

**City of Columbus
Regular Planning Commission Meeting
June 20, 2018**

The June 20, 2018 regular meeting of the Planning Commission for the City of Columbus was called to order at 7:00 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; City Planner Dean Johnson; and Recording Secretary Rochelle Busch.

Also in attendance were Council Member Denny Peterson, Sandra Skoog, Rodney Skoog, Tim Bluhm, Tom Bluhm, Gary Bluhm, and Terry Bluhm.

AGENDA APPROVAL

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

APPROVAL – PUBLIC HEARING MINUTES – 5341 190th LANE NE VARIANCE REQUEST ON JUNE 6, 2018 (PC 18-113)

Motion by Preiner to approve the minutes from the 5341 190th Lane NE Variance Request on June 6, 2018 as written. Second by Krebs. Motion carried.

APPROVAL – PLANNING COMMISSION MEETING MINUTES OF JUNE 6, 2018

Motion by Preiner to approve the minutes of the June 6, 2018 regular Planning Commission meeting as written. Second by Krebs. Motion carried.

PUBLIC HEARING – SKOOG’S OAK VIEW ESTATES PLAT 3- PRELIMINARY/FINAL PLAT REQUEST (PC 18-114)

At this time a public hearing was held to consider a request for a preliminary and final plat “Skoog’s Oak View Estates” creating three (3) new lots in the RR Rural Residential zoning district. Separate minutes are prepared.

SKOOG’S OAK VIEW ESTATES PLAT 3- PRELIMINARY/FINAL PLAT REQUEST DISCUSSION (PC 18-114)

Motion by Krebs to forward to the City Council the request for a preliminary and final plat “Skoog’s Oak View Estates” creating three (3) new lots in the RR Rural Residential zoning district, with a recommendation for approval, based on the findings of fact and recommendations for approval from the Planner’s memo dated June 7, 2018. Planner Johnson, offered a suggestion of omitting the second sentence on the Findings of Fact under number 11. Second by Watson. Motion carried unanimously

Findings of Fact

1. The preliminary plat application was found complete for review on April 27, 2018.

2. The 120-day preliminary plat review deadline is August 25, 2018.
3. There are a total of 25.85 acres in the proposed plat, located at 18366 Kettle River Blvd. NE, on property legally described as part of Government Lot 2 and part of the Southeast Quarter of the Northeast Quarter of Section 36, Township 33, Range 22.
4. The property is zoned RR Rural Residential.
5. Four residential lots are proposed. There is one existing dwelling on the proposed southerly 6.0-acre lot (Lot 4, Block 1).
6. Proposed Lots 1-3 range in size from 6.1 acres to 6.2 acres.
7. Each lot includes adequate buildable areas for future homes, rear accessory buildings and SSTS areas.
8. The density of the proposed development is one home per 6.12 acres (net of ROW), which is consistent with the Comprehensive Plan and Zoning Ordinance.
9. All lots exceed the minimum street frontage of 220 feet. All other dimensional standards and setback requirements are met.
10. Property boundary drainage and utility easements are recorded on plat.
11. A wetland delineation Notice of Decision, issued on March 27, 2018, identifies two small wetlands in the rear yards of Lot 1 and Lot 2. ~~Neither is located on the preliminary or final plat.~~
12. The proposed plat is not affected by any shoreland overlay district.
13. There are no floodplain areas in the plat.
14. Anoka County Transportation Division issued a letter on June 6, 2018, requiring additional Right-of-way on CSAH 62 and approving the individual driveway access locations.
15. The final plat is consistent with the preliminary plat.
16. Subsequent NPDES II permits will be required for any individual site grading that exceeds one acre.
17. The Planning Commission held a public hearing on the Skoog's Oak View Estates Plat 3 Preliminary Plat on June 20, 2018.

Recommendations

Based upon the above Findings of Fact, the Skoog's Oak View Estates Plat 3 Preliminary/Final Plat should be approved subject to the following:

1. Wetland area easements and 16.5 feet buffer shall be noted on the final plat.
2. Recommendations of the City Engineer.
3. Title review and recommendations of the City Attorney.

4. Additional Right-of-way dedication and driveway permits required by Anoka County Transportation Division.
5. Recommendations of the Anoka County Survey Department.
6. Permanent wetland buffer plaques at intervals determined by the City.
7. Cash in lieu of park land dedication requirements.
8. Subsequent NPDES II permit(s) for any individual site grading that exceeds one acre.

This matter will go before the City Council at their meeting on June 27th, 2018.

PUBLIC HEARING – ORDINANCE 7A – ACCESSORY BUILDING ACREAGE DEFINITION

At this time a public hearing was held to consider a request an amendment to Chapter 7A Section 7A-201 of the city code to amend the language to the definition of “Lot Area”. Separate minutes are prepared.

ORDINANCE 7A – ACCESSORY BUILDING ACREAGE DEFINITION DISCUSSION

Motion by Krebs to forward to the City Council the request an amendment to Chapter 7A Section 7A-201 of the city code to add the following language to the definition of “Lot Area”, with a recommendation for approval.

...Except the lot area of residentially-zoned platted lots shall be inclusive of any adjacent platted or deeded right-of-way to 0.17 acres for the purposes of determining allowed accessory structures and animals

Second by Sternberg. Motion carried unanimously

This matter will go before the City Council at their meeting on June 27th, 2018.

DISCUSSION – ECOFUN MOTORSPORTS NON-BINDING CONCEPT REVIEW

Tim Bluhm, Tom Bluhm, and Terry Bluhm of Ecofun Motorsports, discussed that their business has grown substantially and are in the need for more room. They are looking to have a larger showroom as well as warehouse space at a vacant property on the north side of Lake drive. They also discussed parking and potential expansion if needed. Planner Johnson discussed suggestions on getting Anoka County input on redesign of CSAH 23 and what that looks like for their building. Johnson also recommended that the owners and the architect familiarize themselves with the building standards of retail buildings in Columbus. The consensus of the Planning Commission was that the concept of retail sales of recreational motorsports was a good fit for this property.

PUBLIC OPEN FORUM

No topic was raised at Public Open Forum.

CITY ADMINISTRATOR'S REPORT

Nothing to report

PLANNING COMMISSION MEMBERS' REPORT

Preiner stated Gander Outdoors raised their flag pole.

ATTENDANCE - NEXT CC MEETING

Preiner is scheduled to attend the City Council meeting on June 27, 2018.

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

Meeting adjourned at 7:42 p.m.

Respectfully Submitted:

Rochelle Busch, Recording Secretary