

**City of Columbus
Regular Planning Commission Meeting
July 18, 2018**

The July 18, 2018 regular meeting of the Planning Commission for the City of Columbus was called to order at 7:07 p.m. by Vice Chair Jody Krebs at the City Hall. Present were Commission members: James Watson, Pam Wolowski, and Jesse Preiner; City Administrator Elizabeth Mursko; and Recording Secretary Rochelle Busch.

Also in attendance were Council member Denny Peterson; Kathleen LeVesseur

Chair Garth Sternberg- Absent

AGENDA APPROVAL

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

APPROVAL – PUBLIC HEARING MINUTES – SKOOG’S OAK VIEW ESTATES PLAT 3- PRELIMINARY/FINAL PLAT REQUEST (PC 18-114) ON 06.20.18

Motion by Watson to approve the minutes from the Skoog’s Oak View Estates Plat 3- Preliminary/Final Plat Request on June 20, 2018 as written. Second by Wolowski. Motion carried.

APPROVAL – PLANNING COMMISSION MEETING MINUTES OF 06.20.18

Motion by Preiner to approve the minutes of the June 20, 2018 regular Planning Commission meeting as written. Second by Watson. Motion carried.

PUBLIC HEARING – BOEHM’S CORNER PLAT 2- PRELIMINARY PLAT REQUEST (PC 18-115)

At this time a public hearing was held to consider a request for a preliminary plat “Boehm’s Corner Plat 2A” creating one (1) new lots in the RR Rural Residential zoning district. Separate minutes are prepared.

BOEHM’S CORNER PLAT 2- PRELIMINARY PLAT REQUEST DISCUSSION (PC 18-115)

Motion by Watson to forward to the City Council the request for a preliminary plat “Boehm’s Corner Plat 2A” creating one (1) new lot 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 July 1, 2018. Second by Wolowski. Motion carried unanimously

Findings of Fact

1. The preliminary plat application was received on May 31, 2018 and found complete for review.
2. The 120-day preliminary plat review deadline is September 28, 2018.
3. There are a total of 10.3 gross acres in the proposed plat, located at 15650 Willamette Street NE, on property legally described as the North 550 feet of Northeast Quarter of the Northwest Quarter of Section 22, Township 32, Range 22, lying westerly of the Boehm's Corner recorded plat.
4. The property is zoned RR Rural Residential.
5. Two residential lots are proposed. There is one existing dwelling on the proposed easterly 4.82 net-acre lot (Lot 2, Block 1).
6. The proposed westerly lot (Lot 1, Block 1) is 4.82 net acres and includes adequate areas for a future home, accessory building and SSTS area.
7. The density of the proposed development is one home per 5.15 acres, which is consistent with the Comprehensive Plan and Zoning Ordinance.
8. Both proposed lots exceed the minimum lot area of 4.5 acres (with right-of-way dedication) and exceed the minimum street frontage of 220 feet. All other dimensional standards and setback requirements are met.
9. The proposed drainage and utility easements are consistent with City Code requirements.
10. Soil borings have been submitted for the SSTS location.
11. A "no wetland determination" letter has been forwarded to Rice Creek Watershed District for review.
12. The proposed plat is not affected by the shoreland or floodplain overlay district.
13. Driveway access permits are subject to City approval.
14. Subsequent NPDES II permits will be required for any individual site grading that exceeds one acre.
15. The Planning Commission held a public hearing on the Lakners Woodland Ponds Preliminary Plat on July 18, 2018.

Recommendations

Based upon the above Findings of Fact, the Boehm's Corner Plat 2A Preliminary Plat should be approved subject to the following:

1. Recommendations of the City Engineer.
2. Title review and recommendations of the City Attorney.

3. Recommendations of the Anoka County Survey Department.
4. Recommendations of the Rice Creek Watershed District.
5. Cash in lieu of park land dedication requirements.
6. Subsequent NPDES II permit(s) for any individual site grading that exceeds one acre.

This matter will go before the City Council at its July 25th, 2018 meeting.

DISCUSSION – HUGO AND BLAINE COMPREHENSIVE PLAN REVIEW

Blaine Comprehensive Plan was reviewed by City Staff, with no comments to offer. Hugo Comprehensive Plan was reviewed by City Staff, with the comment to include: The City of Columbus is supportive of Considering interchange at both 170th Street and 180th Street, with 180th Street being the first choice.

Commission Members are aware that The City of Hugo is in the pursuit of 170th for the interchange. Mursko stated Hugo will pursue the interchange placement at 170th even if Columbus pursued 180th. Council is requesting the support from Washington County for the interchange at 180th Street.

Motion by Watson to forward to City Council the Comprehensive Plan Review for the City of Hugo and City of Blaine, with the requests as written. Second by Preiner. Motion carried unanimously

PUBLIC OPEN FORUM

No topic was raised at Public Open Forum.

CITY ADMINISTRATOR'S REPORT

Mursko addressed the new sound equipment placed in the Council Chambers. New video recording system was placed in the chambers as well; 4 new cameras have been added for the recordings of City Council meetings.

Absentee voting has started for the August 14th, Primary election. The public is able to request a ballot online or in person.

Anoka county Lake Drive roundabout project was moved from 2019 to 2018. The project will begin in 3 weeks.

PLANNING COMMISSION MEMBERS' REPORT

Nothing to report

ATTENDANCE - NEXT CC MEETING

Preiner is scheduled to attend the City Council meeting on July 25, 2018.

Motion by Watson to adjourn. Second by Preiner. Motion carried.
Meeting adjourned at 7:25 p.m.

Respectfully Submitted:

Rochelle Busch, Recording Secretary