

**CITY OF COLUMBUS
PLANNING COMMISSION MEETING
INTERACTIVE TECHNOLOGY MEETING FORMAT
STATUTES SECTION 13D.021
12-17-2025**

The December 17, 2025, Planning Commission meeting was called to order at 6:00 p.m. by Chair Wood at City Hall. Present were Planning Commission members Susan Bautch, Kim Snell, Mike Ostwald, and Andy Heinen. Also present was City Council Liaison Scott Wendell, Ron Hanegraaf, Jon Sawyer, Gretchen McClure, and Robb Olson.

The meeting was held in an interactive technology meeting format. In attendance via interactive technology was Jennifer Lattin.

- 1. CALL TO ORDER – Planning Commission Meeting – 6:00 p.m.**
- 2. PLEDGE OF ALLEGIANCE**
- 3. CONSENT AGENDA**

Approval of Meeting Agenda

Approval of December 3, 2025 Planning Commission Meeting
Minutes

Motion by Snell to approve the consent agenda. Seconded by Ostwald. Roll call vote: Snell – Aye; Ostwald – Aye; Heinen – Aye; Wood - Aye. Motion carried.

- 4. PUBLIC OPEN FORUM**

Mayor Ron Hanegraaf addressed the Commission and thanked members for their time and service to the City. There were no additional public comments.

- 5. PUBLIC HEARING – Brown Beagle CUP Amendment**

At this time, the Planning Commission held a Public Hearing to consider a request for an amendment to a Conditional Use Permit for “Columbus Industrial Park” to allow an extension of the development timeline for a phased development of seven (7) buildings for lease to other companies in the Light Industrial (LI) zoning district.

Applicant John Sawyer, owner of the Brown Beagle Industrial Park, Sawyer explained that the development was approved in 2023 and is intended to provide small warehouse and industrial spaces for contractors and similar businesses. He stated that two buildings have been constructed to date and that future buildings will be constructed as demand allows.

Sawyer noted that leasing activity has been slower than anticipated, which has affected the pace of construction. He explained that the project is built incrementally, with financing tied to leasing of completed buildings. Based on these conditions, he requested an extension of the CUP timeline.

Assistant Planner Hahn reviewed the staff report and explained an additional recommended condition related to cannabis uses. Currently, this site allows several cannabis uses with a simple administrative approval, and would bypass the public hearing and planning commission review process. Under the proposed new condition, cannabis cultivators seeking to locate within the development would be required to obtain an individual Conditional Use Permit, while other less intensive uses could continue to be reviewed administratively.

Chair wood asked questions regarding tenant interest, construction phasing, and project financing. Sawyer explained the lease-driven construction approach and acknowledged that the request for an extension was submitted later than intended.

There were no public comments, either in person or online.

Motion by Snell to continue discussion of the Brown Beagle Industrial Park CUP amendment to the January 7, 2026 Planning Commission meeting. Seconded by Ostwald. Roll call vote: Snell – Aye; Ostwald – Aye; Heinen – Aye; Wood – Aye. Motion carried.

6. DISCUSSION – McClure Acres Preliminary Plat and Variance

Applicants Gretchen McClure and Robb Olson addressed the Commission and explained the request to divide the property into two parcels. McClure described the existing septic system and noted that it predates the proposed subdivision and has been inspected and confirmed to be compliant. Olson explained that the variance request was intended to accommodate the septic location and avoid the need for relocation.

Commission discussion focused on alternatives to the variance, including the possibility of using a septic easement across the proposed lot line. Chair Wood stated that he is generally cautious about granting variances when other tools are available and expressed concern about how approval could affect future applications.

Commissioner Ostwald shared similar concerns and stated that he prefers to see options such as easements considered before relying on a variance. Commissioner Heinen asked questions about the age of the septic system, its expected lifespan, and what options would be available if the system needed to be replaced in the future, including whether the lot could be reconfigured at that time. Commissioner Snell commented that she viewed the request as unique, noting that the septic system was installed before the current owners bought the property and before subdivision was proposed.

Chair Wood also suggested that limiting fencing near the septic area could help maintain the appearance of a standard lot width and avoid creating a visibly irregular lot line.

Staff explained procedural options, including the ability to recommend denial of the variance while allowing the preliminary plat to move forward with revisions reflecting an easement approach. Staff noted that related conditions could be addressed during the final plat process or through legal documents.

There were no public comments, either in person or online.

Motion by Snell to recommend approval of the McClure Acres Preliminary Plat and variance. Seconded by Heinen. Roll call vote: Snell – Aye; Heinen – Aye; Ostwald – Nay; Wood – Nay. Motion failed due to a tie vote.

Following additional discussion and clarification from staff, a revised motion was made.

Motion by Ostwald to recommend denial of the variance and recommend approval of the McClure Acres Preliminary Plat subject to revisions reflecting an easement-based solution and related conditions consistent with the Commission’s discussion. Seconded by Wood. Roll call vote: Ostwald – Aye; Wood – Aye; Snell – Aye; Heinen – Aye. Motion carried.

7. PLANNING COMMISSIONER’S REPORT

Chair Wood reported no formal updates and wished Commissioners a Merry Christmas and Happy New Year.

8. ASSISTANT PLANNER’S REPORT

Assistant Planner Hahn noted that the next Planning Commission meeting will be held on January 7, 2026, which will include a new Planning Commissioner appointment and selection of Chair and Vice Chair for the upcoming year.

9. ADJOURNMENT

Motion by Ostwald to adjourn the meeting. Seconded by Snell. Roll call vote: Snell – Aye; Ostwald – Aye; Heinen – Aye; Wood – Aye. Motion carried.

The meeting was adjourned at 6:32 p.m.

Respectfully submitted:

Recording Secretary Eleanor Hahn