

**CITY OF COLUMBUS
PLANNING COMMISSION MEETING
INTERACTIVE TECHNOLOGY MEETING FORMAT
STATUTES SECTION 13D.021
10-18-2023**

The 10-18-2023 Planning Commission meeting for the City of Columbus was called to order by Commission Chair Lynn Carver-Quinn at the City Hall at 6:00 PM. Present were Planning Commission members Lynn Carver-Quinn, Barb Bobick, and Robin Wood, City Council Liaison Jesse Preiner, City Administrator Elizabeth Mursko, City Attorney Megan Rogers, Planning and Zoning Tech Eleanor Hahn, Ron Hanegraaf, Janet Hegland, Parker Wegwerth, Tyler Obinger, Brandon Larson, and Mike Cerny.

Planning Commissioners Bethany Barrette and Judy Huntosh were absent from the meeting.

The meeting was held in an interactive technology meeting format.

1. CALL TO ORDER –City Council and Planning Commission Meeting – 6:00 p.m.

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF MEETING AGENDA Motion Bobick. Second Wood. Motion carried with all in favor.

3. APPROVAL OF OCTOBER 4, 2023 PLANNING COMMISSION MEETING MINUTES Motion Bobick. Second Wood. Motion carried with all in favor.

4. APPROVAL OF OCTOBER 4, 2023 PUBLIC HEARING MINUTES – KOZHOKAR – PRELIMINARY AND FINAL PLAT, AND PUD CUP Motion Wood. Second Bobick. Motion carried with all in favor.

5. PUBLIC HEARING AND DISCUSSION – ORDINANCE 23-09 AMENDING CHAPTER 7A ZONING REGULATIONS RELATED TO HOME OCCUPATIONS AND RESIDENTIAL ZONE BUSINESSES. At this time a public hearing was held to consider a city code amendment to chapter 7A zoning regulations related to home occupations and residential zone businesses. Separate public hearing minutes are prepared.

During the Public Hearing, City Attorney Megan Rogers presented the proposed ordinance. After the hearing was closed, the Planning Commission held the following discussion.

Chair Carver-Quinn suggests extending the existing Residential Zone Businesses an additional 5 years after they are set to expire to allow ample time to come into compliance with the revised Home Occupation or move to a commercial district. Wood asks what would happen at the end of those 5 years if they were unable to come into compliance, as the enforcement process can take years in some circumstances. Rogers says that some of the IUPs expired during the

moratorium and were granted an 18-month grace period as they were unable to apply for a new one. Rogers suggests extending all six IUPs out 5 years from the longest date, so that everyone is treated equally and are all given the most amount of flexibility possible. Wood requests that the IUP holders be given multiple notices leading up to the termination of their IUPs, as to not cause a drawn-out enforcement process. The Planning Commission agrees to the sunset of the current IUP holders extending all six IUP's so that everyone is treated equally through consensus.

City Attorney Rogers clarified that those business in the Rural Residential (RR) district that either 1) acquired a CUP for their use or 2) were established prior to the introduction of the Residential IUP in 2000, are considered legally non-conforming and would still be allowed to operate under this revised ordinance. However, any of these businesses would not be allowed to expand without first acquiring a new CUP.

The Planning Commission then discussed section 7A-201 "Home Occupation" (I), which allows the outdoor parking of commercial vehicles as a part of a home occupation. Carver-Quinn states that we should only allow a single commercial vehicle to be stored outdoors as to not cause a nuisance. Rogers asks what would if there are multiple residents who bring their work vehicles home. Carver-Quinn clarifies that the goal is to limit the amount of heavy work trucks, such as semis and dump trucks, and agrees to increase the amount of allowed commercial vehicles in order to create flexibility. Rogers brings up that limiting work vehicles could cause enforcement issues down the line as determining which vehicles are personal and which are related to the home occupation would be difficult. She suggests creating definitions between heavy work vehicles and regular vehicles. She also says that the consensus from the previous meeting was that they didn't want to impact those people who take home their commercial vehicle as they are not doing any work at their residence. Bobick questions how we can allow flexibility while also protecting the residential character of the neighborhood. Planning and Zoning Technician Eleanor Hahn states that Section 5-505 of the Columbus City Code "Nuisance Parking and Storage" already contemplates these concerns around large amounts of unscreened parking. She reads the code for the Planning Commission and states that violations of any of the listed criteria would trigger enforcement, regardless of the Home Occupation regulations. Bobick suggests linking the section within the new ordinance, so that new home occupations can easily locate the regulations and planning commission members agreed. The Planning Commission agrees through consensus to limit commercial vehicles to a single commercial vehicle per occupant of the residence.

Motion Bobick to recommend adoption of an ordinance amending Chapter 7A of the City Code related to Home Occupations and Residential Zone Businesses, as attached and presented in the memo dated October 18, 2023 from the City Attorney, Megan Rogers, with changes discussed. Second Wood. Motion carried with all in favor.

6. **PUBLIC OPEN FORUM** Nothing at this time.
7. **PLANNER COMMISSIONER'S REPORT** Nothing at this time.
8. **CITY ADMINISTRATOR'S AND PLANNING & ZONING TECH REPORT** Mursko reminds the Commissioners of the ColumBiz event tomorrow from 4:00-6:00 pm at the Running Aces Hotel
9. **ADJOURN** *Motion* Bobick. Second Wood. Motion carried with all in favor. Meeting adjourned at 6:57 p.m.

Eleanor Hahn

Respectfully Submitted: Recording Secretary Eleanor Hahn.