

City of Columbus
Regular Planning Commission Meeting
April 3, 2019

The April 3rd, 2019 regular meeting of the Planning Commission for the City of Columbus was called to order at 7:00 p.m. by Chair Ron Hanegraaf at the City Hall. Present were Commission members Pam Wolowski, Jody Krebs, Barb Bobick and Pam Wolowski; City Administrator Elizabeth Mursko; Interim City Planner Haila Maze; and Public Communications Coordinator Jessica Hughes.

AGENDA APPROVAL – PLANNING COMMISSION

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

DISCUSSION – COLUMBUS 2040 COMPREHENSIVE PLAN

City Interim Planner Haila Maze gave a PowerPoint presentation on the City's current Comprehensive Plan and the review that was completed by the Metropolitan Council. For reference, a copy of the PowerPoint presentation has been attached in its entirety to the end of these minutes.

The PowerPoint presentation had four questions for the Planning Commission to review:

1. Are the boundaries of the land uses in the right locations?
2. Are the housing densities appropriate?
3. What should be the mix of uses for each district:
 - a. Residential Overlays
 - b. Commercial
 - c. Industrial
4. Any changes to the proposed staging plan?

City Administrator Elizabeth Mursko reported that the City Council had a workshop to discuss changes to the Comprehensive Plan. She summarized by saying they did not suggest any significant alterations to the plan but discussed adjustments would eliminate the Suburban Residential Overlay and move toward a Mixed Use concept instead. She said that the Planning Commission should make their recommendation based on information provided by Maze.

To begin discussion on the question about housing densities Krebs asked if properties that are designated as Mixed Use could be further defined with regulations on density? Maze replied that they can. She added that such specific regulations are typically defined in the zoning code and not the Comprehensive Plan, but the Comprehensive Plan does require a general range of densities for areas designated as Mixed Use.

Mursko continued to say that without adding a Mixed Use designation to the Garage Condominiums property in the Commercial Industrial district off Lake Drive, they will be unable to construct the proposed housing portion of the condominiums. Wolowski said that she thought holding a neighborhood meeting to consider what residents off Humber Street might prefer would be a good idea. Mursko agreed and said that it is possible to designate all properties in that neighborhood as Mixed Use, which would give those homeowners the option to run a

residential zone business from their property or to sell as single-family residences. The Planning Commission agreed that their recommendation would include changing the designation of properties off Humber Street to Mixed Use with a low density (1 – 8 units per acre) as well as holding a neighborhood meeting with all affected property owners.

Hanegraaf began discussion by saying that adding Mixed Use in the NW quad would be a good transition from the less dense 5-acre minimums to the denser Freeway Corridor area. The remaining Commissioners agreed and said their recommendation should be that the NW quad's suburban overlay is removed and replaced with a Mixed Use designation extending from the area surrounding the corner of Lake Drive and Zurich Street south along the east side of Zurich Street to the properties just across from the new Preiner's Preserve development. The Planning Commission agreed that all parcels with the Mixed Use designation in this area should be a medium density of 16-20 units per acre.

The density discussion continued with agreement that the NE quad should be designated as a high-density area at 20-30 units per acre.

The Planning Commission also agreed that their recommendation would include removal of the suburban residential overlay in the southeast corner of the Freeway Corridor.

Hanegraaf asked if the timeframe for approving the Comprehensive Plan will allow for Hyvee to begin construction when desired? Maze said she will be asking the Metropolitan Council for a rough turnaround time for the Plan and Mursko said she will be asking the City Attorney if the Hyvee application could be processed while the Comprehensive Plan is also being reviewed.

Maze said an additional consideration that the Planning Commission should make for their recommendation is whether the Comprehensive Plan should create further subsets of the Commercial and/or Industrial land use designations. The Planning Commission agreed there was no desire at this time to add further subsets of those designations to the Comprehensive Plan.

Maze finished by asking the Planning Commission the fourth question from the PowerPoint: If they found the staging plans for the extension of public utilities acceptable? Mursko said that at this time there are no plans to extend utilities to the last quadrant in the Freeway Corridor (the southeast corner). The Planning Commission decided that their recommendation would not include any changes to the public utilities staging plans.

With the conclusion of that discussion Mursko said that the City Council will be holding a special meeting at 6:00 pm on 04.24.19 to discuss the Comprehensive Plan again.

PUBLIC OPEN FORUM

Pat Preiner – 9117 149th Court NE

Preiner asked if the Planning Commission would consider altering their recommendation by changing the density for parcels located directly across the street from Preiner's Preserve to high density because there are tentative plans to construct senior apartments with such a density on that site. The Planning Commission agreed to change their recommendation to high density (20-

30 units per acre) for the parcels directly across 147th Avenue NE from the Preiner's Preserve development.

CITY ADMINISTRATOR'S REPORT

Mursko reported that the next Planning Commission meeting will have three applications; a subdivision on Lake Drive, a Site Plan review for the proposed Hyvee property, and a CUP for PUD application for the NE quadrant.

PLANNING COMMISSIONER'S REPORT

WOLOWSKI COMMENT:

At the last City Council meeting they approved the California Cars Connection Interim Use Permit and did not provide any additional directives for the Planning Commission.

ATTENDANCE - NEXT CC MEETING

Bobick is scheduled to attend the City Council meeting on 04.10.19.

Motion by Krebs to adjourn. Second by Bobick. Motion carried.
Meeting adjourned at 8:28 p.m.

Respectfully Submitted:

Jessica Hughes, Public Communications Coordinator