

**CITY OF COLUMBUS
PLANNING COMMISSION MEETING
INTERACTIVE TECHNOLOGY MEETING FORMAT
STATUTES SECTION 13D.021
11.02.2022**

The 11-2-22 Planning Commission meeting for the City of Columbus was called to order at 6:31 PM by Chair Ron Hanegraaf at the City Hall. Present were Planning Commission members Ron Hanegraaf, Barb Bobick, and Kris King, City Administrator Elizabeth Mursko, Associate Planner Frank Koenen, Planning and Zoning Permit Tech Ella Giefer, and City Attorney Megan Rogers.

Absent was Planning Commission member Bob Berens.

In attendance via interactive technology were Shelly Logren, Sue Wagamon, Kiki Lissiak, and 2 unidentified parties.

In attendance in person were Jesse Preiner, Janet Hegland, and John Waldoch.

The meeting was held in an interactive technology meeting format.

1. **CALL TO ORDER – REGULAR MEETING – 6:30 PM**
2. **PLEDGE OF ALLEGIANCE**
3. **MEETING AGENDA** *Motion* King to approve agenda as written. Second Bobick. Motion carried with King, Hanegraaf, and Bobick voting in favor.
4. **OCTOBER 5, 2022 PLANNING COMMISSION MEETING MINUTES continued** until next meeting.
5. **ORDINANCE 22-01 COMMERCIAL DESIGN STANDARDS (Pages 1-58, Handout, and Enclosure)**
At this time a public discussion was held to consider updating city ordinances regarding Commercial Design Standards.

Discussion: Building Materials.

Koenen reviewed the subjects that were discussed by the Planning Commission at its prior meetings on Commercial Design Standards and the changes that had recommended. Koenen stated that one change made was creating a class system to rank building materials. Koenen gave an overview of the 4 classes and said that he recommended merging Class 2 and Class 3 due to their similarity. Hanegraaf asked how the class system would affect the applicant, to which Mursko answered there would be more flexibility available. King asked if the type of materials used would change the tax base of the building, to which Mursko said that a masonry building is valued higher because building materials have become more expensive recently it may be difficult for builders to construct a full masonry building. Hanegraaf said that while the tax base was important there needed to be a balance so as not to scare builders away from the City. King said that she had seen buildings in Woodbury that were being built with steel frames and masonry façade which still looked nice. Hanegraaf asked how the proposed ordinance compared to other cities, to which Giefer answered that Woodbury required a minimum of 50% to 60% of Class 1 materials for exterior architecture, which they defined as conventional brick,

stone, copper, or glass. The commissioners asked for specific examples of building values in the area. Mursko stated that Holiday Gas was valued at \$367,000, Bill's Superette was valued at \$862,100, and a condo complex on Apollo Dr was \$1.7 Million. **King stated she thought it would be easiest to combine Classes 2 and 3, which Hanegraaf agreed with.** King asked the other commissioners their opinion on if they wanted the building material percentages to regulate the appearance or the structure of the buildings. Bobick said she was in favor of full masonry buildings because they would have more longevity than ones that only had a masonry façade. **The Commissioners agreed to a 70% masonry requirement in the general commercial district and an 80% masonry requirement in the community commercial district, and to remove the word façade from the ordinance language.**

Discussion: Lighting Standards.

King said that the ordinance language stated that 'low lumen fixtures' were excluded from regulation but there needed to be a definition of what a 'low lumen fixture' is. Rogers said she recommended adding a definition with a specific lumen amount so that light cannot extend beyond the property. **The Commissioners agreed to add in a specific definition for low lumen fixtures.**

Discussion: Administrative Procedures.

Koenen stated that since the City Council meeting on 10-26-22 the only change made to the ordinance language was to disallow metal corrugated fences, which Hanegraaf said he agreed with. King asked for clarification on if the administrative procedures proposed would apply to residential districts, which Koenen said it would. **The Commissioners agreed to the proposed ordinance language.**

Motion King to recommend the Commercial Design Standard ordinance draft amendments with the changes of combining Class 2 and Class 3, eliminating the word 'façade', and creating a definition of low lumen fixtures. Second Bobick. Passed with King, Hanegraaf, and Bobick voting in favor.

6. **COMMERCIAL/INDUSTRIAL DISTRICT MORATORIUM STUDY (Pages A1-A13)** At this time a discussion was held to consider updating city ordinances regarding the Commercial/Industrial Moratorium Study.

Rogers gave a background of the development impacts that the City Council and Planning Commission had previously said they were concerned about. To ensure higher value in the district Rogers advised reducing setbacks, having more flexibility for design standards, and having more flexibility for permitted uses. Rogers asked the commissioners if they were still interested in splitting the Commercial/Industrial district into an East and West side. Hanegraaf said he was interested to hear other options because the East/West split had made many people upset when it was proposed. Rogers said the main options were creating non-conforming uses, splitting the district into an east/west side with different standards, or rezoning the entire district. King said that she was against creating legal non-conforming uses. Rogers said that there was an option of permitting expansion of legal non-conforming use via Conditional Use Permit (CUP), or the option of creating use-specific performance standards. Mursko asked how it would be possible to eliminate the use of heavy trucking and large piles while still preserving the rights of existing businesses. Rogers said that adding performance

standards would limit the expansion of businesses with trucking and large piles and create more clarity in the code but there was still a potential to create legal nonconforming uses. Bobick asked if there was a way to add a provision that existing businesses could continue to operate the way they are but that more heavy industry would not be allowed, to which Rogers said could be accomplished via the Planning Commission turning those businesses into legal nonconforming uses and allowing those businesses to expand via applying for a CUP. Mursko suggested that instead of splitting the districts along Lake Dr there was also an option of having the district lines being separated at 141st Street into a high intensity and low intensity district. Rogers stated that there are additional permitted uses being proposed, which are offices, office showrooms, and limited production and processing. Mursko said she was concerned about the current requirements for someone to convert a residential use to a commercial use and that there needed to be more than a site plan review. Rogers suggested adding a requirement that a change of use would trigger a CUP review. **The Commissioners agreed to add a requirement that a CUP review would be triggered upon a property changing its use.**

Rogers reviewed a list of uses she recommended allowing in the less intense district: low impact high technology manufacturing, manufacturing, wholesale, storage facility, and warehouse uses. Bobick asked if these uses would be more compatible with the residential area and if this would provide more opportunities for landowners, which Rogers confirmed. Rogers suggested changing the setback, floor area ratio, and lot coverage amounts to allow more flexibility, and add more permitted uses in the higher intensity district. Rogers asked the commissioners if they wanted to keep manufacturing light use as permitted in the higher intensity district, which King said she agreed with. **The Commissioners agreed to craft a high intensity district in the northeast quadrant of the existing commercial/industrial district along the lines of Lake Dr and 141st St., to recommended additional permitted uses in both the high and low intensity districts, and to lower the required setback, floor area ratio, and lot coverage amounts.**

Rogers asked the commissioners if they would be in favor of allowing landscaping business use with exterior storage allowed only behind the building. Bobick stated that businesses like this were already in existence in the City. Mursko said that if storage was in the back of the building it would be visible to residents who bordered the land and therefore significant screening would need to be in place. Rogers stated that there could be a requirement that backyard storage could be limited only to business that bordered other commercial or industrial uses. **The Commissioners agreed to allow outside storage of raw materials at the rear of a building if existing screening was in place that shielded the view of residential properties and view from the public right of way.**

7. **PUBLIC OPEN FORUM** Waldoch said that he thought the work on the Commercial/Industrial District moratorium sounded good so far, but that eliminating storage was going to be almost impossible, and encouraged the commission to reassess that part of their recommendation.
8. **PLANNING COMMISSIONER'S REPORT** Nothing at this time.
9. **ASSOCIATE PLANNER'S REPORT** Nothing at this time.
10. **ATTENDANCE OF CITY COUNCIL MEETING** Barb Bobick to attend the 11-09-2022 City Council meeting.

11. **ADJOURN** *Motion* by King to adjourn. Second Hanegraaf. Carried with King, Hanegraaf, and Bobick voting in favor. Meeting closed at 8:51 PM.

Ella Giefer

Respectfully Submitted by Recording Secretary Ella Giefer