

City of Columbus
Regular Planning Commission Meeting
10.16.19

The October 16th, 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; City Planning Technician Ben Gutknecht; City Planner Dean Johnson; and Recording Secretary Rochelle Busch.

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

AGENDA APPROVAL

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

APPROVAL – PUBLIC HEARING – 14474 W FREEWAY DR. FREEWAY MINI STORAGE CONDITIONAL USE PERMIT (CUP) AMENDMENT – BITUMINOUS SURFACING REQUEST

Motion by Bobick to approve the Public Hearing minutes for bituminous surfacing request, as written. Second by Hanegraaf. Votes as follows – King -Aye, Wolowski – Abstain, Hanegraaf – Aye, Bobick-Aye, Krebs- Abstain. Motion carried.

CONTINUED DISCUSSION- BILLBOARD ENHANCEMENT OPTIONS FOR THE AMENDMENT TO CITY CODE CHAPTER 7B SIGN REGULATIONS, SECTION 7B-310, I-35 CORRIDOR LARGE OFF-PREMISES SIGNS

In response to the City Councils direction, the owners of the billboards in our area were asked to develop alternative options for enhancement of the support. Both Clear Channel and Schubert and Hoey addressed letters to the City in regard to the enhancements, however neither developed ideas for enhancing the aesthetic view of the billboards. Clear Channel Outdoor supports the requirement for brick or stone facades on dynamic and digital off-premise signs but did not address the static signs. They had discussed in their letter that they would be willing to add the City Logo on a 4 ft. x 6ft sign to the billboards at the entrances and exit ramps in the freeway corridor. They state that the existing off-premise signs have not been previously engineered for brick facades.

Schubert and Hoey Outdoor Advertising responded in a letter to the city stating that adding brick or stone paneling would cost approximately \$15,000 -\$20,000 depending on the materials. They did offer two suggestions. The first would be the City could establish maintenance ordinance to keep the structure in good condition. They also suggested they would support a City logo being added to the signs for new dynamic or digital signs with the adjustment to the IUP term to 20 years.

All Commission Members are still in agreement that the billboards need enhancement. Wolowski stated that she would not like to see the timeline extended for response from the billboard for enhancement options. She stated that it has gone on long enough and would like to make a recommendation to the Council.

Members are in support of the following recommendations to be used in upgrading the support columns. The base to be earth tone. Members would like circle sign with the city name near the top the sign on the base. They would like the sign to be sandstone/beige with black lettering. They are not requiring the current Columbus logo being added to the enhancement as that may change over time. They stated to add the base be 25% brick. Planner Johnson stated he is not sure that you would notice that the bottom was brick. With these enhancements, all signs will appear uniform.

A few members agreed to have the support column be rectangular in shape, instead of square or round. Johnson recommended seeking advice from a structural engineer to make sure an unusual shape would be able to be held by the current foundation.

Mike Hylandsson from Schubert and Hoey will be seeking advice from the company that designed his column to see what impacts adding a column cover would have to the foundation. As well as it if could tolerate the additional windoid and added weight.

Commission members concluded the materials used in the sign support embellishments shall be primarily natural stone, brick, approved masonry panels, or stucco. The design shall be approved by the Planning Commission prior to the installation of the embellishment. Final decisions on new language regarding support embellishments will take place at the next Planning Commission meeting on November 6th, 2019 after the advice from a structural engineer regarding any structural constraints the current billboard support would be faced with when adding a column cover.

After the decision to wait the additional time, the Planning Commission were advised to make a motion to the Council regarding the Final Draft of the Billboard Report.

Motion by Krebs to move forward the final draft of the billboard report in its entirety with all appendixes for approval to the City Council. Second by Bobick.

CONTINUED DISCUSSION – NE QUAD HIGH-DENSITY MIXED-USE DISTRICT DRAFT ORDINANCE REVIEW

Planner Johnson discussed the draft ordinance for the Low-Density Mixed-Use District and Medium-density Mixed Use District. Johnson discussed reasoning behind the standards were the existing uses in the areas indicated on the land use map as low and medium density; what the comp plan states for density requirements; existing senior housing districts from existing ordinances; and a combination of existing uses from commercial and residential uses.

Planner Johnson reviewed the draft ordinance for the High-Density Mixed-Use District. He had compiled the list of building standards for the retail mixed use district the Planning Commission had discussed at

meetings prior. The City is requiring a mix of architectural features, building materials and color schemes to accentuate the appearance of the individual buildings. Johnson also accentuated the need for adequate parking for any multifamily dwelling. He added any apartments, condominiums, and cooperatives parking should be 2 stalls per unit. The number of surface parking could be offset by garage stalls, if the stalls would be automatically assigned per dwelling. All items in the ordinance are subject to change.

In reference to landscaping the current draft states 1 to 1 for overstory trees. Because of the lot size he is recommending 1 overstory tree per 2 units. The 1 to 1 ratio would not let trees develop to the full canopy and would be rather crowded.

Bobick noted that there wasn't a provision in the ordinance preventing paint on concrete nor panels. Johnson stated it is difficult to add that language into the ordinance and enforce that kind of provision. He could add a provision to require maintenance and upkeep of the buildings, based on Council recommendation.

The Planning Commission agreed with changing the landscaping to 1 tree to 2 per units. Planner Johnson is set to revise and redeliver to the Commission Members to review at the November 6th, 2019 meeting.

UPDATE METROPOLITAN COUNCIL COMPREHENSIVE PLAN

Gutknecht reviewed the response from the Met Council regarding the 2040 Comprehensive Plan. For all planning areas reviewed by the Metropolitan Council, our plan is consistent, compatible, and conforms to their standards.

The Metropolitan Council advises the City to implement advisory comments regarding four sections: Transportation, Wastewater, Surface Water Management, and Land Use.

1. Transportation Advisory Comment: On page 64 of the Comprehensive Plan, Table 5.1 outlines the Principal Arterial Roadway lanes as *4 lanes* when the stretch of I-35 north of the merger to US 8 will be *6 lanes*.

2. Wastewater Advisory Comment: The Metropolitan Council strongly encourages that the City of Columbus develop and enforce an ordinance that prohibits the connection of sump pumps to the sanitary system and requires disconnection if above scenario is discovered.

3. Surface Water Management Advisory Comment: Met Council request that the City provide the Council the dates the three Watersheds approved the final Local Surface Water Management Plan (LWMP), and the date the City adopted the final LWMP. They also request that the City provide Met Council with a copy of the final adopted LWMP that will be included in the final Comprehensive Plan Document adopted by the City

4. Land Use Advisory Comment: The Comprehensive Plan proposes that the planned growth in Columbus will be supported by the I-35 Commercial district and some additional employment growth near Lake Drive Commercial/Industrial area. This area is currently served by private sewer. However, as indicated in the Comprehensive Plan, the City discusses potential regional waste water connection with

neighboring communities (Lino Lakes/East Bethel). If the City is to consider this option seriously, the Met Council requires.

The City must now address Metropolitan Council's Advisory Comments and decide to adopt the City of Columbus 2040 Comprehensive Plan. The City now has 9 months to update and adopt City Ordinance to conform to Comprehensive Plan, including consideration for adopting an ordinance addressing the prohibition of sump pumps connected to the sanitary system.

PUBLIC OPEN FORUM

Nothing to report

CITY ADMINISTRATOR'S REPORT

Mursko gave the option to change the layout of Public Hearings and how the quickly the decision is to be made. She stated that this way would be typically for more complicated applications. She noted that they can hold the Public Hearing and wait 2 weeks to complete the discussion on the latter meeting with recommendation.

The second option would be to hold a short workshop before the meeting to answer questions about applications to help with pointed questions during the hearing.

Hanegraaf likes either option. King and Wolowski agree with waiting the two weeks to make a more confident decision.

PLANNING COMMISSION MEMBERS' REPORT

Nothing to report

ATTENDANCE - NEXT CC MEETING

King is scheduled to attend the City Council meeting on October 23rd, 2019.

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

Meeting adjourned at 10:02 p.m.

Respectfully Submitted:

Rochelle Busch, Recording Secretary

