

**City of Columbus**  
**Regular Planning Commission Meeting**  
**June 6, 2018**

The June 6, 2018 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; and Recording Secretary Rochelle Busch.

Also in attendance were John Young, Thomas Look, and Dina Marie Denne.

**AGENDA APPROVAL**

*Motion* by Krebs to approve the Agenda as presented. Second by Watson. Votes as Follows: Krebs – aye, Watson – aye, Wolowski – abstain, Preiner – aye, Sternberg – aye. Motion carried.

**APPROVAL – PUBLIC HEARING MINUTES – 2040 COMPREHENSIVE PLAN ON 05.16.18**

*Motion* by Preiner to approve the minutes from the 2040 Comprehensive Plan held on March 7, 2018 as written. Second by Sternberg. Votes as Follows: Krebs – aye, Watson – aye, Wolowski – abstain, Preiner – aye, Sternberg – aye. Motion carried.

**APPROVAL – PLANNING COMMISSION MEETING MINUTES OF MAY 16, 2018**

*Motion* by Watson to approve the minutes of the May 16, 2018 regular Planning Commission meeting as written. Second by Krebs. Votes as Follows: Krebs – aye, Watson – aye, Wolowski – abstain, Preiner – aye, Sternberg – aye. Motion carried.

**PUBLIC HEARING – 5341 190<sup>th</sup> LANE NE VARIANCE REQUEST (PC 18-113)**

At this time a public hearing was held to consider a request for a variance from the required 75’ feet Shoreland Ordinary High Water Line (OHWL) setback from a general development lake to a 13.5’ foot Shoreland (OHWL) lake setback for construction of a new deck. Separate minutes are prepared.

**5341 190<sup>th</sup> LANE NE VARIANCE REQUEST (PC 18-113) DISCUSSION**

The following questions were considered by the Planning Commission in determining whether the variance request meets the criteria to cause a practical difficulty:

**1. The landowner proposes to use the property in a reasonable manner.**

Question: Does the proposal put property to use in a reasonable manner? **Yes.**

Finding: Do the requirements in the Zoning Ordinance prohibit the property from being used in a reasonable manner? **Yes** or No

If variance not granted applicant would not able to put a deck on the house

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**2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.**

Question #1: What are the unique physical characteristics of the particular piece of property? **Unusual boundary of OHWL**

Question #2: How is it not like other pieces of property? **Unusual boundary of OHWL**

Question #3: Did the landowner create the circumstances? **No.**

Examples:

- Topography
- Wetlands
- Trees
- Irregularly shaped or sized lot
- Shape or size of existing buildings
- Placement of existing structures on lot

Finding: Are the circumstances unique to the property? **Yes** or No

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**3. Granting the variance is in harmony with the purpose and intent of the Zoning Ordinance.**

Question: Will the resulting use or structure be compatible with the underlying purpose and goals of the Zoning Ordinance? **Yes.**

Finding: The variance, if granted, will not alter the essential character of the neighborhood or City. **Agree** or Disagree?

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**4. Granting the variance is consistent with the City's Comprehensive Plan.**

Finding: The variance will not create a conflict between the Comprehensive Plan and the proposed use or structure. **Agree** or Disagree?

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**5. The variance if granted, will not alter the essential character of the neighborhood or City.**

Question: Will the resulting structure be out of scale, out of place, or otherwise inconsistent with surrounding area? **No.**

Finding: The variance, if granted, will not alter the essential character of the neighborhood or City. **Agree** or Disagree?

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**6. The practical difficulty is not created solely by economic considerations.**

Finding: Economic considerations are not the only reason for the practical difficulty.

Agree or Disagree?

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A variance shall not be granted unless the Planning Commission makes specific findings of fact based directly on the particular evidence presented to it, and the City Council determines that these support conclusions that the standards and conditions as stated above have been met by the applicant.

Planning Commission Recommendation:	Approval: <b>06/08/2018</b>
(Insert dates of action)	Denial:
City Council Action:	Approval:
	Denial:

*Motion* by Krebs to forward to the City Council the application for a variance for the property at 5341 190<sup>th</sup> Lane NE, from the required 75’ feet Shoreland Ordinary High Water Line (OHWL) setback from a general development lake to a 13.5’ foot Shoreland (OHWL) lake setback for construction of a new deck, with a recommendation for approval based on findings that the Zoning Ordinance causes a practical difficulty. Second by Watson. Motion carried.

This matter will go before the City Council at their meeting on June 13<sup>th</sup>, 2018.

**DISCUSSION – CHAPTER 7 ORDINANCES**

When the developers subdivided the lots, years ago, the City allowed the road right of way in front of the lots to be included in the acreage. However, in many City ordinances, you must have a minimum of 5 acres (not including the right of way) in order to be able to meet requirements. The City Council decided to give credit for .17 acres, which is the minimum right of way on a platted lot. That credit would cover 90 percent of the platted lots. Implementing this type of rule will make the application process easier, and more streamlined for residents. Mursko has purposed a public hearing at the June 20<sup>th</sup> meeting to discuss.

**PUBLIC OPEN FORUM**

No topic was raised at Public Open Forum.

**CITY ADMINISTRATOR'S REPORT**

**Nothing to report**

**PLANNING COMMISSION MEMBERS' REPORT**

Krebs attended a Memorial Day celebration at the Lino Lakes American Legion. It was a moving celebration and dedication to our service people.

**ATTENDANCE - NEXT CC MEETING**

Watson is scheduled to attend the City Council meeting on June 13, 2018.

*Motion* by Krebs to adjourn. Second by Watson. Motion carried.

Meeting adjourned at 7:25 p.m.

Respectfully Submitted:

Rochelle Busch, Recording Secretary