

City of Columbus
Regular Planning Commission Meeting
June 5th, 2019

The June 5th, 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: Kris King, Pam Wolowski, Barb Bobick and Jody Krebs; City Administrator Elizabeth Mursko; Haila Maze; City Planning Technician Ben Gutknecht; and Recording Secretary Rochelle Busch.

Also in attendance were Mayor Jesse Preiner; City Council Members Shelly Logren and Janet Hegland; John Young, Arlen Logren, Myron and Cindy Angel.

AGENDA APPROVAL

Motion by Krebs to approve agenda as written. Second by Bobick. Motion carried unanimously.

APPROVAL – PUBLIC HEARING MINUTES – USED CAR SALES, VEHICLE REPAIR & BODY SHOP (CALIFORNIA CARS CONNECTION) 13733 LAKE DR. - CUP ON 03.20.19

Motion by Krebs to approve the minutes of the March 20th, 2019 regular Planning Commission meeting as written. Second by Wolowski.

APPROVAL – PUBLIC HEARING MINUTES – GRONQUIST ADDITION PRELIMINARY AND FINAL PLAT APPLICATION ON 04.17.19

Motion by Krebs to approve the minutes of the April 17th, 2019 regular Planning Commission meeting as written. Second by Wolowski.

APPROVAL – PLANNING COMMISSION MINUTES ON 02.20.2019

Motion by King to approve the minutes of the February 20th, 2019 regular Planning Commission meeting as written. Second by Krebs.

APPROVAL – PLANNING COMMISSION MINUTES ON 03.06.19

Motion by King to approve the minutes of the March 6th, 2019 regular Planning Commission meeting as written. Second by Krebs.

APPROVAL – PLANNING COMMISSION MINUTES ON 05.15.19

Motion by Bobick to approve the minutes of the May 15th, 2019 regular Planning Commission meeting as written. Second by King. Votes as Follows: King – Aye, Wolowski – Abstain, Hanegraaf – Aye, Bobick – Aye, Krebs – Abstain

BILLBOARD STUDY

The Planning Commission further discussed the billboard study. Ben Gutknecht presented to information to the Commission and asked them to discuss further on the goals of the meeting

Members were asked to determine permitted locations for billboards. All agree that no more should be added in freeway district. Bobick had concerns about income to the property owners, if we requested to have some billboards be removed. The consensus was that currently there are 36 billboards and they would like to recommend no more than 36 shall stand in the freeway district.

They also discussed an appropriate spacing distance for static and dynamic billboards. Currently the spacing for the billboards is 750 feet between static billboards and 3750 feet between dynamic billboards. Because they would not like to see any added, the Planning commission recommended the spacing be kept at 750 feet and 3750 feet.

At the previous Planning Commission meeting on May 15th, 2019, the recommendation of having a more aesthetically pleasing look to the billboard supports, as well as the City name printed included on the bottom of the billboard or sign post. Wolowski stated if we make them update the current billboards we need to allow at least a 10-year IUP. King, Bobick, Krebs agreed to that point, where Hanegraaf felt it was too long of a period. Hanegraaf asked if we could ask only the billboard owners within a mile from the exit upgrade the aesthetics. Mursko was unsure if the city could legally request that. The Planning Commission recommends that the updated and new billboards to conceal support columns with an improved architectural treatment of stamped red brick and including the City name, to match the new bridge. They also would add language into the current code that prohibits

The Commission members determined that our ordinance allows for 7500 nits of illumination allowable on dynamic signs. Most Cities allow for 5,000 nits. All members agree 5,000 nits be allowable. Wolowski requested to require dimmer technology and malfunction technology, which the members all approved upon.

Plan Commission Recommendations to City Council:

From Plan Commission 06.05.2019

In regard to the current moratorium on the issuance of IUPs for Large-Off Premises Signs, the Planning Commission unanimously propose to amend the current sign ordinance, Section 7B-310, with the following amendments-

1. Prohibit billboards in the exit and entrance areas.
2. Spacing requirements for Static and Dynamic billboards shall remain the same.
3. All reapplying and new applicants must update their billboard to conceal support columns with brick that matches the new TH97 Bridge Design.

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4. Ground equipment and facilities shall be screened from the public utilizing natural plantings.
5. All electrical power connected to the billboard must be run underground.
6. Current setbacks will remain the same.
7. The IUP term limit should be reduced to from 20 years to 10 years.
8. New standards for illumination of dynamic signs are as follows-
 - a. Daylight- 5,000 Nits
 - b. Dusk to Dawn- 500 Nits
9. Billboard removal will be the responsibility of the billboard owner, additionally the billboard owner shall send a written notification to the City Administrator when a billboard has been removed.
10. Prohibit extends and protrusions from the billboard.
11. Propose that excerpts from current sign ordinance “7B-201. General Provisions (T)” (listed below) are added directly to “Section 7B-310. I-35 Corridor Large Off-Premises Signs”
 - a. All dynamic signs must be equipped with a default mechanism that will stop the messaging or freeze the image in one position when a malfunction in electronic programming occurs.
 - b. All dynamic signs must be equipped with an automatic dimmer control or other mechanism that automatically controls the sign’s brightness according to ambient conditions. In addition, all dynamic signs must be equipped with a default mechanism that will eliminate sign lighting or freeze the brightness at 500 nits when a malfunction in the automatic dimmer control occurs.
12. Any new billboard or if an existing billboard is removed and reconstructed, it must be setback 20 feet from the ROW, rather than the current 5 feet.
13. No more than 36 billboards may be erected in the I-35 Corridor.
 - a. Legal Question: Can we restrict the number of billboards that can be erected in the I-35 Corridor?

Motion by Wolowski recommends the above changes to be included in the billboard study to the City Council for consideration. Second by Krebs. Motion passed unanimously.

MIXED USE HIGH DENSITY ZONING DISTRICT

Haila Maze presented to the planning commission about creating new mixed-use districts. Maze requested to take the information presented tonight and decide what they would not like to see for the future of Columbus, most relatively in the freeway district. Mixed-use districts may include residential, office, commercial, park, civic and institutional, utility and transportation, and open

space uses. These mixes of uses can either be vertical or horizontal. Commission members were shown the different options of including mixed use from Low-Moderate/High Mixed-Use.

In Low Mixed-Use it is typically light industrial with various supporting and accessory uses. Maze proposes to add residential at 1-3 units/acre and may need additional standards related to residential, including improved screening. In Moderate/High-Use it is primarily retail and service and adding multifamily residential. Which would require more specific guidance for appearance, orientation, materials to support residential/commercial compatibility.

Mursko included that currently in the freeway district a developer would like to start the build of an apartment building in August 2019. If we want to encourage a theme throughout the development, it would be a point to discuss at the next Planning Commission Meeting. Mursko stated that this presentation was to start the discussion, Maze will return at the June 19th meeting as a follow-up and to gather more detail.

PUBLIC OPEN FORUM

Nothing to report

CITY ADMINISTRATOR'S REPORT

Nothing to report

PLANNING COMMISSION MEMBERS' REPORT

Kris attended the training, good overall general information. Condensed information of what her roll is. She also included that City staff does a wonderful job in preparing for meetings.

Wolowski stated County Road 54 restructure has been going well. The project should be completed within 3.

Hanegraaf questioned if 2 Planning Commission members and 2 City Council members was considered a meeting. Mursko stated no, only if you discuss city business.

ATTENDANCE - NEXT CC MEETING

Wolowski is scheduled to attend the City Council meeting on June 12th, 2018.

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

Meeting adjourned at 9:22 p.m.

Respectfully Submitted:

Rochelle Busch, Recording Secretary