

**CITY OF COLUMBUS  
PLANNING COMMISSION MEETING  
INTERACTIVE TECHNOLOGY MEETING FORMAT  
STATUTES SECTION 13D.021  
01-05-2022**

The 01-05-2022 Regular Planning Commission meeting for the City of Columbus was called to order at 6:30pm by Chair Ron Hanegraaf at the City Hall. Present were Commission members Kris King, Barb Bobick and Bob Berens, City Associate Planner Ben Gutknecht and Permit Coordinator Carissa Kranz.

In attendance via interactive technology were City Administrator Elizabeth Mursko and City Council members Shelly Logren, Rob Busch and Sue Wagamon.

Also, in attendance in person were Residents Myron and Cindy Angel, Betty Hanegraaf and City Council member Janet Hegland and Mayor Jesse Preiner.

The meeting was held in an interactive technology meeting format.

1. **CALL TO ORDER – REGULAR MEETING – 6:30PM**
2. **PLEDGE OF ALLEGIANCE**
3. **MOTION – APPROVAL OF MEETING AGENDA** *Motion* Bobick to approve agenda as written. Second King. Motion carried with King, Berens, Bobick and Hanegraaf voting in favor.
4. **MOTION – APPROVAL OF DECEMBER 15, 2021, PLANNING COMMISSION MINUTES** *Motion* Hanegraaf to approve 12-15-2021, Planning Commission Minutes as written. Second Berens. Motion carried with Hanegraaf, Bobick, Berens and King voting in favor.
5. **PUBLIC HEARING AND DISCUSSION – 24-32-22-11-0008, CITY OF COLUMBUS (CITY ADMINISTRATOR ELIZABETH MURSKO), PRELIMINARY AND FINAL PLAT, NE QUAD 35 SECOND ADDITION**
  - a. At this time, a public hearing was held to consider a request for a Preliminary and Final Plat, NE Quad 35 Second Addition. Separate minutes for the public hearing are prepared.

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**City Planner Report (Dated 12-28-2021)**

**Preliminary Plat Findings of Fact**

1. The City received a Preliminary Plat application from the City of Columbus on December 1, 2021. The application was found complete.
2. The 120-day review deadline is 03.31.2022.
3. The proposed plat is located the High-Density Mixed-Use district.
4. The 6.07-acre property consists of one lot legally described as Outlot C, NE Quad 35, Anoka County (“Property”).
5. The Property is proposed to be platted into two new lots. Lot 1, Block 1 will be approximately 0.77 acres and Lot 2, Block 1 is proposed at approximately 5.30 acres in area. This is consistent with standards outlined in Section 7A-801 of the City Code.
6. The vacant Property is currently part of an existing Outlot from a previous subdivision.

7. The proposed Lot 1, Block 1 is proposed to be improved with a 627 square foot building (“Caribou Cabin”), which consists of a primarily drive-thru orientated business with an outdoor patio/seating area via Site Plan approval. The Site Plan application was submitted prior to the recent Chapter 7A Ordinance Amendment.
8. Drainage of the proposed “Caribou Cabin” is proposed to be directed to the storm pond in Outlot D via required easement. The proposed drainage is part of a previously approved regional stormwater system.
9. The Property is located in the Rice Creek Watershed District
10. A wetland delineation was conducted by Bopray Environmental Services, LLC for the previous platting application in 2019.
11. An application for stormwater management has not yet been submitted to the Rice Creek Watershed District.
12. No review by the Anoka County Highway Division or Minnesota Department of Transportation needed for this subdivision.
13. The Preliminary Plat includes standard 20-foot drainage and utility easements along property lines.
14. The Planning Commission held a public hearing on the proposed preliminary plat on January 5, 2021.

#### **Preliminary Plat Recommendations**

1. Detailed recommendations of the City Engineer.
2. Title Review and recommendations of the City Attorney.
3. Requirements of Anoka County Surveyor.
4. Requirements of the Rice Creek Watershed District.
5. Future development within the plat is subject to all laws and permitting requirements.

#### **Final Plat Findings of Fact**

1. The City received a Final Plat application from the City of Columbus on December 1, 2021. The application was found complete.
2. The Final Plat was submitted concurrent with the Preliminary Plat and the review period for the Final Plat is coterminous with the Preliminary Plat.
3. The proposed plat is located the High-Density Mixed-Use district.
4. The 6.07-acre property consists of one lot legally described as Outlot C, NE Quad 35, Anoka County (“Property”).
5. The proposed Final Plat will change the legal description of the Property to Lot 1, Block 1 NE Quad 35 Second Addition and Lot 2, Block 1 NE Quad 35 Second Addition.
6. The proposed Lot 1, Block 1 is proposed to be used by E & R Investments for a 627 square foot (“Caribou Cabin”) coffee shop/drive-thru.
7. The Final Plat is consistent with the proposed Preliminary Plat.

#### **Final Plat Recommendations**

1. Detailed recommendations of the City Engineer.
2. Title Review and recommendations of the City Attorney.

3. Requirements of Anoka County Surveyor.
4. Requirements of the Rice Creek Watershed District.
5. Future development within the plat is subject to all laws and permitting requirements.

**City Engineer Memorandum (Updated 01-03-2022)**

**Preliminary Plat comments:**

- The existing drainage and utility easement per Plat of NE Quad 35 is not shown correctly. The easement should extend to the Hornsby Street right-of-way. (The easement is shown correctly on the final plat.) *The easement has been corrected on the 1/3/2022.*
- This existing easement contains the storm sewer outfall line from Hornsby Street to the stormwater pond in Outlot B.
- The heavy dashed line that is shown east of the drainage and utility easement line along Hornsby Street is not labeled or indicated in the legend. *The line has been labeled as a set-back line on the 1/3/2022 submittal*
- *The preliminary plat comments have been satisfactory addressed on the 1/3/2022 submittal*

**Final Plat Comments:**

- No Comments.

The Commissioners asked a variety of questions regarding Lot 1 and Lot 2. Bobick inquired about the proposed purchase agreement for Lot 1 with Caribou. Mursko stated that the City of Columbus (seller) has an active purchase agreement for the property, noting that the preliminary and final plat must be approved, pin numbers created, and the plat must be recorded at Anoka County prior to the closing of the property. Hanegraaf asked how many acres the approved Hy-Vee on a neighboring lot owns, questioned previous apartment proposals on the lot that is proposed to be split, if the proposed Lot 2 is still a target area for an apartment complex and if Lot 2 and Outlot B would need to be split at a later date in order to support an apartment. Mursko stated that Hy-Vee has just under 3 acres, Lot 2 will be a little over 5 acres, provided a background on prior apartment proposals, indicated that Lot 2 is designated and being marketed for apartments and that there would be no need to split Outlot D & B as they are being used for stormwater drainage for the regional stormwater system approved for the NE Quad. Bobick asked what could be done in Lot 2 in the area behind Lot 1 as it does not have a road frontage. Gutknecht noted that if an apartment building was built that there would be a variety of options for that area including green space, parking, dog park etc. Hanegraaf asked Mursko if the Commission ever discussed apartments possibly going on the west side of Hornsby Street. Mursko confirmed that the west side is narrower and more geared towards businesses due to size and Freeway proximity. King asked about the mound of dirt on Lot 1 and if the city is responsible for moving it. Mursko noted that the city placed materials there when the Shafer Plant was there, and fill was required on Lot 2 and there was also leftover material from the Hornsby Street Road Project.

*Motion* King recommend approval, based on adopting the Findings of Fact 1-14 in the Columbus Planning Staff Report dated December 28, 2021, to the City Council for the Preliminary Plat request, also known as NE Quad Second Addition, located at vacant property 24-32-22-11-0008, with Conditions 1-5. Also based on the City Engineers report, dated January 3, 2022. Second Hanegraaf. Motion carried with King, Berens and Hanegraaf voting in favor and Bobick opposed.

*Motion* King to recommend approval, based on adopting the Findings of Fact 1-7 in the Columbus Planning Staff Report dated December 28, 2021, to the City Council for the Final Plat request, also known as NE Quad Second Addition, located at vacant property 24-32-22-11-0008, with Conditions 1-5. Also based on the City Engineers report, dated January 3, 2022. Second Berens. Motion carried with King, Berens and Hanegraaf voting in favor and Bobick opposed.

This item will be presented at the 01-12-2022 City Council meeting.

6. **PUBLIC OPEN FORUM** Nothing currently.
7. **ASSOCIATE PLANNER'S REPORT** Gutknecht explained that there were printed agendas passed out to Commissioners for the Joint Planning Commission and City Council meeting on 01-19-2022.
8. **CITY ADMINISTRATOR'S REPORT** Mursko had nothing to report at this time.
9. **PLANNING COMMISSION MEMBERS' REPORT** Commissioners had nothing to report at this time.
10. **ATTENDANCE FOR UPCOMING MEETINGS** Bobick will be attending the 01-12-2022 City Council meeting.
11. **MOTION TO ADJOURN** *Motion* by Bernes to adjourn, seconded by King. Motion carried with King, Berens, Bobick and Hanegraaf voting in favor. The meeting adjourned at 6:55pm.

*Carissa Kranz*

Respectfully Submitted: Carissa Kranz, Recording Secretary