

City of Columbus
Regular Planning Commission Meeting
April 5, 2017

The April 5, 2017 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 City Council member Bill Krebs, Mayor Dave Povolny (appr. 7:30); Andy Kollar, Ann Johnston, Kris King, Paul Peskar, Peter Scharbach, Jason Rud, Mary Preiner and Pat Preiner.

AGENDA APPROVAL

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

APPROVAL – JOINT PLANNING COMMISSION/CITY COUNCIL MEETING MINUTES OF MARCH 15, 2017

Motion by Wolowski to approve the minutes of the March 15, 2017 joint Planning Commission meeting as written. Second by Krebs. Motion carried.

PUBLIC HEARING – 5036 197TH AVENUE NE VARIANCE REQUEST (PC-17-106)

At this time a public hearing was held to consider a variance request from the required 10-foot side yard setback for an accessory building at 5036 197th Avenue NE. Separate minutes are prepared.

5036 197TH AVENUE NE VARIANCE DISCUSSION

PC members agreed that discussion of this request would be continued after the applicant gets the survey, and knows the exact desired location of the building placement. The need for the applicant to take care of the stormwater runoff from the building was mentioned. Drainage should be indicated on the survey.

Commissioner Preiner recused himself at this time.

PUBLIC HEARING – PREINER FAMILY ADDITION PRELIMINARY PLAT REQUEST (PC-17-105)

At this time a public hearing was held to consider a request for a preliminary plat combining eight lots into seven new lots. Separate minutes are prepared.

PREINER FAMILY ADDITION PRELIMINARY PLAT DISCUSSION

PC members discussed access to any future use of Lot 1, Block 2. The Planner memo addresses this issue.

Motion by Watson to forward to the City Council the application for a preliminary plat “Preiner Family Addition” to combine eight lots into seven new lots with a recommendation for approval based on findings of fact and recommendations for approval from the Planner’s memo dated April

4, 2017, and on the comments following review by the City Engineer dated March 31, 2017. Votes as follows: Krebs – aye, Wolowski – aye, Watson – aye, Sternberg – aye. Motion carried.

Findings of Fact

1. The City received a preliminary plat application from MPJLD, LLC (“MPJLD”), dated February 10, 2017 and received on March 2, 2017. The application was found complete.
2. The 120-day preliminary plat review deadline is June 30, 2017.
3. The proposed 160.12-acre plat is located on both sides of 147th Avenue NE, legally described as part of the Northwest Quarter, Northeast Quarter, Southeast Quarter and Southwest Quarter of Section 25, Township 32, Range 22 (“Property”).
4. The proposed plat will convert metes and bounds descriptions of seven existing parcels of land into five platted lots on three blocks and two outlots.
5. Lot 1, Block 1 and Lot 1, Block 2 are zoned Community Retail (CR) and are created for future development. Lots 1-3, Block 3 are zoned Commercial Showroom (CS). Lot 1, Block 3 contains an existing residence and the storage business and Lots 2 & 3, Block 3 contain existing residences. Outlots A and B represent large unbuildable parcels, subject to future wetland restoration.
6. Public sewer and water are available to all lots. The homes on Lots 1-3, Block 3 are currently connected to the sewer and water system.
7. There are no proposed new development plans associated with the application for preliminary plat review and approval.
8. Access to any future use on Lot 1, Block 2 appears to be limited to the existing driveway serving the City’s well house, unless an access along the easterly lot line is proposed, resulting in a slight lot line adjustment.
9. Yard area and wetland area easements on lots are consistent with the City Code, except front yard easements along public roads are required to be 20 feet in width. A portion of the existing storage business maneuvering area and existing fencing on proposed Lot 1, Block 3 would be encumbered by the 20-foot-wide drainage and utility easement (a narrow 150 feet strip of land). Such encumbrances with private improvements are not uncommon.
10. There are several wetlands on Lot 1, Block 2 which are not encumbered by drainage and utility easements. The U.S. Army Corps of Engineers found that these wetlands are incidental aquatic resources and not subject to impact or mitigation regulations (April 8, 2016). The Rice Creek Watershed District made a similar Notice of Decision on August 17, 2016.
11. There are no new stormwater management facilities required within the plat.
12. The applicant has submitted the plat to Rice Creek Watershed District and Anoka County for review.
13. The Preliminary Plat public hearing was held by the Planning Commission on April 5, 2017.

Recommendations

Based upon the above Findings of Fact, the Planning Commission should recommend approval of the Preiner Family Addition Preliminary Plat submitted by MPJLD, subject to the following:

1. Revision of required front yard drainage and utility easements.
2. Detailed recommendations of the City Engineer.
3. Title review and recommendations of the City Attorney.
4. A subdivision development agreement or other mechanism addressing any shared access provisions for Lot 1, Block 2.
5. A variance application at final plat review for possible reductions in the City's minimum one rod wetland buffer requirement at either the shared access driveway location or private driveway location on Lot 1, Block 2.
6. Requirements of the Anoka County Surveyor and Anoka County Highway Department.
7. Requirements of Rice Creek Watershed District.
8. Permanent wetland buffer plaques at intervals determined by the City.
9. Future rezoning(s) of the Property consistent with revised lot lines (boundary adjustment within Outlot B contiguous with Lot 1, Block 2).
10. Reimbursement of all City expenses associated with plat approval.
11. Future development within the plat is subject to local ordinances and permitting requirements.

This matter will go before the City Council at their meeting on April 12th.

Commissioner Preiner rejoined the Planning Commission at this time.

LAND USE DISCUSSION

The City Planner brought the latest Existing Land Use Map, with changes made at the workshop, to Bolton and Menk. He drove through the area north of Broadway to verify vacant properties and add notations of home-based businesses. The diversified rural designation will be sought from the Met Council for everything in the City except the freeway district. Before any discussion of smaller lot sizes the existing land use map needs to be updated and complete. It will help identify wetlands, buildable uplands, and big parcels.

There was discussion of home-based businesses and how to identify them. Planning Commission members agreed that if any home-based businesses are identified, they all should be identified. Johnson stressed that it doesn't matter to him how the City defines a home-based business or what the criteria are, but he recommends identifying them on the land-use map. PC members agreed to work on lists of unpermitted businesses in the next two weeks. Johnson will get corrections made to the map that he would like to see, including coloring of various designations. He will then re-submit this to PC members and they can identify properties with home-based businesses. In June the existing land-use map can be re-visited.

PUBLIC OPEN FORUM

There was no topic raised for discussion for Open Forum.

CITY ADMINISTRATOR'S REPORT

Mursko reported that ColumBiz will take place on April 20th, beginning at 7:45 a.m. There will be one presentation from MN-DOT, and one presentation from Anoka County. She added there is still work being done at the legislature to get money to complete the Highway 97 bridge project.

The mayor will address ColumBiz attendees, and there will be a short table-top exercise. PC members are welcome to attend.

PLANNING COMMISSION MEMBERS' REPORT

STERNBERG COMMENT:

Sternberg reported that on Saturday, April 22nd there will be a spaghetti-dinner fundraiser for Jase Erickson, a first grader at Columbus Elementary, who has leukemia. It will be held from 3-8 p.m. at the VFW in Forest Lake. Tickets will be \$10/each. The fundraiser is sponsored by the Columbus Lions in cooperation with the Forest Lake VFW.

ATTENDANCE - NEXT CC MEETING

Watson will attend the City Council meeting on April 12, 2017.

Motion by Krebs to adjourn. Second by Sternberg. Motion carried.
Meeting adjourned at 8:33 p.m.

Respectfully Submitted:

Karen Boland, Recording Secretary