

City of Columbus
Regular Planning Commission Meeting
December 20, 2017

The December 20, 2017 regular meeting of the Planning Commission for the City of Columbus was called to order at 7:02 p.m. by Chair Garth Sternberg at the City Hall. Present were Commission members: James Watson, Jesse Preiner, and Jody Krebs; City Administrator Elizabeth Mursko; Planner Dean Johnson; Engineer Dennis Postler, and Recording Secretary Karen Boland.

Also in attendance were City Councilmembers Mark Daly, Jeff Duraine, Bill Krebs, Denny Peterson, and Mayor Dave Povolny; Chris Otterness and Greg Bowles of Houston Engineering, Phil Belfiori and Tom Schmidt of Rice Creek Watershed District, Steve Wagamon, Kathy Sianko, Frank Frattalone, Lynn Carver-Quinn, Barb Bobick, Tom Olson, Marlene Nordstrom, David Schueler, Dennis & Marlene Nelson, Janet Hegland, Marge and Vern Roisum, Ron Hanegraaf, Norma Heuer, Mike Kment, Kenneth Wood, Mary Preiner, and Pat Preiner.

AGENDA APPROVAL

Motion by Krebs to approve the Agenda as presented. Second by Preiner. Motion carried.

APPROVAL – CHAPTER 7A – ZONING CODE AMENDMENT TO ALLOW & REGULATE ASPHALT/CONCRETE PRODUCTION FACILITIES PUBLIC HEARING MINUTES OF NOVEMBER 15, 2017

Motion by Watson to approve the minutes from the Chapter 7A Zoning Code Amendment to Allow and Regulate Asphalt/Concrete Production Facilities Public Hearing held on November 15, 2017 as written. Second by Krebs. Motion carried.

APPROVAL – REGULAR PC MEETING MINUTES OF NOVEMBER 15, 2017

Motion by Krebs to approve the minutes of the November 15, 2017 regular Planning Commission meeting with a correction to page 3, paragraph 2, line 5. The word “if” should be “it”. Second to approval, with the correction, by Sternberg. Motion carried.

JOINT PC & CC PRESENTATION

- RCWD – Regional Storm Water Management Freeway District

Phil Belfiori, Administrator for the Rice Creek Watershed District, and Chris Otterness of Houston Engineering, gave a presentation about the opportunity to partner with RCWD to look at the planning of water resources at the same time as land-use planning is being considered. RCWD is talking to all partner cities since Comp Plans are due this year, as is the local water plan required of the RCWD.

Belfiori said a full-time RCWD staff person would be at the City’s disposal to help with the plan. Water resources and regulation can be incorporated into what will create the best land-use in areas throughout the City. In special areas, such as the SE Quadrant of the Freeway District, coordination can assist in maximum development. The RCWD has budgeted money to go toward cost-sharing of City development plans.

Otterness, district engineer for RCWD, outlined storm water drainage in the SE quadrant of the Freeway District. In this area, a piecemeal approach to drainage planning may result in conflict with

land uses on different properties. Working with RCWD may reduce overall infrastructure costs and may increase developable land. The RCWD has done a lot of modelling in this area, which could be used to jump-start a study in the area.

There were questions about and discussion of current storm water drainage issues in the SE quadrant. Planner Johnson asked if this type of planning exercise allows the City to talk about replacement or mitigation of wetlands when no specific development plans are in the works. Belfiori and Otterness said this is meant as a high-level planning exercise. If there is no particular project, the Army Corps of Engineers will not commit to general concepts, but the City may get some feel for big-picture situations.

Johnson told PC and CC members that doing a regional plan like this will take the same kind of work as was needed in the sewer district. It will require cooperation and participation by all landowners. With no specific proposal, there will be no commitment by regulatory bodies.

Belfiori agreed that the City will get no guarantees, but said maximizing potential requires thinking ahead and outside the box. If the first developer coming in puts a ditch in wherever they want, meeting all regulations, that move could end up driving future possibilities for the whole area. The intent of a storm water master plan is to maximize highest land-use potential. At this time the RCWD is willing to do cost-sharing for such a study.

Costs were discussed. The estimated range for creating such a master plan would be \$10,000 to \$50,000, depending on how many alternatives the City wants to look at. The maximum the RCWD would spend is \$15,000 to \$20,000.

A timeframe was discussed. Engineer Postler said the City's surface-water management plan needs to be done by July for the Comp Plan. Doing this in the next 3-5 months would make it a useful component of the overall local water plan. Hiring a firm for the study is up to the City. Postler said his firm could do it. He will bring in an estimate for consideration in January. Povolny asked Mursko to get a second estimate as well. RCWD will need to know what the City decides by the end of January.

Sternberg asked if anyone in the audience owns property in the SE quadrant of the Freeway District and wanted to express their thoughts on the need for a storm water master plan.

Frank Frattalone of 3205 Centerville Road, Vadnais Heights, came forward. He said he owns 100 acres that extend both east and west of the freeway. He likes the idea of a master plan. He would like to see realignment of Ditch 15 on a regional level, even if it meant potential assessments to landowners.

JOINT PC & CC DISCUSSION

- Comp Plan & Freeway District Property Owners Workshop Meetings (Uses & Zoning)
- Residential Area (Regional Designations) (Public Open House Meeting?)

Mursko asked PC and CC members for guidance on the process for public meetings on the Comp Plan in the next six months. Does the Council want input before finalization or just informational meetings on decisions made? Johnson recommended having informal meetings with the public before a final public hearing when the Comp Plan is completed.

After discussion, it was agreed that a minimum of two meetings will be held:

One will be an open house, beginning with a presentation by the Planner about the City seeking to go from a rural diversified designation to a rural residential designation, and to get comment on the identification of potentially higher-density areas within the City.

The second will be for property owners in the Freeway District to talk about storm water drainage, possible elimination of the overlay, and identification of potentially high-density housing areas

within the Freeway District. This meeting would include an overall presentation and then splitting into smaller groups for discussion pertaining to specific sections of the district.

It was felt that a mass mailing of postcards to residents should be used to inform all residents of the meetings. This information will also be posted on the City website and on social media.

It was decided that February 8th and February 15th will be looked at as potential dates for these meetings. Anoka County has an open house on February 8th for discussion of the traffic light on Highway 54. One of these Comp Plan meetings will follow it.

PUBLIC OPEN FORUM

Vern Roisum – 14016 Julliard St.

Mr. Roisum asked which City Council seats will be open for election in 2018. Mursko said the seats held by the Mayor, and Councilmembers Krebs and Daly will be up for election in 2018.

She explained that terms for Council seats are staggered.

Councilmember Peterson said the details for individual terms are also available on the City website.

CITY ADMINISTRATOR'S REPORT

Mursko said there will be applications at the PC's meeting on January 17, 2018. One is a variance for the Howard Lake Sanctuary plat; Bituminous Roadways has also applied for a CUP and site-plan review. Two other plats have come in: Skoogs have decided to subdivide the rest of their farm, and Plat 2 has come in for Thurnbeck Farms.

Mursko also said the City has been notified that Running Aces will move forward with their planned hotel. The City has been asked to look again at the plans, updated to five stories tall with 120 rooms. They would like to begin construction in 2018.

PLANNING COMMISSION MEMBERS' REPORT

KREBS COMMENT:

Krebs thanked all City staff for their tremendous work in 2017.

Mursko said the City processed 34 applications in 2017.

ATTENDANCE - NEXT CC MEETING

Attendance by Watson at the next City Council meeting, January 10, 2018, is not necessary, as all Councilmembers were present tonight.

Motion by Krebs to adjourn. Second by Watson. Motion carried.

Meeting adjourned at 8:48 p.m.

Respectfully Submitted:

Karen Boland, Recording Secretary