

**City of Columbus
Regular Planning Commission Meeting
November 1, 2017**

The November 1, 2017 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; Planner Dean Johnson; and Recording Secretary Karen Boland.

Also in attendance were City Councilmember Bill Krebs; Barb Bobick, Vern and Margie Roisum, Pam Westlund, Byron Westlund, Mary Preiner, and Pat Preiner.

AGENDA APPROVAL

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

APPROVAL – REGULAR PC MEETING MINUTES OF OCTOBER 18, 2017

Motion by Krebs to approve the minutes of the October 18, 2017 regular Planning Commission meeting as written. Second by Watson. Votes as follows: Krebs – aye, Preiner – aye, Wolowski – abstain, Watson – aye, Sternberg – aye. Motion carried.

PUBLIC HEARING – WOODLAND DEVELOPMENT PRELIMINARY/FINAL PLAT REQUEST (PC-17-124)

At this time a public hearing was held to consider a request for a preliminary and final plat “Preiners Preserve Plat 2nd Addition” reconfiguring three lots to two lots of record. Separate minutes are prepared.

WOODLAND DEVELOPMENT PRELIMINARY/FINAL PLAT REQUEST DISCUSSION

Motion by Krebs to forward to the City Council the application for a preliminary and final plat “Preiners Preserve Plat 2nd Addition” reconfiguring three lots to two with a recommendation for approval based on the findings of fact and recommendations for approval from the Planner’s memo dated October 25, 2017. Second by Sternberg. Motion carried.

Findings of Fact

1. The City received a combined preliminary and final plat application from Woodland Development (“Woodland”) for Preiners Preserve 2nd Addition on September 20, 2017. The application was found complete.
2. The 120-day preliminary plat review deadline is January 18, 2018.
3. The proposed plat is a replat of Lots 13, 14, and 15, Block 1, Preiners Preserve.
4. The proposed plat will create two larger lots out of three existing lots.
5. The proposed plat is consistent with the approved Preiners Preserve PUD.
6. The Preiners Preserve 2nd Addition Final Plat is consistent with the preliminary plat.
7. A public hearing has been set with the City Council to consider the vacation of existing interior common lot line drainage and utility easements on Lots 13, 14, and 15, Block 1, Preiners Preserve.

8. The Planning Commission held a public hearing on the Preiners Preserve 2nd Addition Preliminary Plat on November 1, 2017.

Recommendations

Based upon the above Findings of Fact, the Planning Commission should recommend that the City Council approve the Preiners Preserve 2nd Addition Preliminary Plat and Final Plat submitted by Woodland, subject to the following:

1. Detailed recommendations of the City Engineer.
2. Title review and recommendations of the City Attorney.
3. Vacation of existing interior common lot line drainage and utility easements on Lots 13, 14, and 15, Block 1, Preiners Preserve.
4. Abandonment of the sewer and water service stubs on former Lot 14, Block 1, Preiners Preserve, according to City specifications.
5. Adequate separation of the private driveway on proposed Lot 2 from the existing fire hydrant or relocation of the fire hydrant.
6. Requirements of the Anoka County Surveyor.
7. Requirements of Rice Creek Watershed District.
8. Permanent wetland buffer plaques and stormwater ponding easement plaques at intervals determined by the City.
9. Reimbursement of all City expenses associated with plat approval.

This matter will go before the City Council at its November 8th meeting.

PUBLIC HEARING – CHAPTER 7A ZONING CODE AMENDMENT – ACCESSORY BUILDINGS (PC-17-125)

At this time a public hearing was held to consider amendments to Chapter 7A of the City Code governing the design and location of accessory buildings, and to establish standards for multi-modal storage containers as accessory structures. Separate minutes are prepared.

CHAPTER 7A ZONING CODE AMENDMENT – ACCESSORY BUILDINGS DISCUSSION

Planner Johnson recommended three changes in the ordinance language as drafted:

- In Section 7A-805. A. the reference to subsection M, should be changed to reference subsection L.
- In that same section, the last sentence, the note in brackets should be deleted.
- In Section 7A-805. K. 3. The second use of the words “shall be located” should be deleted.

Discussion clarified that multi-modal or portable on-demand storage containers cannot be placed on the side or in front of the house, and they must be screened.

Discussion also clarified that the word “harmonious” in 7A-805. E. 5. is expanded upon in the second sentence of that section with the use of the words “same or similar” to refer to style and color of the exterior of the dwelling. This word, “harmonious”, is not used in subsection K which deals specifically with multi-modal or portable on-demand storage containers. There the language

states containers shall be same or similar in color with the dwelling, and without logos or advertising on the exterior.

Motion by Watson to forward to the City Council the proposed amendments to Chapter 7A of the Zoning Code, Section 7A-805 regarding residential accessory buildings with a recommendation for approval based on the draft dated November 1, 2017, with revisions to Section 7A-805. A. deleting “M” and adding “L”, and deleting the note in brackets at the end of the subsection; and, in Section 7A-805. K. 3., deleting the second set of words, “shall be located”. Second by Wolowski. Votes as follows: Krebs – nay, Preiner – aye, Wolowski – aye, Watson – aye, Sternberg – aye. Motion carried.

This matter will go before the City Council at its November 8th meeting.

DISCUSSION – 2018 COMP PLAN

Growth forecasts from the Metropolitan Council were reviewed. The projected population growth from 2016 through 2040 is an increase of 1630 people. Number of households are expected to increase by 775 in that time, and employment is expected to grow by approximately 430 new jobs. The Met Council is mandated by State law to determine where growth is and whether systems are in place to support that growth.

Freeway Corridor land-use was discussed. This is the time to revisit the amount of land/category and determine if it is the proper mix going forward. With access to the Met Council’s sewer system the City is to use this access to provide jobs, and housing to serve the labor force. The minimum density for any community connected to residential sewer system is 3 units/acre. We currently allow detached senior citizen housing at a maximum density of 20 units/acre. Our ordinance doesn’t dictate how land is to be developed.

The 2015 McCombs study identified an excess of retail in the City of over 100 acres. In suggesting reducing retail and replacing it with suburban residential, City staff are trying to combine the goals of eliminating excess retail with showing the Met Council movement toward increasing high-density, affordable housing.

Planner Johnson said there has been no commercial development in the SR Overlay district in the 20 years since its designation. He reiterated the pros and cons of replacing the SR Overlay designation with Suburban Residential in both the NW and SE Overlay areas. The NW Overlay area consists of 61 net acres. It has sewer and water and its location is suitable for housing. Higher-density housing does not require as large a land footprint. The SE Overlay area consists of 122 net acres. Sewer and water would need to be extended to this area to accommodate high-density housing. Its proximity to the freeway may also be a deterrent for housing.

Mixed-use development in the CR district was again discussed. Mixed use is a combination of residential with retail and services; it could be mixed by building or by site. High density housing is compatible with retail and may satisfy affordable housing/workforce goals.

If the overlay district is changed to a straight SR district, staff would gather and provide information on densities and how many units could be included. In the Comp Plan the City will need to address averaging density to certain standards, demonstrate where housing will be with public utilities, and what densities will be to meet that. After the Comp Plan is completed, work on the zoning language can begin to meet those plans. It is possible to have one SR district and

define more than one use for it. A hierarchy of uses could be created that abut each other and are compatible with other uses. A density ceiling would be referenced in the plan.

In any area of the City where a land-use change is being considered, residents of that district will be directly invited to offer input. The Comp Plan would give a general description of any changes in land use, and the City would later spend time making the specific zoning decisions and changes. Johnson would not recommend housing on any of the four quadrants of the interchange.

Mursko said the CC suggested a joint roundtable workshop with property owners to discuss and consider best land uses in areas where land-use change is being contemplated. PC members suggested beginning their regular meeting early on December 6th and holding the roundtable afterward. If that doesn't work, Mursko will look at December 5th or 7th for a roundtable meeting between CC, PC, and landowners.

PUBLIC OPEN FORUM

No topic was raised at Public Open Forum.

CITY ADMINISTRATOR'S REPORT

Mursko reported that Chair Sternberg's information at the last meeting, regarding voting, was correct: People can vote on the Forest Lake School District ballot questions at the District office or Anoka County.

With regard to upcoming meetings, Mursko reported:

The CC will hold a public hearing, at its November 8th meeting, for vacation of drainage/utility easements.

Neighborhood meetings will be held on November 14th and 16th re: road paving projects for 2018. At its November 15th meeting the PC will hold a public hearing for the zoning amendments for asphalt and concrete production facilities. The CC meeting following that hearing will be held on Monday, November 20th due to the Thanksgiving holiday that week.

PLANNING COMMISSION MEMBERS' REPORT

WOLOWSKI COMMENT:

Wolowski reported that she received a phone call asking about the City's position on solar panels. She is wondering why someone is calling about this now, whether there is a new issue before the City. Krebs said she, too, received a call.

Mursko said no new issue has come to the City's attention. When this idea was heard by the CC earlier, they were not interested.

ATTENDANCE - NEXT CC MEETING

Watson is scheduled to attend the City Council meeting on November 8, 2017.

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

Meeting adjourned at 9:19 p.m.

Respectfully Submitted:

Karen Boland, Recording Secretary