COLUMBUS

PLANNING COMMISSION
MEETING AGENDA
January 18, 2017 7:00 p.m.

JANUARY						
S	M	T	W	TH	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	**18**	19	20	21
22	23	24	25	26	27	28
29	30	31				

1. Planning Commission – **Call to order 7:00 p.m.**
2. Pledge of Allegiance
3. Approval of the Agenda
4. Approval of Public Hearing Minutes – Excavation Ordinance on 12/07/2016
5. Approval of the Planning Commission Minutes on 12/7/2016
6. Public Hearing & Discussion – Woodland Development CUP for PUD request
   Public Hearing & Discussion – Preiner Preserve Preliminary Plat request
   (Pages 1 – 34) & Enclosures
7. Discussion – Accessory Building Ordinance
   (Pages 35 –38)
8. Public Open Forum
9. City Administrator's Report
10. Planning Commissioner's Report
11. Attendance of City Council Meeting January 25, 2017 – Jesse Preiner
12. Motion to Adjourn

COLUMBUS

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City of Columbus
PUBLIC HEARING NOTICE
Conditional Use Permit

Notice is hereby given that a Public Hearing will be held by the City of Columbus Planning Commission on Wednesday, January 18, 2017 at 7:00 p.m., or as soon thereafter as parties may be heard, in the City Hall located at 16319 Kettle River Blvd., Columbus, Minnesota to consider a conditional use permit request for a senior housing "planned unit development" (PUD) in the C/R Community Retail. The hearing shall continue until all evidence and testimony has been received.

Property Owners:	MV, PL & JRH Preiner
Applicant:	Woodlund Development
Property Location:	54.66 acres North of 147th Ave NE between Zurich Street and West Freeway Drive, Columbus, Minnesota PIN #25-32-22-22-0004 & PIN #25-32-22-21-0001

Legal Description:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 25, TOWNSHIP 32, RANGE 22, ANOKA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 44 MINUTES 26 SECONDS EAST, ASSUMED BEARING ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 505.52 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE SOUTH 25 DEGREES 28 MINUTES 17 SECONDS WEST, A DISTANCE OF 68.29 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY A DISTANCE OF 723.76 FEET ALONG A TANGENTIAL CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 92 DEGREES 09 MINUTES 09 SECONDS; THENCE SOUTH 66 DEGREES 40 MINUTES 52 SECONDS EAST, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 684.25 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 19 SECONDS EAST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 110.63 FEET; THENCE NORTH 17 DEGREES 31 MINUTES 03 SECONDS EAST, A DISTANCE OF 268.88 FEET; THENCE NORTH 17 DEGREES 41 MINUTES 40 SECONDS WEST, A DISTANCE OF 261.77 FEET TO THE INTERSECTION WITH SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 47 DEGREES 26 MINUTES 52 SECONDS EAST, A DISTANCE OF 116.61 FEET; THENCE NORTH 68 DEGREES 23 MINUTES 38 SECONDS EAST, A DISTANCE OF 176.92 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 19 SECONDS EAST, A DISTANCE OF 173.96 FEET TO THE

Continued on Next Page-

16319 Kettle River Boulevard, Columbus, MN 55025
651.464.3120 Twin Cities **651.464.5922** Fax
www.ColumbusMN.com

INTERSECTION WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 44 MINUTES 26 SECONDS WEST, ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 1079.66 FEET TO THE POINT OF BEGINNING, ANOKA COUNTY, MINNESOTA

AND

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 TOWNSHIP 32 RANGE 22, ANOKA COUNTY, MINNESOTA

Elizabeth Mursko

Elizabeth Mursko, Zoning Administrator

Submitted to the Forest Lake Times on Thursday, December 29, 2016.
Published in the Forest Lake Times on January 5, 2017.
Posted on January 5, 2017.

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City of Columbus
PUBLIC HEARING NOTICE
Preliminary Plat

Notice is hereby given that a Public Hearing will be held by the City of Columbus Planning Commission on Wednesday, January 18, 2017 at 7:00 p.m., or as soon thereafter as parties may be heard, in the City Hall located at 16319 Kettle River Blvd., Columbus, Minnesota, to consider a request for a preliminary plat "Preiner's Preserve" creating thirty (30) new detached townhome lots with an outlot parcel in the C/R Community Retail zoning district. The hearing shall continue until all evidence and testimony has been received.

Property Owners:	MV, PL & JRH Preiner
Applicant:	Woodlund Development
Property Location:	54.66 acres North of 147th Ave NE between Zurich Street and West Freeway Drive, Columbus, Minnesota PIN #25-32-22-22-0004 & PIN #25-32-22-21-0001

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AND

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 TOWNSHIP 32 RANGE 22, ANOKA COUNTY, MINNESOTA

Elizabeth Mursko

Elizabeth Mursko, Zoning Administrator

Submitted in the Forest Lake Times on Thursday, December 29, 2016.
Published in the Forest Lake Times on Thursday, January 5, 2017.
Posted on Thursday, January 5, 2017.

16319 Kettle River Boulevard, Columbus, MN 55025
651.464.3120 Twin Cities **651.464.5922** Fax
www.ColumbusMN.com

RECEIVED

DEC 13 2016

City of Columbus
120-days

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16319 Kettle River Blvd. • Columbus, MN 55025
Phone: (651) 464-3120 • Fax: (651) 464-5922

incomplete
~~RECEIVED~~

OCT 26 2016

~~City of Columbus~~

OFFICE USE: City Staff will fill information at time of submittal.

File No: _____ 120-day deadline: April 12, 2017 Receipt # 18351

PRELIMINARY PLAT APPLICATION

APPLICANT: Please fill in the following information:

Date: 10/13/16

Landowner's Name: Prieser's Phone: 651-271-9576

Address: 14474 Freeway Drive Columbus MN

Applicant/Developer: Woodland Development Phone: 763-427-7500

Address: 13632 Van Buren St NE Ham Lake, MN

PIN Number or Numbers: _____

Legal description: Attach to Application

Number of Acres in Subdivision: 8.42 Number of New Parcels in Subdivision: 30

Is there an existing residential dwelling on the property: Yes or No (Circle one)

Signature of Applicant

OFFICE CHECK LIST –

Application Form ✓
Affirmation of Sufficient Interest Signed by Property Owner and Applicant ✓
Paper Full Size (4) copies of the Preliminary Plat ✓
Electronic Copy of Preliminary Plat ✓
Boring test of buildable & septic area for each lot _____
Letters from the following to verify contact: Watershed District _____
Army Corps of Engineers _____
DNR _____
Anoka County Highway Dept. _____

Fees – Application Fee $100.00 ____ Public Hearing Fee $200.00 ____ Escrow $2,000.00 _____

Forms – 02-14-2014

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of Applicant:	Mary Preiner Jesse Preiner, PAT PREINER
Address of Applicant:	14474 W. Freeway Dr.
City: Columbus	State: MN Zip: 55025
Street Address of Subject Property:	XXX 147TH
Legal Description of Subject Property:	X See ATTACHED
Signature:	Date: 10-13-16

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

This affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to final action by the City Council.

Rev 11.22.10

COLUMBUS

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16319 Kettle River Blvd. • Columbus, MN 55025
phone: (651) 464-3120
website: ColumbusMN.us

APPLICATION FOR CONSIDERATION OF CONDITIONAL USE PERMIT, INTERIM USE PERMIT
RE-ZONING, SITE PLAN REVIEW, VARIANCE

APPLICANT:

Name: Woodland Development Phone: 763-427-7500 (Alt.): _____

Address: 13632 Van Buren St NE

City: Ham Lake State: MN Zip: 55304

OWNER: (If other than applicant)

Name: Preiner Preserve Phone (work) 651-271-9576 (Alt.) _____

Address: 14474 W Freeway Drive

City: Columbus State: MN Zip: 55025

Legal description of property: See Attached

Lot(s) _____ Block(s) _____ Additions(s) _____

Existing use of property: Community Retail Present zoning: Community Retail

Action Requested: Please check (√) Re-zoning _____ Site Plan Review _____ Variance _____

Conditional Use Permit ✓ Interim Use Permit _____ SSTS Administrative Variance _____

Other (fill in) PUD

Description of and reason for request (attach additional information and requirements if necessary)

The development of Preiners Preserve. A proposed senior housing development consisting of 30 detached home sites. We have attached a masterplan for this proposal

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances and current administrative procedures. I further acknowledge the explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

SIGNATURE OF APPLICANT: Byron D Westlund DATE: 11/28/16

SIGNATURE OF OWNER: [signature] DATE: 12/8/2016

Rev 01.21.16

WOODLAND
DEVELOPMENT

November 23, 2016

City of Columbus
Elizabeth Mursko, City Administrator
16319 Kettle River Blvd
Columbus, MN 55025

Dear Elizabeth,

The following is our Narrative for our proposed development – Preiner's Preserve:

The planning of this property started in early 2015. After being introduced to the Preiner's, both the Preiner family and Woodland have worked diligently to bring the plat to this point for your approval.

Preiner's had already started work with Frank Svoboda on the wetland matters and after we looked into the senior home market to make sure our detached homes were a good fit for the area, we hired Hakanson Anderson, for engineering and land surveying.

After several changes to the design, mainly due to wetland impact, we now have thirty lots, ranging from 9,000 to 46,232 square feet which maximizes the buildable area without impacting wetlands. Four different detached one-level home plans have been submitted to the City for review ranging from 1,500 to 1,700+ square feet with an anticipated sale price range of $240,000 to $320,000+. Options of a porch, deck and third stall garage, for example will also be offered for the lots that can accommodate them. From the information we have at this point, most of the homes will be slab-on-grade, but we still anticipate some look-out and walk-out basements. We would like flexibility to modify the plans if necessary for marketing/sale purposes. Our goal is to begin construction of a model or possibly two, on the corner of 147th Ave. N.E. and what is currently shown as 'Yuba St.', even before the new streets are completed. Permitting of these two potential models was discussed with the city staff and seemed favorable.

An association will be created for lawn care and snow removal for the driveways. The lots will be deeded to the homeowners, so they will be responsible for insurance and exterior maintenance. However, the exterior materials that will be used is maintenance free or low maintenance. This development will have no common areas or private streets.

13632 Van Buren St. NE Ham Lake, Minnesota 55304 (763) 427-7500 FAX: (763) 427-0192
www.WoodlandMN.com

We will connect/extend the water and sewer that is currently readily available along 147th Ave. N.E. It may be considered Zurich St. N.E. where the four lots utilizing a shared driveway is located. This private drive will be maintained by the association. All streets to be constructed in our proposed plat will be public with dedicated right-of-ways to the City.

Since 2015, we have met with P & Z when we introduced ourselves and our plans for the property, had a pre-application meeting with city staff and the Mayor and numerous meetings with Elizabeth regarding our plans for this property, keeping staff informed of progress and working with staff and others to solve issues that arose.

In conclusion, our preliminary plat is in line with all the prior discussions and commitments made to the city of Columbus, and we respectfully request approval of our preliminary plat of Preiner's Preserve.

Sincerely,

Byron D. Westlund
President

NTI™
NORTHERN TECHNOLOGIES, LLC

6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651.389.4191 F: 651.389.4190

www.NTIgeo.com

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October 10, 2016

Ms. Pat Preiner
1474 West Freeway Drive
Forest Lake, Minnesota 55025

Subject: Geotechnical Exploration and Factual Engineering Report
Trout Air Development – Seasonal High Groundwater
Columbus, Minnesota
NTI Project No. 15.61043.100

In accordance with your request and subsequent authorization, Northern Technologies, LLC (NTI) conducted a groundwater monitoring study. Our services included installing temporary standpipes to collect near surface groundwater measurements and to furnish a record of the measurements. Our work was performed in general accordance with our proposal dated November 16, 2015.

Previously, NTI performed a preliminary geotechnical investigation at the project area. The preliminary geotechnical report *Trout Air Development,* NTI Project No. 15.61043.100, was issued July 31, 2015.

SCOPE OF SERVICES

The purpose of the field exploration was to install temporary standpipes to collect near surface groundwater measurements and to furnish a record of the measurements. The site is located at the Trout Air Development in Columbus, Minnesota.

The temporary standpipes were installed on January 4, 2016 at the approximate locations as presented on the Standpipe Location Diagram within the appendices.

The piezometers were located by a representative of NTI utilizing surface features for reference. Associates, Inc.

GROUNDWATER MEASUREMENT PROGRAM RESULTS

Groundwater was measured within the temporary standpipes for a period extending from January 4th through July 18, 2016. The Table 1 includes the results of the monitoring program.

Table 1: Groundwater Measurements

Date of Measurement	Location Number	Groundwater Level (ft.)[1]
1/3/2016	1	2.22
2/5/2016	1	1.52
3/6/2016	1	1.42
4/11/2016	1	4.05
5/12/2016	1	3.67
6/23/2016	1	4.56
7/18/2016	1	5.13
1/3/2016	2	5.63
2/5/2016	2	5.13
3/6/2016	2	5.23
4/11/2016	2	2.90
5/12/2016	2	2.58
6/23/2016	2	3.50
7/18/2016	2	3.83
1/3/2016	3	3.75
2/5/2016	3	3.75
3/6/2016	3	3.55
4/11/2016	3	7.82
5/12/2016	3	8.92
6/23/2016	3	8.78
7/18/2016	3	4.08
1/3/2016	4	2.32
2/5/2016	4	1.92
3/6/2016	4	1.42
4/11/2016	4	1.03
5/12/2016	4	1.00
6/23/2016	4	3.09
7/18/2016	4	4.75

Date of Measurement	Location Number	Groundwater Level (ft.)[1]
1/3/2016	5	1.58
2/5/2016	5	1.48
3/6/2016	5	7.38
4/11/2016	5	1.75
5/12/2016	5	1.66
6/23/2016	5	2.82
7/18/2016	5	4.16
1/3/2016	6	8.55
2/5/2016	6	8.25
3/6/2016	6	2.35
4/11/2016	6	3.55
5/12/2016	6	3.17
6/23/2016	6	4.37
7/18/2016	6	5.42
1/3/2016	7	3.22
2/5/2016	7	2.92
3/6/2016	7	2.42
4/11/2016	7	3.92
5/12/2016	7	3.16
6/23/2016	7	3.67
7/18/2016	7	7.16
1/3/2016	8	4.23
2/5/2016	8	3.83
3/6/2016	8	3.33
4/11/2016	8	1.52
5/12/2016	8	1.42
6/23/2016	8	2.60
7/18/2016	8	5.22

1. Feet below existing grade at time of readings.

CLOSURE

The scope of services for this project does not include either specifically or by implication any environmental or biological assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be undertaken.

This report has been prepared for the exclusive use of Ms. Pat Preiner for specific application for the proposed Trout Air Development – Seasonal High Groundwater project in Columbus, Minnesota. Northern Technologies, LLC has endeavored to comply with generally accepted geotechnical engineering practice common to the local area. Northern Technologies, LLC makes no other warranty, expressed or implied.

Northern Technologies, LLC

Debra A. Schroeder, P.E.
Senior Engineer

Steven D. Gerber, P.E.
Senior Engineer

DAS/sdg

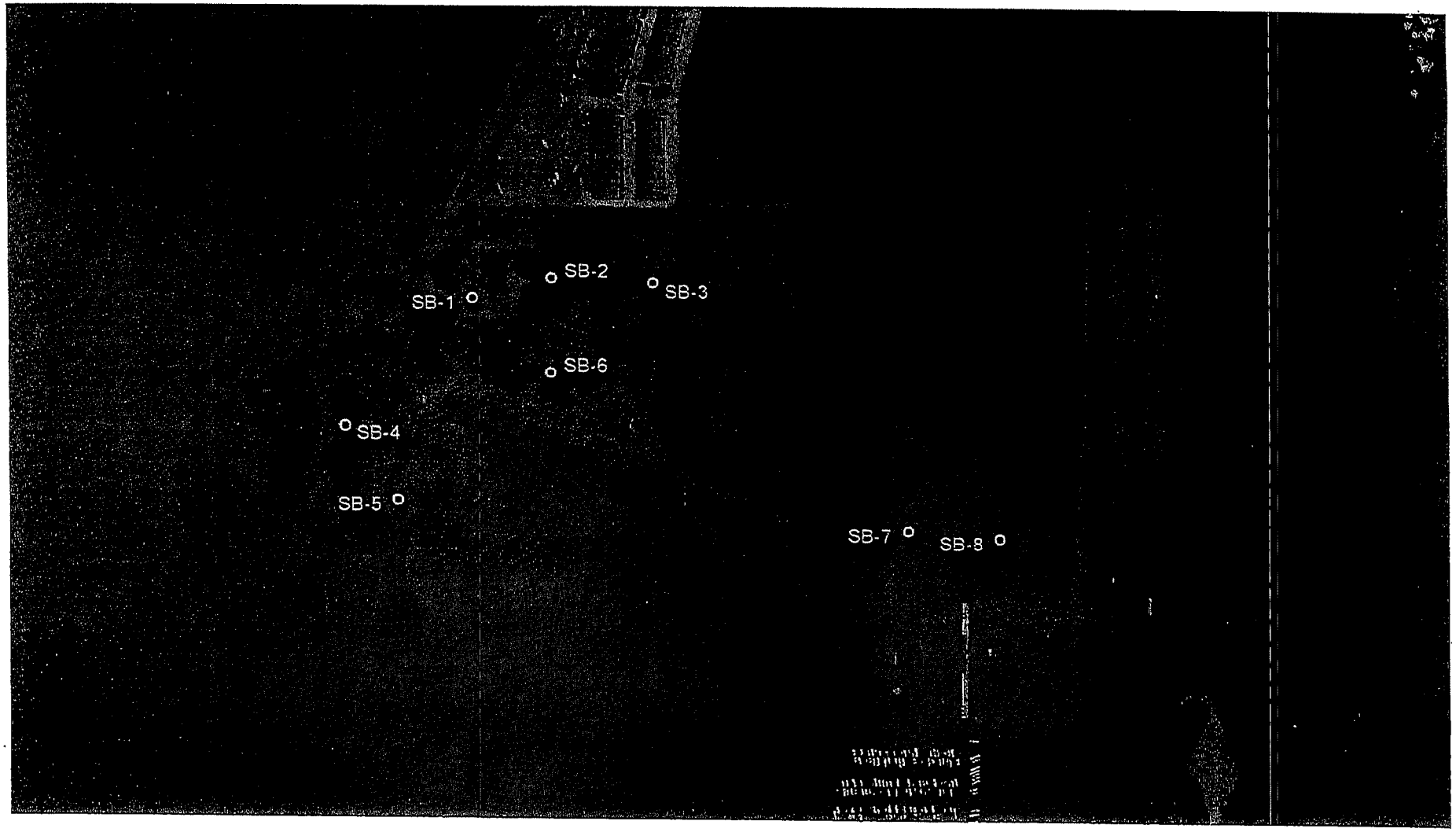
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a Duly Licensed Professional Engineer under the Laws of the State of Minnesota.

Debra A. Schroeder

Date: 10/10/2016 Reg. No. 52743

APPENDIX A

STANDPIPE LOCATION DIAGRAM



N

Standpipe Location Diagram
Trout Air Development – Seasonal High Groundwater
Columbus, Minnesota
NTI Project #: 15.61043.100

NOTE: Standpipe locations are approximate.

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NORTHERN TECHNOLOGIES, INC.

APPENDIX C

Fwd: Estimated Seasonal High

From : Byron <bwest936@aol.com>
Subject : Fwd: Estimated Seasonal High
To : Woodland-Development@comcast.net

Thu, Dec 08, 2016 04:40 PM
3 attachments

Lisa. Please print this an the next email including attachments

Sent from my iPhone

Begin forwarded message:

From: Debra Schroeder <DebraS@ntigeo.com>
Date: December 8, 2016 at 3:54:54 PM CST
To: 'Byron Westlund' <bwest936@aol.com>
Subject: Estimated Seasonal High

Byron,

I have attached a spreadsheet that shows the data from Craig Jochum (emailed Binder 2, I believe that is the most current) combined with the estimated seasonal high groundwater elevations and the estimated seasonal high with the 3 foot additional separation. The spreadsheet also shows the difference between the final recommended low floor and the proposed low floor.
Steve will have the letter out in the morning.

Please call or email me with questions.

Deb

Debra A. Schroeder, P.E., (AL), (FL), (WI), (KS), (MO), (MN)
Senior Engineer

Northern Technologies, LLC
6160 Carmen Ave East
Inver Grove Heights, MN 55076

direct: 651.389.4189
office: 763.433.9175
cell: 715.764.0007
email:DebraS@NTIgeo.com

www.NTIgeo.com

image004.png
6 KB

image003.jpg
2 KB

Seasonal High Groundwater - Low Floor Estimates.pdf
121 KB

LOT	BLOCK	HOUSE TYPE	LOWEST LIVABLE FLOOR ELEV	LOWEST OPENING ELEVATION	ESTIMATD 100-YEAR FLOOD ELEVATION	ESTIMATED SEASONAL HIGH	ESTIMATED SEASONAL HIGH +3 ft	DIFFERENCE B/W LOWEST LIVABLE FLOOR ELEVATION AND EST SH+3
1	1	SOG	897.10	897.10	893.50	891.50	894.50	2.60
2	1	SOG	896.80	896.80	893.50	891.50	894.50	2.30
3	1	SOG	896.40	896.40	893.50	891.50	894.50	1.90
4	1	SOG	896.20	896.20	894.00	891.50	894.50	1.70
5	1	SOG	901.30	901.30	895.00	891.50	894.50	6.80
6	1	SOG	901.30	901.30	895.00	891.50	894.50	6.80
7	1	SOG	900.80	900.80	895.00	891.50	894.50	6.30
8	1	SOG	900.50	900.50	895.00	891.50	894.50	6.00
9	1	SOG	900.90	900.90	895.00	891.50	894.50	6.40
10	1	SOG	901.10	901.10	895.00	891.50	894.50	6.60
11	1	SOG	899.70	899.70	895.00	891.50	894.50	5.20
12	1	SOG	899.50	899.50	895.00	891.50	894.50	5.00
13	1	SOG	899.40	899.40	895.00	891.50	894.50	4.90
14	1	SOG	899.70	899.70	895.00	893.20	896.20	3.50
15	1	SOG	899.80	899.80	895.00	893.20	896.20	3.60
16	1	FBWO	895.80	895.80	893.50	893.20	896.20	
1	2	SOG	896.80	896.80	888.94	893.20	896.20	0.60
2	2	SOG	896.80	896.80	888.94	893.20	896.20	0.60
3	2	SOG	896.80	896.80	888.94	893.20	896.20	0.60
4	2	SOG	896.80	896.80	888.94	893.20	896.20	0.60
5	2	SOG	896.80	896.80	888.94	893.20	896.20	0.60
6	2	SOG	896.80	896.80	888.94	893.20	896.20	0.60
7	2	SOG	896.80	896.80	888.94	893.20	896.20	0.60
8	2	SOG	896.80	896.80	888.94	893.20	896.20	0.60
9	2	SOG	896.80	896.80	888.94	893.20	896.20	0.60
10	2	FBWO	895.36	895.36	888.94	893.20	896.20	
11	2	FBWO	895.50	895.50	888.94	893.20	896.20	
12	2	FBWO	896.00	896.00	888.94	893.20	896.20	
13	2	FBWO	896.20	896.20	888.94	893.20	896.20	0.00
14	2	FBWO	896.30	896.30	888.94	893.20	896.20	0.10

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Inver Grove Heights, MN 55076
P: 651.389.4191 F: 651.389.4190

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December 9, 2016

Woodland Development Company
Attention: Mr. Byron Westlund
13632 Van Buren Street Northeast
Ham Lake, Minnesota 55304

Subject: Hand Auger Probes and Double-Ring Infiltration Test Results
Preiner's Preserve – Stormwater Ponds
Columbus, Minnesota
NTI Project No. 16.61794.101

INTRODUCTION

On November 16, 2016 and on December 5, 2016, Northern Technologies, LLC (NTI) performed hand auger probes and Double-Ring Infiltration (DRI) testing at Preiner's Preserve in Columbus, Minnesota. The hand auger probes were performed adjacent to the pond areas and extended below the proposed bottom of pond elevations. The DRI test was performed at the proposed bottom of the pond elevation at Pond 3.

FIELDWORK PROCEDURES

The hand auger probes were performed using a bucket auger. Samples were collected in general accordance with ASTM D 1452 "Standard Practice for Soil Exploration and Sampling by Auger Borings".

DRI testing was done in general accordance with ASTM D3385-09 "Standard Test Method for Infiltration Rate of Soils in Field Using Double-Ring Infiltrometer." A representative of the client excavated portions of the ponds to the proposed bottom of pond elevations. The DRI tests were to be performed at these locations. The DRI test method involved driving two open-ended cylinders into the underlying subgrade soils, one inside the other. Both cylinders were filled with water and the incremental infiltration rate was determined by measuring the change in water level during each respective time interval.

NTI estimated the elevation of the surrounding grade utilizing a Trimble GeoXH600 GPS unit referencing NAD 1983 Conus CORS 96 Datum

HAND AUGER PROBE AND INFILTRATION TEST RESULTS

The groundwater levels at the time of our fieldwork were approximately 6 inches above the bottom of the pond excavation elevation for Pond 1 and Pond 2 North. Near surface groundwater was not encountered at Pond 2 South. The lack of groundwater at the Pond 2 South test location was likely due to the short duration for which the probehole remained open combined with the low permeability of the on-site clay based soils. On December 5, 2016, the near surface groundwater level at Pond 3 was observed at approximately 4.3 feet below the proposed bottom of pond.

Due to standing water at Pond 1 North and Pond 2 and the low permeability clay soils encountered at the Pond 2 South section, DRI tests were not performed. On December 5, 2016 a DRI test was performed at Pond 3. The results of the DRI test indicated an infiltration rate of 1.0 inch per hour. The results of the hand auger probes, measured near surface groundwater levels at the time of our fieldwork, and the results of the DRI test are summarized in Table 1 attached.

Included in this letter is a diagram showing the location of each hand auger probe and the DRI test.

CLOSURE

The information presented is based on the results of our current fieldwork and the field DRI test. For this and other reasons, we do not warrant that the results of our study are necessarily typical across the entire site.

This letter has been prepared for the exclusive use of Woodland Development Company for specific application to the proposed Preiner's Preserve – Stormwater Ponds project in Columbus, Minnesota. Northern Technologies, LLC has endeavored to comply with generally accepted geotechnical engineering practice common to the local area. Northern Technologies, LLC makes no other warranty, expressed or implied.

Northern Technologies, LLC

Debra A. Schroeder, P.E.
Senior Engineer

Steven D. Gerber, P.E.
Senior Engineer

DAS/sdg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a Duly Licensed Professional Engineer under the Laws of the State of Minnesota.

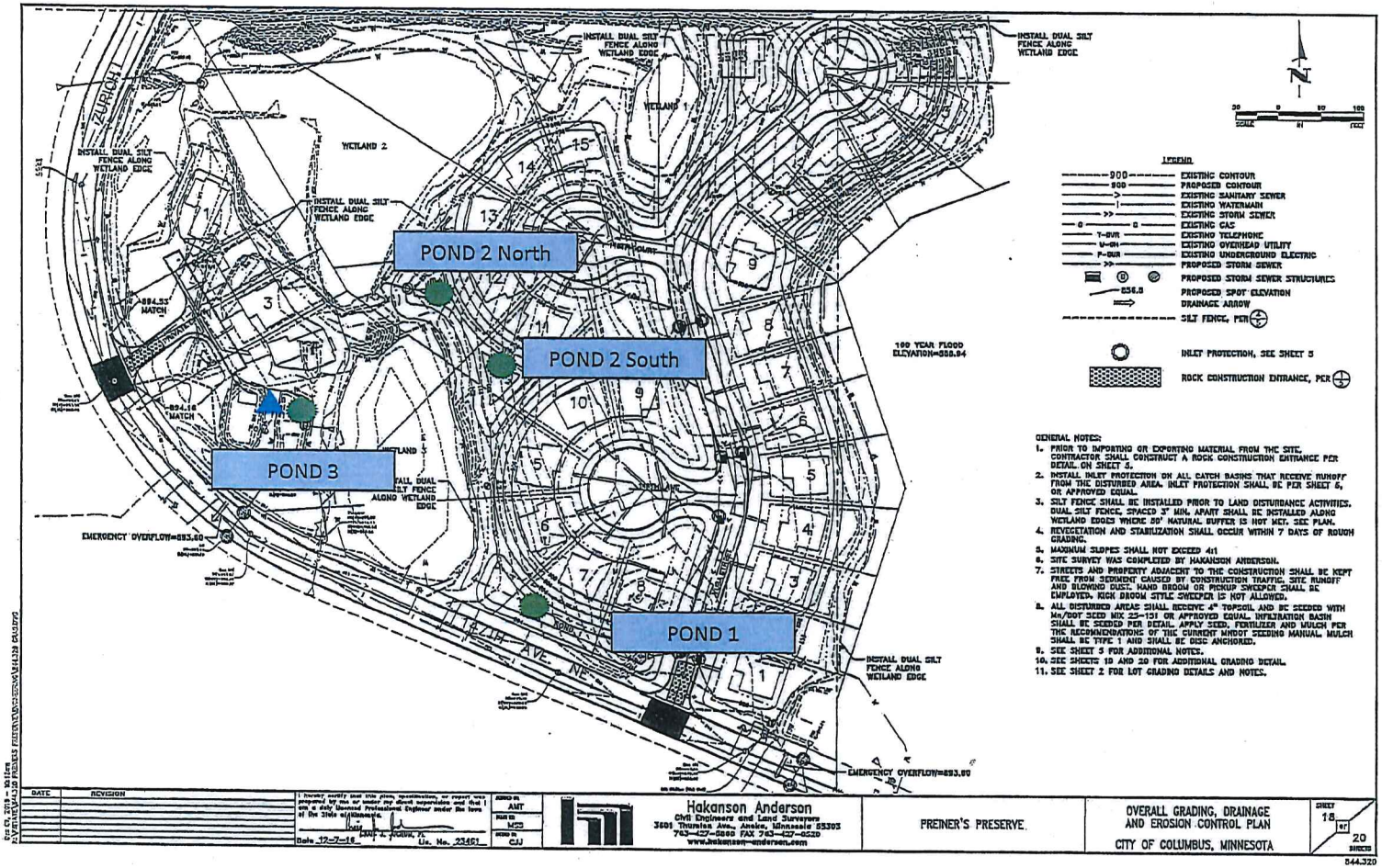
Debra A. Schroeder

Date: 12/9/2016 Reg. No. 52743

Table 1: Fieldwork Results[1]

Test Location	Existing Grade Elevation[2] (feet)	Proposed Bottom of Pond Elevation[3] (feet)	Groundwater Level / Elevation[4] (feet)		Observed Excavation Sidewall Soils			Hand Auger Probe Soils (beneath Proposed Bottom of Pond)			DRI Test Results
					USCS Classification[5]	Approximate Depth/Elevation (feet)		USCS Classification[5]	Approximate Depth/Elevation (feet)		
Pond 2 (North)	893.5	890.0	+0.5	890.5	Topsoil	1.3	892.3	SM	NA[6]	NA[6]	Test Not Performed Due to Standing Water at Test Depth
					SP-SM	3.0	890.5				
					SM	3.5	890.0				
Pond 2 (South)	896.5	890.0	None	None	Topsoil	0.5	896.0	CL	5.0	885.0	Test Not Performed Due to Clay (CL) soils
					CL	6.5	890.0				
Pond 1	894.5	890.0	+0.5	890.5	Topsoil	0.5	894.0	CL	5.0	885.0	Test Not Performed Due to Clay (CL) soils
					SP-SM	5.0	889.5				
Pond 3	894.0	892.0	4.3	887.8	Topsoil	0.3	893.7	SP-SM	1.5	890.5	1.0 Inch/hour
					SP-SM	6.0	888.0	CL	3.5	888.5	

1. Table summary is a generalization of subsurface conditions and may not reflect variation in subsurface strata occurring on site.
2. NTI estimated the elevation utilizing a Trimble GeoXH600 GPS unit referencing NAD 1983 Conus CORS 96 Datum.
3. Provided by client.
4. Groundwater measurement at time of the test.
5. USCS Unified Soil Classification System.
6. NA: Due to standing water at bottom of the pond excavation, the hand auger probehole experienced cave-in and soil types could not be verified.



N

Probe and Test Location Diagram
Preiner's Preserve
Columbus, Minnesota
NTI Project #: 16.61794.100

NOTE: Probe and Test locations are approximate.

Pond Test Pit and Probe Location:

Completed Double-Ring Infiltrometer Test Location:

NTI
NORTHERN TECHNOLOGIES, LLC

Minnesota Wetland Conservation Act
Notice of Decision

Local Government Unit (LGU)	Address
Rice Creek Watershed District	**4325 Pheasant Ridge Dr. NE #611** **Blaine, MN 55449**

1. PROJECT INFORMATION

Applicant Name	Project Name	Date of Application	Application Number
Patricia Preiner **14474 West Freeway Drive** **Columbus, MN 55025** **p1954r@aol.com**	**Trout-Air No-Loss**	**07/13/2016**	**15-083R**

☒ Attach site locator map.

Type of Decision:

☐ Wetland Boundary or Type ☒ No-Loss ☐ Exemption ☐ Sequencing
☐ Replacement Plan ☐ Banking Plan

Technical Evaluation Panel Findings and Recommendation (if any):

☐ Approve ☒ Approve with conditions ☐ Deny

Summary (or attach): The LGU received comments from the TEP. The TEP found that the applicant has provided sufficient data to reasonably support the incidental determination that some of the wetlands on site were excavated in upland. The TEP is supportive of an approval decision.

The applicant also inquired regarding past correspondence/decision action regarding the designation of deep water habitats.

Additionally, the USACE found these same basins to be non-Waters of the United States.

2. LOCAL GOVERNMENT UNIT DECISION

Date of Decision: **08/17/2016**

☐ Approved ☒ Approved with conditions (include below) ☐ Denied

LGU Findings and Conclusions (attach additional sheets as necessary):

The LGU finds that the following basins were excavated in what was historically upland and therefore meet the criteria of an incidental wetland: 7, 8, 9, 10, 11, 12, 13, 14, 15, 25, 30, 31, and 34. These areas do not fall within the scope of the Wetland Conservation Act, and impacts to these areas will not result in the loss of, or impact to, wetlands. These areas therefore meet the criteria of No-Loss.

Additionally, the LGU confirms the areas on site are considered deep water habitats; those areas being greater than 6.6 feet deep but less than 10 feet deep. This is illustrated in the attached Svoboda figure. This is not a determination of public waters/wetland designation.

The applicant must provide the GIS shapefile for Figure 9 Depth Measurements by Svoboda Ecological Resources.

For Replacement Plans using credits from the State Wetland Bank:

Bank Account #	Bank Service Area	County	Credits Approved for Withdrawal (sq. ft. or nearest .01 acre)

Replacement Plan Approval Conditions. In addition to any conditions specified by the LGU, the approval of a Wetland Replacement Plan is conditional upon the following:

☐ **Financial Assurance:** For project-specific replacement that is not in-advance, a financial assurance specified by the LGU must be submitted to the LGU in accordance with MN Rule 8420.0522, Subp. 9 (List amount and type in LGU Findings).

☐ **Deed Recording:** For project-specific replacement, evidence must be provided to the LGU that the BWSR "Declaration of Restrictions and Covenants" and "Consent to Replacement Wetland" forms have been filed with the county recorder's office in which the replacement wetland is located.

☐ **Credit Withdrawal:** For replacement consisting of wetland bank credits, confirmation that BWSR has withdrawn the credits from the state wetland bank as specified in the approved replacement plan.

Wetlands may not be impacted until all applicable conditions have been met!

LGU Authorized Signature:

Signing and mailing of this completed form to the appropriate recipients in accordance with 8420.0255, Subp. 5 provides notice that a decision was made by the LGU under the Wetland Conservation Act as specified above. If additional details on the decision exist, they have been provided to the landowner and are available from the LGU upon request.		
Name **Phil Belfiori**	Title **Administrator**	
Signature	Date **08/17/2016**	Phone Number and E-mail **763-398-3071** **pbelfiori@ricecreek.org**

THIS DECISION ONLY APPLIES TO THE MINNESOTA WETLAND CONSERVATION ACT. Additional approvals or permits from local, state, and federal agencies may be required. Check with all appropriate authorities before commencing work in or near wetlands.

Applicants proceed at their own risk if work authorized by this decision is started before the time period for appeal (30 days) has expired. If this decision is reversed or revised under appeal, the applicant may be responsible for restoring or replacing all wetland impacts.

3. APPEAL OF THIS DECISION

Pursuant to MN Rule 8420.0905, any appeal of this decision can only be commenced by mailing a petition for appeal, including applicable fee, within thirty (30) calendar days of the date of the mailing of this Notice to the following as indicated:

Check one:

☒ Appeal of an LGU staff decision. Send petition and $0 fee (if applicable) to: **Nick Tomczik** **4325 Pheasant Ridge Dr. NE #611** **Blaine, MN 55449**	☐ Appeal of LGU governing body decision. Send petition and $500 filing fee to: Executive Director Minnesota Board of Water and Soil Resources 520 Lafayette Road North St. Paul, MN 55155

4. LIST OF ADDRESSEES

☒ SWCD TEP member: **Becky Wozney** **Anoka Conservation District** **1318 McKay Drive NE Suite 300** **Ham Lake, MN 55304** **becky.wozney@anokaswcd.org**	☒ BWSR TEP member: **Dennis Rodacker** **MN BWSR** **520 Lafayette Rd. N.** **St. Paul, MN 55155** **dennis.rodacker@state.mn.us**
☐ DNR TEP member: **Kate Drewry** **MN DNR Ecological & Water Resources** **1200 Warner Rd.** **St. Paul, MN 55106** **kate.drewry@state.mn.us**	☒ DNR Regional Office (if different): **Rebecca Horton** **MN DNR Ecological & Water Resources** **1200 Warner Rd.** **St. Paul, MN 55106** **becky.horton@state.mn.us**
☒ Applicant (notice only) and Landowner/Consultant (if different): **Patricia Preiner** **14474 West Freeway Drive** **Columbus, MN 55025** **p1954r@aol.com**	☒ Applicant (notice only) and Landowner/Consultant (if different): **Frank Svoboda** **Svoboda Ecological Resources** **25580 Nelsine Drive, Suite 100** **Excelsior, MN 55331** **franks@gpsinnovations.com**
☒ Members of the public who requested notice (notice only): **City of Columbus**	☐ BWSR Wetland Bank Coordinator (wetland bank plan applications only) **Tim Smith** **MN BWSR** **520 Lafayette Rd. N.** **St. Paul, MN 55155** **tim.j.smith@state.mn.us**
☒ Corps of Engineers Project Manager (notice only): **Andrew Beaudet** **U.S. Army Corps of Engineers** **80 East Fifth Street, Suite 700** **St. Paul, MN 55101** **Andrew.D.Beaudet@usace.army.mil**	☐ Applicant (notice only) and Landowner/Consultant (if different):

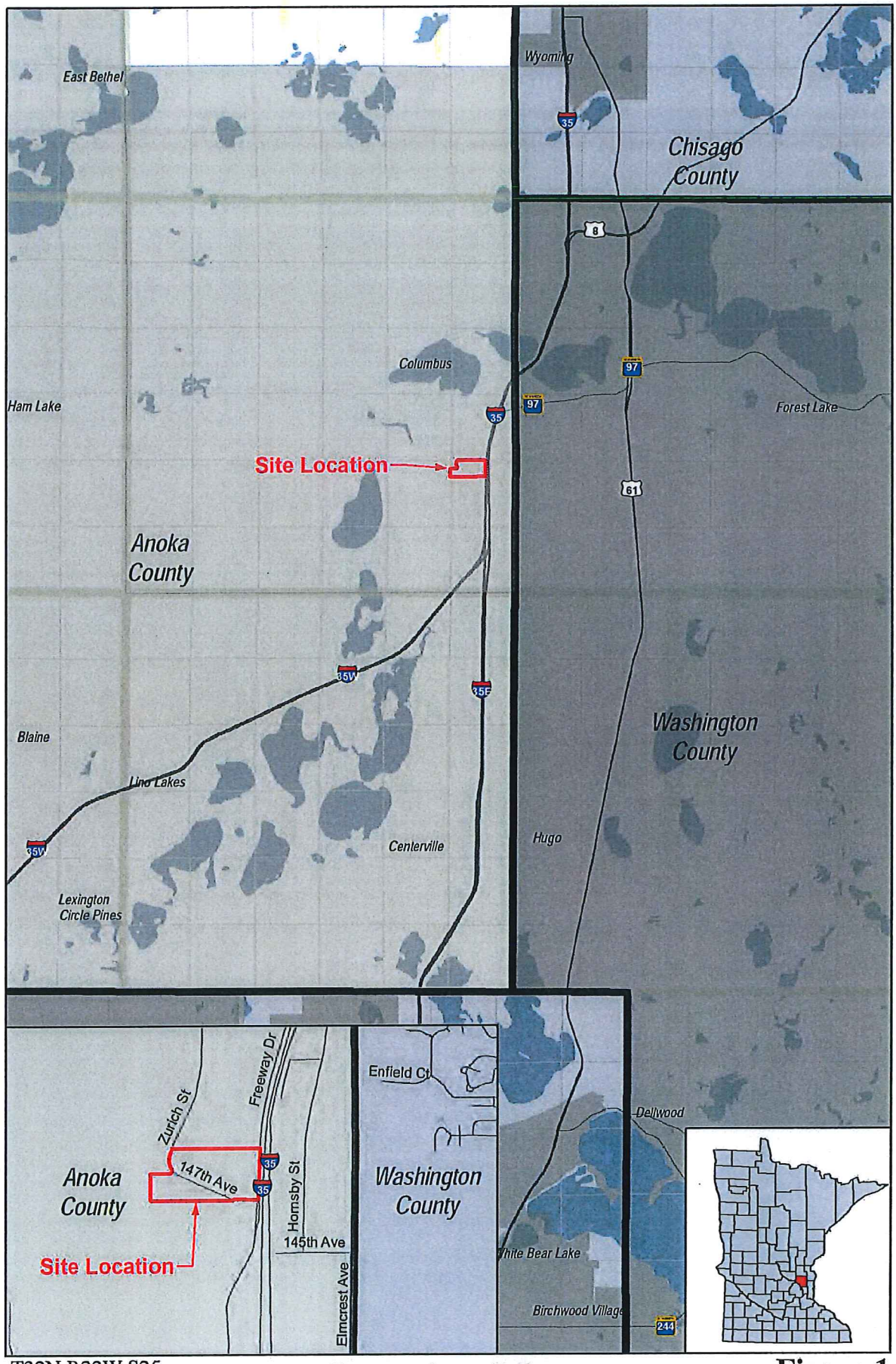
5. ATTACHMENTS

In addition to the site locator map, list any other attachments:

☒ **Figure 6a: 2007 and 2015 Wetland Delineation Boundaries by Svoboda Ecological Resources, undated in the 07/12/2016 revised report (RCWD received electronically 07/13/2016)**

☒ **Figure 6b: 2007 and 2015 Wetland Delineation Boundaries by Svoboda Ecological Resources, undated in the 07/12/2016 revised report (RCWD received electronically 07/13/2016)**

☒ **Figure 9: Depth Measurements by Svoboda Ecological Resources, undated in the 07/12/2016 revised report (RCWD received electronically 07/13/2016)**



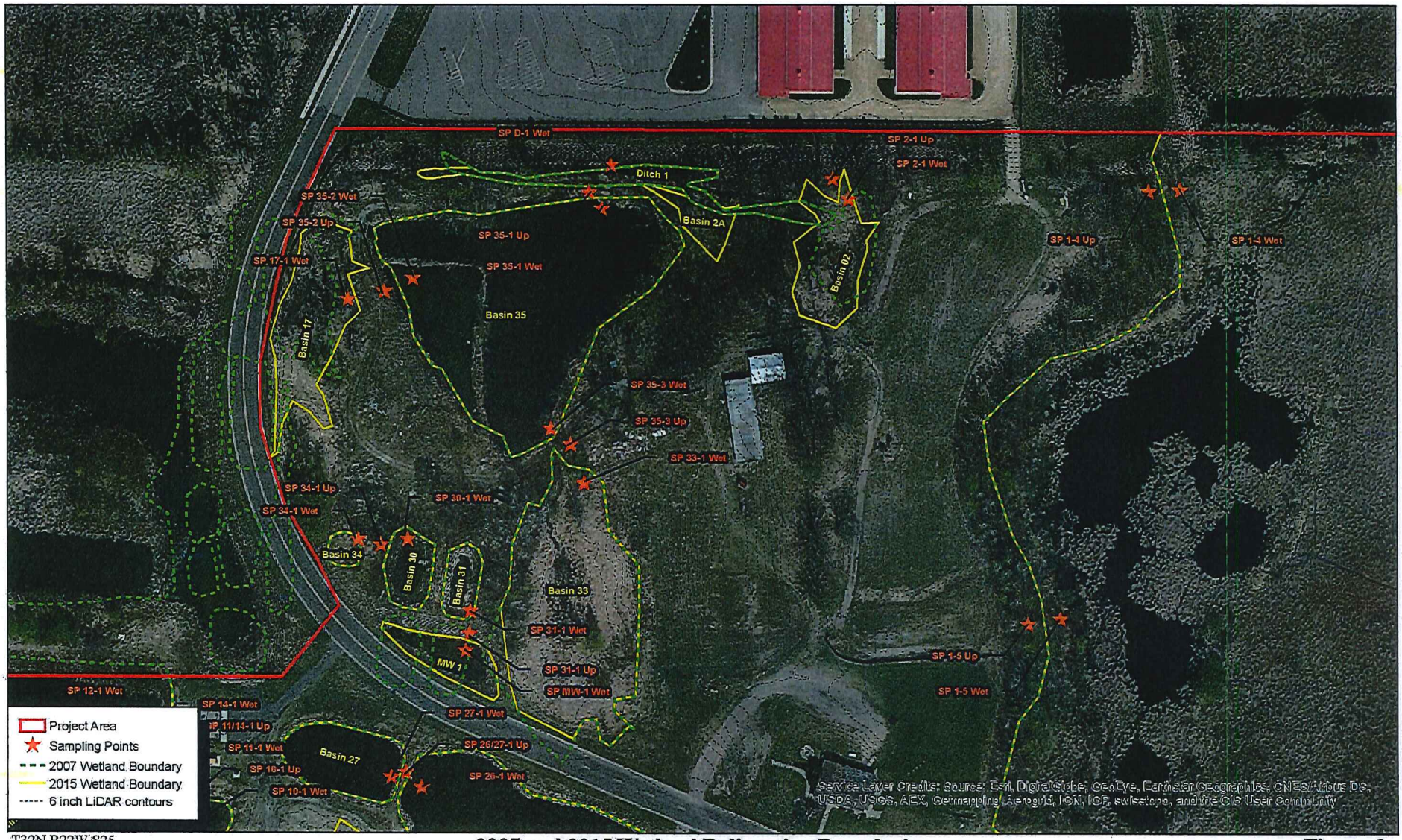
T32N R22W S25

Overview Map

Figure 1

0 7,000 14,000 28,000 Feet

Project Number 2015-012
Trout Air
Columbus, MN



T32N R22W S25

2007 and 2015 Wetland Delineation Boundaries

Overlaid on 2014 Aerial Photo

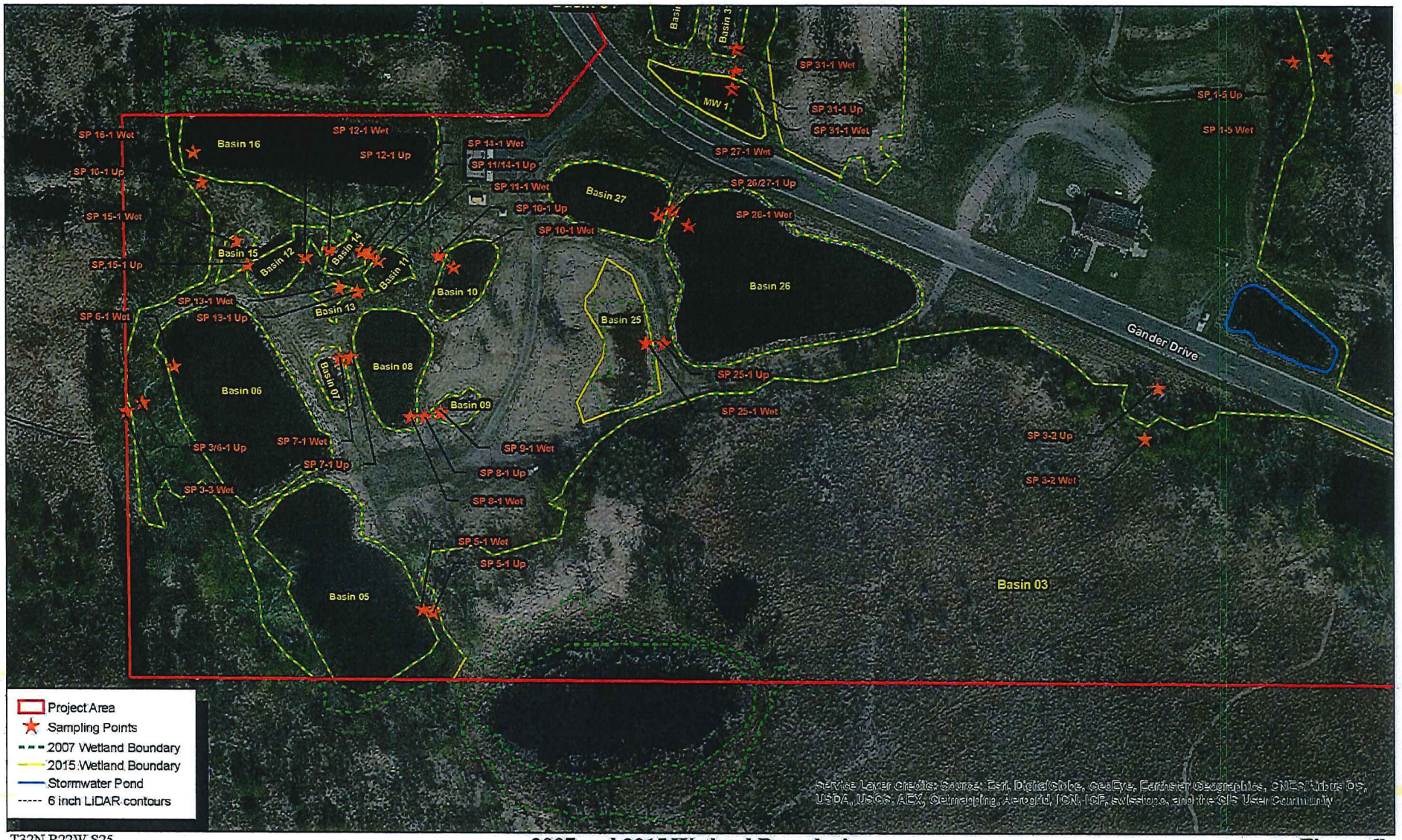
0 75 150 300 Feet

Figure 6a

Project Number 2015-012

Trout Air

Columbus, MN



T32N R22W S25

2007 and 2015 Wetland Boundaries

Overlaid on 2014 Aerial Photo

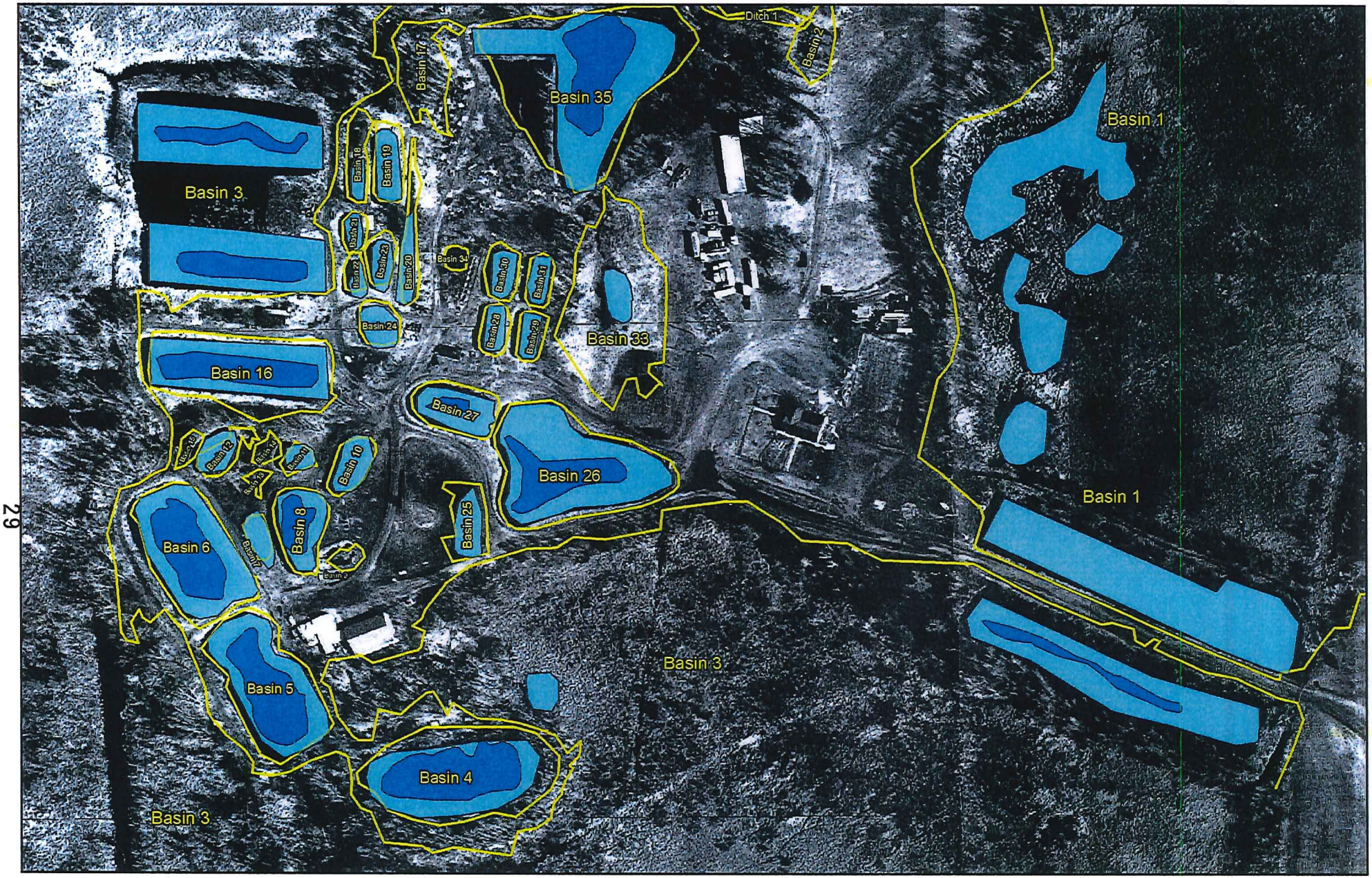
0 75 150 300 Feet

Figure 6b

Project Number 2015-012

Trout Air

Columbus, MN



Depth Measurements
Overlaid on 2001 Aerial Photo

GPS Wetland Boundary

Interpolated Pond Depth

- 0 - 6.59 feet
- 6.60 - 10.00 feet

0 300 600
Feet

N W E S

SVOBODA Ecological Resources

Trout Aire
Figure 9 (Revised)

RESOURCE
STRATEGIES
CORPORATION

1611 HILL RIDGE TERRACE
MINNETONKA, MN
55305

952/513-9548
FAX 952/513-9549

rscmn@spacestar.net

To: Elizabeth Mursko, City Administrator
Columbus Planning Commission

From: Dean Johnson, City Planner

Date: January 13, 2017

Re: Preiner's Preserve Preliminary Plat
Preiner's Preserve Planned Unit Development (PUD) /
Conditional Use Permit (CUP)

I have reviewed the applications from Woodland Development for a preliminary plat and PUD CUP and offer the following findings and recommendations.

PREINER'S PRESERVE PRELIMINARY PLAT

Findings of Fact

1. The City received a preliminary plat application from Woodland Development ("Woodland") on October 26, 2016 and supplemented on December 13, 2016. The application was found complete.

2. The 120-day preliminary plat review deadline is April 12, 2017.

3. The proposed 16.69-acre, 30-lot residential plat is located between Running Aces Harness Park and 147th Avenue NE, legally described as part of the Northwest Quarter of the Northwest Quarter of Section 25, Township 32, Range 22, lying north of 147th Avenue, and part of Northeast Quarter of the Northwest Quarter of Section 25, Township 32, Range 22 ("Property").

4. The proposed metes and bounds subdivision of the Northeast Quarter of the Northwest Quarter of Section 25, Township 32, Range 22 to create the plat is procedurally incorrect; whereas, the subdivision of said parcel must be accomplished by platting.

5. The City also received a CUP application from Woodland to process the subdivision and development of the Property for senior citizen detached housing units through the PUD provisions of the City Code.

6. The Property is zoned Community Retail (CR), which allows senior citizen housing as a conditional use.

7. The proposed plat involves the extension of public sewer and water to all lots. Twenty-six lots are proposed to be served by new public street extensions, and four lots are proposed to be served by a shared common

access drive.

8. The proposed lots range in size from 9,000 square feet to 53,355 square feet.

9. The Preliminary Plat and civil plans show different locations for the proposed house pad on Lot 9, Block 1. It appears that Lot 9, Block 1 could support two housing units.

10. The minimum lot area for association managed, detached single family homes is 5,000 square feet.

11. An association will be included in the proposed subdivision for private lawn care and snow removal of private driveways.

12. A shared access easement and private drive maintenance agreement will be required for the four lots with shared driveway access.

13. All lots will be individually owned and all homes will be individually maintained. There are no common areas.

14. Yard area and wetland area easements are consistent with the City Code.

15. There are three stormwater ponds proposed within the plat. Two ponds are required for city street drainage (Ponds 1 & 2); whereas, the third pond is required for the shared access drive serving the four lots.

16. An existing drainage and utility easement is impacted by proposed development on Lot 1, Block 2.

17. The applicant is working with the Rice Creek Watershed District for permitting.

18. There are no sidewalks or trails proposed within the plat.

19. The Preliminary Plat public hearing was held by the Planning Commission on January 18, 2017.

Recommendations

Based upon the above Findings of Fact, the Planning Commission should recommend approval of the Preiner's Preserve Preliminary Plat, subject to the following:

1. Detailed recommendations of the City Engineer.
2. Title review and recommendations of the City Attorney.
3. The final plat should encompass all of the Northeast Quarter of the Northwest Quarter of Section 25, Township 32, Range 22, creating outlots for remnants located on either side of 147th Avenue. [The final plat could also include the remaining Preiner property located in the Northwest Quarter of the Northwest Quarter of Section 25, Township 32, Range 22].

4. PUD CUP approval.

5. Renaming of Yuba Street NE to Anson Street NE.

6. Consistency of the plat name and civil plans name – either "Preiner's Preserve" or "Preiners Preserve."

7. A subdivision development agreement.

8. A shared driveway access easement and maintenance agreement for Lots 1-4, Block 1, including maintenance of "Pond 3."

9. An application for a partial easement vacation for a portion of the existing drainage and utility easement encumbrance on Lot 1, Block 2.

10. Requirements of the Anoka County Surveyor.

11. Requirements of Rice Creek Watershed District.

12. Permanent wetland buffer plaques and stormwater ponding easement plaques at intervals determined by the City.

13. Disposition of trail or sidewalk connections to the trail along Zurich Street abutting Running Aces Harness Park.

14. Cash in lieu of park land dedication.

15. Reimbursement of all City expenses associated with plat approval.

16. Future development within the plat is subject to local ordinances and permitting requirements.

PREINER'S PRESERVE PUD CUP

Findings of Fact

1. The City received a PUD CUP application from Woodland Development ("Woodland") on October 26, 2016 and supplemented on December 13, 2016. The application was found complete. The 60-day review period ends on February 11, 2017 and the 120-day review, if necessary, ends on December April 12, 2017.

2. The CUP is required for the proposed development of senior citizen housing in the Community Retail (CR) District.

3. The PUD allows variations in dimensional standards.

4. The proposed Preiner's Preserve development is a 30-lot senior citizen detached home residential development.

5. Gross lot areas within the proposed plat range from 9,000 square feet to 53,355 square feet. The minimum lot size allowed is 5,000 square feet for association managed senior citizen housing.

6. Preiner's Preserve will include an association for lawn care and private driveway snow plowing.

7. All lots will be individually owned and all homes will be individually

maintained. There are no common areas

8. Proposed minimum front yard setbacks are 25 feet. Depending on specific home plans, this could be a 5-feet exception to the minimum 30 feet garage setback, which would be allowed under the PUD.

9. There are currently four house plans included in the PUD submittal. Homes typically range in size from approximately 1,500 square feet to 1,700 square feet, with options for decks, porches and a third car garage stall.

10. Each home includes attached 2-car garages, exceeding the minimum 11 feet by 22 feet individual stall dimensions.

11. Parking areas in front of the garages can meet the minimum 18 feet by 24 feet driveway standards; although, there are no details included for individual driveways.

12. Homes are typically slab on grade but may include options for lookouts or walkouts on some lots.

13. Depending on final home plan designs, some models do not appear to meet the minimum 35% brick, stucco or stone front façade requirement.

14. The development includes new public street access for 26 lots. The public streets are 30 feet in width to the back of the curb. This dimension is adequate to allow parking on one side of the street.

15. Four lots will have access from a shared driveway off of 147th Avenue. A shared driveway access easement and maintenance agreement will be required.

16. The senior citizen detached dwelling standards include a guest parking allocation of ½ tall per unit. This requirement is met with one-sided street parking on the public streets. A minimum of two guest parking stalls should be identified on the plans and included in the shared driveway access easement and maintenance agreement.

17. There are no details submitted for any sidewalks, trails or pedestrian ways within the development. The existing Running Aces Harness Park trail along Zurich Street currently ends at the north end of the Property.

18. The applicant is working with Rice Creek Watershed District for permitting.

19. The PUD CUP public hearing was held by the Planning Commission on January 18, 2017.

Recommendations

Based upon the above Findings of Fact, the Planning Commission should recommend approval of the Preiner's Preserve PUD CUP, subject to the following:

1. The PUD CUP is contingent upon approval and recording of the Preiner's Preserve plat.

2. The PUD CUP is contingent upon detailed recommendations of the City Attorney.

3. The PUD CUP is contingent upon detailed recommendations of the City Engineer.

4. The PUD CUP is contingent upon subsequent detailed plan review and permitting by the City Building Official.

5. The PUD CUP is contingent upon the permitting requirements of Rice Creek Watershed District.

6. Development of the Property shall be consistent with the PUD CUP application documentation received including, but not limited to, Preliminary Plat, dated 12/9/16; Civil Plan Sheets 1-20 by Hakanson Anderson, dated 12/7/16; Stormwater Management Plan by Hakanson Anderson, dated 12/7/16; Development Narrative received on 12/13/16; and four home model designs by Durand Design and Croix Design and Drafting, undated.

7. The PUD CUP documentation is subject to modification by the City or may be modified through amendments approved by the City.

8. The PUD CUP is contingent upon the disposition of trail or sidewalk connections to the trail along Zurich Street abutting Running Aces Harness Park

17. The PUD CUP is contingent upon shared driveway access easement and maintenance agreement for Lots 1-4, Block 1, including maintenance of "Pond 3."

9. No further subdivision of any lot for development purposes is allowed.

10. No filling, excavating or other land disturbances are permitted in stormwater ponding or wetland areas without written approval by Rice Creek Watershed District and the City.

11. Development of the Property must be consistent with all local, federal, and state laws that apply to the use of the Property.

12. In the event the City Council determines, in its sole discretion, that the use of the Property is not being operated in accordance with any term or condition contained herein, the PUD CUP may be revoked by the City upon proper notice and a hearing.

13. Woodland shall be responsible to reimburse the City for its out of pocket expenses incurred in the review and approval of the PUD CUP, including any subsequent inspection and enforcement actions.

Please do not hesitate to contact me if you have any questions.

ORDINANCE NO. 17-___

CITY OF COLUMBUS
COUNTY OF ANOKA
STATE OF MINNESOTA

AN ORDINANCE AMENDING CHAPTER 7A: GENERAL ZONING REGULATIONS IN THE COLUMBUS CITY CODE

The City Council of the City of Columbus ordains the following:

SECTION I. **CHAPTER 7A, ARTICLE VIII** of the Columbus City Code is hereby amended as follows:**SECTION 7A-805. RESIDENTIAL ACCESSORY BUILDINGS.** Accessory Buildings are permitted, subject to the following general restrictions affecting all Accessory Buildings on any lot size:

A. All Accessory Buildings subject to the State Building Code shall conform to the Building Code as contained in Chapter 13 of this City Code. Accessory Building construction may include pole building, slab construction or footing-foundation construction. The walls and roof of any Accessory Building shall be constructed of durable building materials including wood, metal, stone, brick, or similar material, but not including fabric, plastic or vinyl.

B. Restrictions in this Chapter on the size and placement on the lot of Accessory Buildings shall not apply on any parcel of twenty (20) acres or larger that is classified as agricultural land for tax purposes and is used for agriculture purposes.

C. All Accessory Buildings shall be harmonious with the Dwelling in terms of color.

D. Accessory Buildings shall be located no closer than 75 feet from any road easement or road right-of-way and no closer than the height of the building or 20 feet from any side lot line, whichever is greater, or the height of the building or 20 feet from any rear lot line, whichever is greater. The placement of an Accessory Building shall meet the following additional requirements.

1. Interior lot. No Accessory Building shall be located in the required front yard area nor located closer to the road easement line or road right-of-way than the front of the principal structure.

2. Corner lot. No Accessory Building shall be located in the required front yard area nor located closer to the road easement line or road right-of-way line than the front of the principal structure not located closer to the road easement line or road right-of-way line, from which primary access to the principal structure is gained, than the rear of the principal structure. The Accessory Building shall be located no closer than the required front yard setback line from the road easement line or road right-of-way line, from which no access is gained or from which secondary access to the principal structure is gained.

3. Shoreland District Riparian Lot. An accessory building may be placed between the principal structure and the public right-of-way (traditional front yard) on riparian shoreland lots which prohibit the location of a non-water-oriented accessory structure between the principal structure and the Ordinary High Water Level.

4. Garage Placement. All garages must be located within fifty (50) feet of the Principal Building and must be used as defined in Section 7A-201 of the City Code. Garages will not be included in the total square footage limitations listed in Subsection G of this Section.

E. Setback Exception. The setback from the Front Lot Line (measured at the edge of the public right-of-way) may be reduced for an Accessory Building upon the review and recommendation of the Building Official and City Administrator and based upon compliance with the following criteria:

1. The lot size and width are consistent with the standards in Section 7A-801.
2. Accessory Buildings shall not be placed within the front yard setback (seventy-five (75) feet from the edge of the public right-of-way).
3. Fencing, landscaping, or natural vegetation is present between the street and the Accessory Building, and provides screening of at least eighty (80) percent of the Accessory Building year round. Screening must be maintained continually and shall be replaced or repaired if destroyed or damaged.
4. The placement of the Accessory Building complies with the minimum well and septic requirements pursuant to Chapter 14.
5. The proposed Accessory Building is designed to be harmonious with the Dwelling. The Proposed Accessory Building is constructed with the exterior building materials that are consistent with the style and color of the siding and roofing of the dwelling.

F. Accessory Buildings shall be located no closer than the height of the building or twenty (20) feet from the Side Lot Lines, whichever is greater.

G. The size of Accessory Buildings shall be regulated as follows:

1. The maximum square footage of Accessory Buildings on parcels of less than one acre shall be 1,800 square feet;
2. The maximum square footage of Accessory Buildings on parcels of at least one acre, but less than five acres, shall be 2,700 square feet for the first acre, plus 600 square feet per acre for the remaining acreage or portion thereof. (For example, a parcel that is 1.75 acres in size would be allowed a maximum building floor area of 3,150 square feet based upon the following calculation: 2,700 square feet + (600 square feet x .75) = 3,150.)
3. The maximum square footage of Accessory Buildings on parcels of at least five acres shall be 6,800 square feet for the first five acres, plus 700 square feet per acre for the remaining acreage or portion thereof. (For example, a parcel that is 7.5 acres in size would be allowed a maximum building floor area of 8,550 square feet based upon the following calculation: 6,800 square feet + (700 square feet x 2.5 = 8,550.)[1]

[1]Parcels with large Accessory Buildings shall fully comply with the above restrictions at the time of any application for subdivision. For instance, a 10 acre parcel with 10,000 square feet of Accessory Buildings could not be subdivided until the Accessory Buildings were reduced in size to comply with this ordinance.

H. All Accessory Buildings shall have side walls a minimum of eight (8) feet in height and a maximum of sixteen (16) feet in height as measured from the finished floor. For example height shall be measured from the concrete, dirt or gravel along the base of

the wall to the bottom of the roof truss. Accessory Buildings with taller sidewalls may require structural engineering plans and specifications.

I. The square footage of Accessory Buildings is measured from the footings, outer walls, or support posts, and includes lean-to's, and car ports. Gazebos, wood sheds, potting sheds, saunas, playhouses, dog houses, and similar accessory structures, except Conex containers and PODS as described herein, not exceeding 200 square feet, are not included in the calculation of permitted square footage for Accessory Buildings. The square footage of Accessory Buildings meeting the definition of a private garage will be measured from the roof, excluding the two-foot overhand.

J. Residential Accessory Buildings in the SR Suburban Residential District shall be attached to the dwelling units. Each dwelling unit shall have a minimum of two (2) side-by-side garage stalls with minimum interior dimensions of eleven (11) feet by twenty four (24) feet. Surface parking spaces shall be designed to park one automobile in front of each garage stall. Surface parking spaces shall be at least ten (10) feet by (20) feet in area. Driveway aisles between garages facing one another and sharing a common driveway shall be at least twenty-four (24) feet wide.

K. Residential Accessory Buildings may not be placed between the principal structure and the Ordinary High Water Level (OHWL) in the Shoreland Overlay District (see Chapter 7E Shoreland Management Ordinance for other standards and provisions affecting property located within the Shoreland Overlay District). The requirements in Section 7A-805 restricting the location of a Residential Accessory Building between the principal structure and the road right-of-way or road easement may be waived in the Shoreland Overlay District, provided it is demonstrated to the Zoning Administrator there is no reasonable alternative to locating the Residential Accessory Building between the principal structure and the road right-of-way or easement. All other provisions of Section 7A-805 shall remain in effect.

L. Multi-modal shipping (Conex) containers or portable on-demand storage (PODS) containers may be allowed as an Accessory Building subject to the following additional requirements:

1. There shall be no logos or advertising on the exterior of the container.
2. The container must be located entirely to the rear of the principal residence and obstructed from views from adjacent residential properties or the right-of-way.
3. A property owner shall be permitted one (1) container on a property of five (5) acres or less, and no property owner shall be permitted more than one (1) container every five (5) acres of lot area in excess of five (5) acres.

SECTION II. EFFECTIVE DATE. This Ordinance was adopted by the Columbus City Council on this _____ day of _____, 2017 and shall become effective after its publication.

_____
David J. Povolny, Mayor

ATTEST:

_____
Elizabeth Mursko, City Administrator

Published in the Forest Lake Times on _____, 2017.

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