

**CITY OF COLUMBUS
REGULAR PLANNING COMMISSION MEETING
11.06.19**

The November 6th, 2019 regular meeting of the Planning Commission for the City of Columbus was called to order at 7:00 p.m. by Vice Chair Pam Wolowski at the City Hall. Present were Commission members: Kris King, 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 Member Janet Hegland.

AGENDA APPROVAL

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

APPROVAL – PLANNING COMMISSION MINUTES ON 06.19.19, 08.07.19 & 10.16.19

Motion by Bobick to approve the minutes of the June 19th, 2019; August 7th, 2019; and October 16th, 2019 regular Planning Commission meetings, as written. Second by Krebs.

APPROVAL – PUBLIC HEARING – CHAPTER 7A PLANNED UNIT DEVELOPMENT (PUD) PROPOSED AMENDMENT 10.02.19

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

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

Gutknecht was not able to get precise information regarding wind load, weight limitations and other issues in updating the current billboard designs from TKDA. He then gave the Planning Commission the option of leaving the support structure design as they are now and request the addition of a sign with Columbus, requesting the update during the reissuance of the IUP, and keeping the plan of brick enclosures and specific on the design.

All members agree with having the design approved by the Planning Commission in conjunction with the Interim Use Permit review. Commission members will address where the “Columbus” sign placement should be decided on when an approved sign design comes in.

Gutknecht reviewed the draft ordinance. Bobick stated in section Letter E number 16c, she would like the sign to be “COLUMBUS” and not include “City Of” as it would appear too cluttered. She

also pointed out ‘Columbus’ would be able to be printed in a larger font. All members agree. In addition to that change they would like to add “new” to Letter A, making the ordinance read “any new off premises signs structured”. Included in the change staff would update the effective date to a date after the upcoming billboard IUP reapplication. This would give the companies a new IUP period of 10 years. After that point, they would reapply and make the necessary changes listed in the remaining portion of the ordinance.

Johnson advised to change wording in 16b. Commission members discussed and concluded to make changes to 16b changing the words “uniform” to “complimentary” in regard to color scheme. This would allow for some creativity from the billboard companies but an overall cohesive look.

Motion by Krebs to move forward amended ordinance 7B-310 the final draft of the billboard report in its entirety with the modifications as follows: **addition “any new construction”** listed in Section A, **“the effective date of this ordinance”** in Section A, **changing the verbiage of “uniform to complementary”** in Section E 16b, **Removing “city of”** in Section E 16c, **insert designated effective date determined by staff** in section F, for approval to the City Council. Second by Bobick. Motion carried

This matter will go before the City Council at their meeting on November 13th, 2019.

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

City Planner Johnson reviewed the draft ordinance for the NE Quad Mixed-Use District. Johnson discussed how Columbus’s current zoning ordinance was used to determine a few base standards in the proposed low, medium, and the High-Density Mixed-use districts. The Planning Commission believed this most recent draft of the Mixed-District ordinance (dated 10.17.19) had captured majority of their comments and concerns so far. Additionally, they liked the flexibility that is offered to them via the PUD process. They believe the current draft paired with the PUD process will allow the City an opportunity to shape and plan the NE Quad area in way that best benefits the community.

However, when Johnson began discussing building design standards by advising that the City changes the required masonry standard to 25%, glass and trim to 20% with panel or lap siding making up the difference with roughly proportionate percentages. The Planning Commission noted that they felt they had already begun to make concessions within the PUD process. They mentioned a noticeable decline in the aesthetic quality of the proposed building design as additional units were added. Furthermore, additional units exacerbated their concerns with number of parking spaces, and how spaces would be designated. They accepted that higher percentages of brick could be costly, but felt it was important to make up the aesthetic difference with other design features.

Lastly, Johnson closed the discussion by touching on standards he would not recommend wavering on for the potential multi-family dwelling. The first would be requiring snow storage, and the need

for the parking to be primarily underground. Second, the units are required to be on individual meters for sewer and water. Johnson stated that as the review process continued he would update the Planning Commission with more.

The members concluded that they agree with the building exteriors in section M of the draft ordinance and decided to continue the discussion after input from the City Council.

PUBLIC OPEN FORUM

Nothing to report

CITY ADMINISTRATOR'S REPORT

MN Tech Corridor advertises sites for building in the Forest Lake, Columbus, Lino Lakes, Centerville, and Hugo. They have shared the criteria with the city regarding what potential data center vendors are looking at when they choose a site to build. Mursko wanted to share this list with the Planning Commission to inform them on what it takes to bring in businesses. The commission members thought it was very interesting on the criteria and had asked if there were other kind of businesses that had a compiled list. Mursko stated she believed there was, however this company was willing to share the information and attempts haven't been made to gather more information on other businesses.

PLANNING COMMISSION MEMBERS' REPORT

Krebs inquired about the "hiring bus drivers" signs on 23 and Broadway. She stated that they are in the right of way. She noted that with the discussion around of large off-premise signs, this matter should be addressed, as they are not permitted in the city. She also noted that the quantity of trailers at Gander Outdoors. She stated there are more than there should be. Mursko responded that when the matter was brought up to Gander, they felt they need a lot of units to sell a lot of units. All Commission members agree that currently they are violating their CUP. Mursko stated they have been advised of that but have yet to comply with reducing the inventory as they don't have a place for the trailers to go.

ATTENDANCE - NEXT CC MEETING

Wolowski is scheduled to attend the City Council meeting on November 13th, 2019.

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

Meeting adjourned at 9:48 p.m.

Respectfully Submitted:

Rochelle Busch, Recording Secretary