

**CITY OF COLUMBUS**  
**REGULAR PLANNING COMMISSION MEETING**  
**12.18.19**

The December 18<sup>th</sup>, 2019 regular meeting of the Planning Commission for the City of Columbus was called to order at 7:02 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 Planner Dean Johnson; and Recording Secretary Rochelle Busch.

Also, in attendance were Mayor Jesse Preiner; City Council Member Janet Hegland, Jeff Duraine and Shelly Logren; Sean Coatney, Cindy and Myron Angel.

**AGENDA APPROVAL**

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

**APPROVAL – PLANNING COMMISSION MINUTES ON 10.02.19 & 12.04.19**

*Motion* by Wolowski to approve the minutes of the October 2<sup>nd</sup>, 2019 and December 4<sup>th</sup>, 2019 regular Planning Commission meetings, as written. Second by Bobick. King and Krebs Absent October 2<sup>nd</sup>, Voting Wolowski- Aye, Bobick- Aye, Hanegraaf- Aye. Motion Carried.

**APPROVAL – PUBLIC HEARING – AMENDMENT TO CITY CODE CHAPTER 7B SIGN REGULATIONS, SECTION 7B-310, I-35 CORRIDOR LARGE OFF-PREMISES SIGNS CODE ON 08.21.19**

*Motion* by King to approve the Public Hearing minutes for large off premise sign code amendment request, as written. Second by Hanegraaf. Motion carried.

**APPROVAL – PUBLIC HEARING – CUP AMENDMENT UPDATED BUILDING DESIGN, BARE HOME 14744 HORNSBY ST NE ON 10.02.19**

*Motion* by Bobick to approve the Public Hearing minutes for a CUP amendment, as written. Second by Hanegraaf. Motion carried.

**APPROVAL – PUBLIC HEARING – CUP FOR PUD FOR DEVIATIONS TO DESIGN STANDARDS, VIKING INDUSTRIAL 9203 LAKE DR NE ON 10.02.19**

*Motion* by Hanegraaf to approve the Public Hearing minutes for CUP for PUD deviation request, as written. Second by Wolowski. Motion carried.

**HORTICULTURAL SERVICES FACILITY CONCEPT PLAN CONTINUED DISCUSSION**

Mursko requested from the Planning Commission members input from the worksheets from the previous meeting regarding the Horticultural Services Facility concept presented at the last Planning Commission meeting. King noted that after her research she concluded the company better fits in the industrial zoning

district. She noted that it didn't have enough retail and showroom factors that would make it a good fit for the commercial showroom zoning. Hanegraaf agreed that it was ill-fitting in the Commercial Showroom zoning district. He believed the company would be a better fit in the light industrial zoning district. Wolowski also noted that the area does not allow outdoor storage; therefore, the applicant wouldn't fit in the commercial showroom district. Krebs agreed with the group that the business didn't fit in the area they are requesting. Bobick noted that she didn't believe the business was a retail destination.

Wolowski noted that the worksheet was helpful in guiding to the correct decision. She stated the detail in the packet describing the land-use and zoning district were especially helpful.

The consensus of the Planning Commission, regarding the Horticultural Services Facility concept, it does not fit in the commercial showroom district, based on the zoning requirements as well as the 2040 Comp Plan. The Planning Commission did agree that Horticultural Services would be a great addition to Columbus. Their business would be best suited in the light industrial zoning area. They would not recommend the concept to the City Council for approval.

### **LAND USE vs ZONING CONTINUED DISCUSSION**

This portion of the meeting will be used as a work session for the Planning Commission. City Planner Dean Johnson put together materials that cover the 2019 Comp Plan land use changes that may cause future zoning conflicts.

Mursko noted that the apartment building application was withdrawn. She would like the Planning Commission to continue to work on the building standards. She wanted to make note that there was no longer an application that was waiting on the City to definite decisions on the standards.

Johnson handed out a packet for the Planning Commission members to go through. The goal of the packet is to decide whether the zoning districts are still applicable. He would also like the members to decide if new zoning districts need to be added and what uses should be under the current and potential new districts.

Johnson proposed the next meeting in January review the worksheets for new ordinances and go over any questions.

### **PUBLIC OPEN FORUM**

Nothing to report.

### **CITY ADMINISTRATOR'S REPORT**

Invitations for the Planning Commission to attend a holiday cheer party sponsored by the council.

Elections coming up. Absentee starting December 27<sup>th</sup>.

January 15<sup>th</sup> is the next Planning Commission meeting.

## **PLANNING COMMISSION MEMBERS' REPORT**

Happy Holiday wishes exchanged.

Hanegraaf will take the place for Krebs to present at the next council meeting.

### **ATTENDANCE - NEXT CC MEETING**

Hanegraaf is scheduled to attend the City Council meeting on December 30<sup>th</sup>, 2019.

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

Meeting adjourned at 8:45 p.m.

Respectfully Submitted:

Rochelle Busch, Recording Secretary

