on property legally described as the South Half of the Northeast Quarter of the Northeast Quarter of Section 20, Township 32, Range 22.
4. The property is zoned RR Rural Residential.
5. Two residential lots are proposed. There is one existing dwelling on the proposed northerly 12.96-acre lot (Lot 1, Block 1).
6. The proposed southerly lot (Lot 2, Block 1) is 6.46 acres in size and includes adequate areas for a future home, accessory building and SSTS area.
7. The density of the proposed development is one home per 9.96 acres, which is consistent with the Comprehensive Plan and Zoning Ordinance.
8. Both proposed lots exceed the minimum lot area of 5.0 acres and exceed the minimum street frontage of 220 feet. All other dimensional standards and setback requirements are met.
9. Wetland delineations have been accepted by Rice Creek Watershed District and are noted on the preliminary plat.
10. The proposed plat is not affected by the shoreland overlay district.
11. There are no floodplain elevations noted on the plat.
12. The wetland areas are protected with drainage and utility easements at least one rod beyond the delineated wetland boundaries. Drainage and utility easements are also located adjacent to all property lines.
13. A wetland buffer vegetation management plan may be required by Rice Creek Watershed District (25' minimum and 50' average wetland buffers).
14. Driveway access permits are subject to City approval. This segment of Zodiac Street NE is unimproved.
15. Subsequent NPDES II permits will be required for any individual site grading that exceeds one acre.
16. The Planning Commission held a public hearing on the Lakners Woodland Ponds Preliminary Plat on March 7, 2018.

Recommendations

Based upon the above Findings of Fact, the Lakners Woodland Ponds Preliminary Plat should be approved subject to the following:

1. Recommendations of the City Engineer.
2. Title review and recommendations of the City Attorney.
3. A gravel road improvement escrow payment or development contract.
4. Addition of floodplain elevations on the plat.
5. Recommendations of the Anoka County Survey Department.
6. Recommendations of the Rice Creek Watershed District.
7. Permanent wetland buffer plaques at intervals determined by the City.
8. Cash in lieu of park land dedication requirements.
9. Subsequent NPDES II permit(s) for any individual site grading that exceeds one acre.

This matter will go before the City Council at its March 14th meeting.

DISCUSSION – CITY COUNCIL COMPREHENSIVE PLAN DIRECTION

At this time, City Planner Dean Johnson reported on direction that he received from the City Council Members on the 2018 Comprehensive Plan Update.

Johnson had attended public meetings for the Comprehensive Plan on February 8 and February 15, 2018. During those meetings a survey was conducted to see if the public had interest in the 2.5 acre density versus the 5 acre. He also had a similar informal discussion with the City Council. Johnson was seeking an informal insight from the City Council on if this was a change they would like to entertain in the Comprehensive Plan. It has been presumed that neither the vast majority of the public nor the City Council had considered this a change they are willing to make. Some council members had stated that residents have expressed they are not in favor of anything less than a 5 acre minimum lot size.

Johnson does not think the change in designation is a smart area of focus, as it appears City Council will not be likely to make the approval.

At this point there is no overwhelming direction to change or not change the density. The Planning Commission needs to take a position on a few things in preparation for the public hearing.

Currently there is a pretty good draft of the Comprehensive Plan. Regarding to the freeway district little to no changes in zoning need to be made. However, these changes do not need to be part of the Comprehensive Plan, as small changes can be made after the plan is approved. If the Met Council states it is acceptable to leave the overlay in the South East quadrant, it will be left unchanged. That portion of the Comprehensive Plan will stay exactly the same from the last plan, it will still include the Light Industrial description as well as the commercial zoning. The plan will highlight that near the interchange we will add high density entertainment, retail and office oriented businesses. Away from the intersection, we will introduce a new service-commercial opportunity district.

In the North West quadrant, residents would still prefer to see residential and commercial in the area. Johnson's opinion on that area is potential higher density, however keep it strictly residential west of Zurich Street. There is opportunity for debate in the zoning ordinances about the exact density. Currently the description is 5 acre but may allow other options with lot averaging through the PUD. The plan will not say, however, that the City is trying to increase the density, and that it will not be expanding commercial nor industrial on Broadway Avenue or Lake Drive.

The vast changes will be in how the city describes residential area within the freeway corridor. Potential overlay on areas where commercial can also support housing. Any further changes would happen in the zoning ordinances, with the potential for having different standards for different types of housing.

In terms of retail, Johnson would promote the idea of having housing above retail. The basis on the 2015 McCombs Group recommendation is that we should shrink retail by 2/3. Johnson recommended a mixed use with retail on the first floor with housing above. There may be consideration for side by side housing and retail in other districts.

Johnson surveyed the Planning Commission on whether they would like to hold another open house to present the plan informally, and complete a public hearing after a months' time. Or the second option is to bypass holding another city wide open house and proceed straight to a public hearing.

The Planning Commission must have a final plan accepted by the City Council, and submitted the public and necessary entities for a 6 month review. The plan must be submitted for review by May. Sternberg stated that not many changes will take place so it shouldn't take a lot of time. In which Johnson replied to expedite the process the planning commission should proceed straight to the public hearing. Which in summary means, the Planning Commission would be prepared to consider the final draft of the plan at the April 4th, 2018 Planning Commission Meeting and complete the public hearing the first week in May.

PUBLIC OPEN FORUM

No topic was raised at Public Open Forum

CITY ADMINISTRATOR'S REPORT

Mursko introduced Rochelle Busch as the new Planning Commission secretary. She also had commented on many residents commenting to her about the old phone lines in the area. She had stated that when we have too much rain, or water the lines get separated and the phone service becomes intermittent. Administrator Mursko has made phone calls in the past and the service company has tried to fix it. Mursko recognizes this as a problem throughout the community.

PLANNING COMMISSION MEMBERS' REPORT

PRIENER COMMENT:

Preiner asked Mursko to further explain the plan on extending city sewer and water services to the Bituminous Roadways Facility that was brought up during the City Council meeting February 28, 2018.

Mursko stated that currently sewer and water stops north of Interstate-35W. The Developer's agreement approved for Bituminous Roadways includes plans for a sewer and water extension. Bituminous Roadways granted an easement to run the connection east to west, across the property to service other areas. The water extension is included to provide utility connection for the southern-most portion of the freeway district. City Engineer, Dennis Postler, has stated connections could be completed in 2018, as to not affect Bituminous Roadways facility build, planned for 2019.

Preiner questioned whether the water would be stubbed for the Taylors property. Mursko responded that the plan has been to have accessible connection for water.

Preiner raised the question on what fees have been assessed out and who was paying for the connections? Mursko stated that Bituminous Roadways has already been assessed, and is currently paying the fees for the trunk. When laterals are built, Bituminous Roadways will bear the entire cost. The project total is projected to be \$800,000, the city bonds it for a period between 10 to 15 years, and then it assessed to the property.

Preiner asked if Green Value Nursery has access to future city utilities, and how it will work in conjunction with Lino Lakes? The property in Columbus is currently vacant and is a separate lot of record. The current plan is to stub to Green Value and it is up to them when they will connect. Preiner stated Green Value will most likely not connect until he sells the property, in which Mursko replied that he may not.

In regard to Bituminous Roadways, Preiner questioned whether these charges will affect the anticipated Host Fee? Mursko replied that she is unclear of how that will be affected, if at all, being they have not finalized the host fee document.

Watson and Sternberg have no additional comments.

ATTENDANCE - NEXT CC MEETING

Watson is scheduled to attend the City Council meeting on March 14, 2018.

Motion by Preiner to adjourn. Second by Watson. Motion carried.
Meeting adjourned at p.m.

Respectfully Submitted:

Rochelle Busch, Recording Secretary