

**CITY OF COLUMBUS
PUBLIC HEARING
COLUMBUS ORDINANCE CHAPTER 7A TEXT AMENDMENT
10.02.19**

The October 2nd, 2019 Public Hearing to consider an amendment to Chapter 7A of the City of Columbus code of ordinances to planned unit development regulations, was called to order at 7:12 p.m. by Chair Ron Hanegraaf at the City Hall. Present were Commission members: Pam Wolowski and Barb Bobick; City Administrator Elizabeth Mursko; City Planning Technician Ben Gutknecht; City Planner Dean Johnson; Public Works Superintendent Jim Windingstad; and Recording Secretary Rochelle Busch.

Also, in attendance were Mayor Jesse Preiner; City Council Member Denny Peterson, Janet Hegland and Shelly Logren; Todd Mohagen, Dick Haluptzok, Shirley Walden, Joe Pribyl, Josh Pribyl, Mike Bauer, William Norton, Arlen Logren, Tom Norton, Mark Kronbeck, Cindy Angel, Deb and Mike Jordon, Aaron Waller, and John Young.

Hanegraaf: We'll go on to item number 9. Public Hearing and Discussion to consider an amendment to Chapter 7A Planned Unit Development (PUD) to include all commercial and industrial zoning district standards. Pages 13-17. Rochelle would you like to read the public notice?

Notice was read at this time by the recording secretary.

Hanegraaf: Thank you, Rochelle. So, Elizabeth do we just open this up to a public hearing right off the bat?

Mursko: You know I think if you just want Dean to set it up for the public hearing as to why we're doing this. I think, yes, we would open that up then for remaining testimony.

Johnson: I missed your discussion at the last meeting. Section 7A, 819 has been in the zoning ordinance for quite some time. Through discussions about updates with the comprehensive plan and the establishment of mixed-use districts and the general desire to be able to review both commercial and residential developments through the planned unit development procedure we needed an amendment. And so, Section A on the very first page of that draft ordinance, brings in all other commercial districts as well as the mixed use residential commercial districts. Which named isn't a specific district but is part of a discussion we'll have later on the agenda about the draft standards and the creation of 3 mixed use districts. At the bottom of that first page starts some basic submittal requirements. Middle of the next page again is just preference to the districts that become applicable to this. There's a phasing provision that's included in here. These are subject to potential change in other words it comes up with a two year or 24-month phasing period. Some instances that might be moved to 4 year or 1 year, based upon specific requirements. Probably the biggest change regards to elimination of all standards that previously related to the suburban residential district. With the establishment of mixed-use districts, we don't have purpose for, or even a comprehensive plan discussion about suburban residential

districts. So, before the attorney finished this, I asked him to cut these provisions because they are no longer applicable. With the draft standards again that we'll talk about for mixed use districts including performance standards will now occupy this chapter 750 under the zoning code. Which was convenient because we didn't have any space anywhere else to create the mixed-use districts. I can explain that more thoroughly when we get to that item at the end of the agenda. But its really a housekeeping amendment but the real purpose is to allow the use of planned unit development procedures for all commercial, industrial, and mixed-use districts. If you have any other questions Id be happy to give an answer.

Hanegraaf: Pam?

Wolowski: Just a quick clarification, so we are removing the suburban residential and then when this will be our mixed then? Our new 750?

Johnson: Yes.

Wolowski: We won't be amending this again, we'll be moving forward with this.

Johnson: Right, so when I came back to help you out here...

Wolowski: When you were immersed.

Johnson: This planned unit development ordinance draft already existed, and it was clear to me that we needed to create new zoning districts. Its problem, the formatting sequentially, we ran out of numbers. And there are ways, of course, that that can be done. But then you're reformatting the entire document and all the cross-references change. So, it dawned on me that we no longer will have a suburban residential district. Its still on the books because we haven't adopted the change. But in an effort to avoid in mending this PUD provision again, it gutted those former requirements that are no longer going to be applicable and, in that elimination, creates a space to put all the mixed-use districts. So, unless you create any new zoning districts, we're okay right now.

Wolowski: We're good for a while.

Johnson: They fit.

Wolowski: Okay, thank you for the clarification.

Hanegraaf: Do you have any questions Barb?

Bobick: Nope.

Hanegraaf: I don't either. Should we open it up to the public? Is that what we're going to do now? Open it up to public hearing?

Mursko: Yes.

Hanegraaf: Anyone that has any interest in this matter can step forward and present testimony as evidence on this issue? Anybody like to discuss this? Or give their input? Wild audience out there tonight. We'll close the meeting and open it up for discussion on us.

At this time Chair Hanegraaf closed the Public Hearing. Hearing closed at 7:18 p.m.

Respectfully submitted:

Rochelle Busch, Recording Secretary