

City of Columbus
Regular Planning Commission Meeting
May 1, 2019

The May 1st, 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, Jody Krebs, Barb Bobick and Kris King; City Administrator Elizabeth Mursko; City Planning Technician Ben Gutknecht; and Public Communications Coordinator Jessica Hughes.

Also, in attendance were:

Joe Bazey, Jerry Schullt, David Manthey, Taylor Fossey, Andrew Rineck, Jeff Joyer, Cindy Angel, Arlen and Shelly Logren, and Janet Heglund

AGENDA APPROVAL – PLANNING COMMISSION

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

APPROVAL- PUBLIC HEARING MINUTES – IUP RESIDENTIAL ZONE BUSINESS DANIEL WALDOCH III 16915 POTOMAC STREET ON 02.20.19

Motion by Wolowski to approve the Public Hearing minutes from the Dan Waldoch III IUP Residential Zone Business at 16915 Potomac Street. Seconded by Bobick. Motion carried unanimously.

CONSTRUCTION TECHNOLOGY PUBLIC HEARING

At this time a public hearing was held to consider a request to amend the existing conditional use permit to allow an expansion (4) four buildings to the facility at 13305 Humber Street NE. Separate minutes are prepared.

CONSTRUCTION TECHNOLOGY DISCUSSION

The Planning Commission members discussed the garage condos' expansion project. They noted that the property is clean, seems quiet.

Wolowski pointed out that the Findings of Fact number 8 requiring a landscape plan was not submitted and asked if Bazey was required to submit a plan.

Mursko said that it would be sufficient for Bazey to create a narrative saying he will maintain the landscaping plan just like the other two phases of the development. Also, that he can draw on the site plan what he is going to add, in terms of fencing or trees around the ponding.

Motion by Bobick to recommend approval of the Construction Technology CUP amendment request to expand the garage solutions condo campus at 13305 Humber street NE adding (4) four new buildings, based on Planner report dated 04.29.19 with Findings of Fact 1-11 and conditions 1-9 ((#6 includes 04.30.2019 Engineers report), and the amendment to finding of fact #9 to read “access to the new buildings for this phase will be off Lake Drive”. Seconded by Krebs. Motion carried unanimously.

FINDINGS OF FACT

- 1) Construction Technologies Inc. (CTI) has acquired the Property at 13305 Humber Street NE, directly east of its current property at 13405 Lake Drive NE.
- 2) The City approved a Preliminary Plat and Final Plat for CTI for the 13305 Humber St SE Property in August 2017, which anticipated future development of the parcel for Garage Solution Condominiums.
- 3) The City approved a CUP for CTI for the construction of the initial three garage condominium buildings on June 25, 2008, located at 13405 Lake Drive NE, and now described as “Garage Solution Condominiums (“GSC”) Common Interest Community #292.”
- 4) The City approved an amendment to the CTI CUP on October 12, 2016 to allow a common outdoor gathering area.
- 5) The City approved another amendment to the CTI CUP in August 2017 to add four (4) buildings with 48,000 square feet of garage space to the previously existing 103,000 square feet at the 13405 Lake Drive NE property.
- 6) CTI is now proposing to expand onto property at 13305 Humber Street NE, which is listed as Anoka County Common Interest Community (CIC). CTI proposes at this time to construct four additional garage condominium buildings of 12,000 square feet each. This would add 48,000 square feet of building space to the existing 151,000 square feet of building space at the GSC campus.
- 7) The CTI application includes plans and specifications for development of Garage Solution Condominiums II Phase II, including:
 - a) Existing Conditions
 - b) Demolition, Protections and Erosion Control Plan
 - c) Storm Water Pollution Prevention Plan (SWPPP)
 - d) Site and Layout Plan
 - e) Grading Plan
 - f) Utility Plan
 - g) Civil Details

The application shows a future phase of development on the Humber property, for live-in garage condominiums, but those buildings are not an official part of the current application or review.
- 8) A Landscape Plan was not submitted with the application, as required.

- 9) Access to the new buildings for this phase will be from ~~Humber Street NE.~~ Lake Drive NE.
- 10) The proposed design and appearance of the condominium buildings in Garage Solution Condominiums II, Phase II will be identical to the last four buildings constructed.
- 11) The Planning Commission will hold a public hearing on May 1, 2019 to consider the Construction Technologies, Inc. CUP Amendment.

RECOMMENDATIONS

Based upon the above Findings of Fact, the Planning Commission recommends approval of an amendment to the Construction Technology, Inc. CUP amendment, subject to the following:

- 1) The CUP Amendment is limited to the construction of four (4) new garage condominium buildings, each 12,000 square feet in area, on Property at 13305 Humber St NE.
- 2) The proposed buildings shall be constructed to match the quality, design and exterior appearance of the condominium buildings constructed by CTI on adjacent property to the west.
- 3) Issuance of building permits is contingent upon the requirements of the Building Code and review by the Building Official.
- 4) A new Landscape Plan shall be submitted for the 13305 Humber Street NE property and approved prior to any work beginning on the site.
- 5) The CUP Amendment is contingent upon the requirements of Rice Creek Watershed District (RCWD), as identified in RCWD Conditional Approval Pending Receipt of Changes dated April 24, 2019 for Permit Application #19-031.
- 6) The CUP Amendment is contingent upon the recommendations of the City Engineer.
- 7) The CUP Amendment is contingent upon the recommendations of the City Attorney.
- 8) CTI shall reimburse the City for all out of pocket expenses incurred in the review and issuance of the CUP and for all ongoing inspections and enforcement actions required for the CUP.
- 9) The existing CUP shall be amended, completely, upon approval of the plans submitted with this application and as amended per the recommendations listed above.

Krebs asked what address should be used when referring to this amendment request. Mursko explained that all three technically work because they are all assigned to CIC 320 and CIC 292 under on CUP permit.

PUBLIC OPEN FORUM

No report.

CITY ADMINISTRATOR'S REPORT

Mursko said that Ben is here tonight for his first sitting meeting and that he has been here for a few days, and she is excited to continue to work with him and hopes that the PC will soon be directing questions towards him as well.

Mursko goes on to inform the PC that the next meeting will be a discussion about the current a moratorium on billboards. The moratorium states that the PC has been tasked to study the billboards in the City of Columbus and the City only has one year to do so. Ben is working on gathering some information to outline the facts and other information for the next PC meeting May 15th, 2019.

Mursko continued by describing a brief history of billboards within the city. She says in 1999 the council talked about putting billboards in the freeway district and this was included in the 1999 comprehensive plan. When Elizabeth started working with Columbus in 2000, the billboard permits were issued for 20 years. They were primarily in the form of a 20-year IUP, and that expiration date is coming up. The main question being, do we issue the 30 some billboards new permits, under the current ordinance or amend the language. After the PC discussion and decision, the attorney will create a resolution and then the moratorium will be lifted.

Krebs asked if the billboards are a use in our updated comprehensive plan, to which Mursko replied yes and stated that billboards are allowed in all zoning districts that are in the freeway district.

Hanegraaf asked if the City had held a public hearing on the issue, which we have not because the idea of the moratorium is to study the issue, gather information and discuss, make a recommendation in the form of a text amendment and then there would be a public hearing. Mursko goes on to say, that part of the information gathering process includes looking at multiple sources.

PC then asked a series of questions- if the EDA has discussed this issue, had there have been any major changes regarding billboards, do people comment on the billboards in Columbus, and who financially benefits from having billboards.

Mursko said that the EDA had not discussed this issue, and that the biggest difference from the time permits were issued to the present are the prominence of digital billboards. She also said people don't generally comment on them at all, and the beneficiary of the billboard is typically the property owner- the City would only benefit from the personal property tax that is paid.

King then asked why the last City Council requested that a moratorium be put in place. Mursko responded that when Columbus first allowed billboards they had been a Township, and now that we are a City, regulations have changed. Specifically, the placement of billboards in the entrance and exit ramps at interchanges. The *City* is allowed to have billboards in these areas, and in fact have recently approved one. Mursko points out another reason for the request is that majority of the permits are expiring within the next two years and the City Council felt this was a good time to address our current code. They wanted to look at if the spacing requirements for digital billboards were appropriate, is the 20-year term permit something we want to continue, and should we still allow them near entrances and exits.

PLANNING COMMISSIONER'S REPORT

Krebs asked had there been any more talk about the IUP/RZB/direction that the City Council has wanted us to go? Have they looked into it?

Mursko answered that we are still working on the application updates. And it'll come back to the PC if there are any policy issues after we get through the application.

Hanegraaf then asked if anyone had read the recent article pertaining to the Minneapolis 2040 Comprehensive plan, specially how they are addressing the issue of affordable housing. He only asks because he was curious as to how the City of Columbus addresses this issue. He inquired as to how many duplexes the City currently has, and if they are allowed.

Mursko answered that she knew of 3 duplexes and currently in our zoning ordinance they are not, furthermore there really hasn't been a lot of discussion regarding duplexes. However, in the City of Columbus 2040 Comprehensive plan we address this issue with a proposed mixed-use district that allows for higher density development.

Hanegraaf said he was just asking because he remembered past discussions about building higher densities near the freeway district. Mursko said this was because that area is connected to utilities, therefore can better handle the higher densities.

ATTENDANCE - NEXT CC MEETING

Jody is attending the next City Council meeting.

Motion by Krebs to adjourn. Second by Bobick. Motion carried.

Meeting adjourned at 7:34 p.m.

Respectfully Submitted:

Ben Gutknecht, City Planning Technician