

City of Columbus
Regular Planning Commission Meeting
December 19th, 2018

The December 19th, 2018 regular meeting of the Planning Commission for the City of Columbus was called to order at 7:00 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; City Planner Dean Johnson; and Recording Secretary Rochelle Busch.

Also, in attendance were City Council members Bill Krebs and Denny Peterson; Joe and Deb Pribyl, and Cindy and Myron Angel.

AGENDA APPROVAL – PLANNING COMMISSION

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

PUBLIC HEARING MINUTES – IUP RESIDENTIAL ZONED BUSINESS DAVID POVOLNY 16731 POTOMAC ST NE (PC 18-126) ON 12.05.18

Motion by Watson to approve the Public Hearing minutes IUP Residential Zoned Business David Povolny 16731 Potomac ST. NE., as written. Second by Krebs. Motion carried.

PLANNING COMMISSION MEETING MINUTES OF 12.05.18

Motion by Krebs to approve the minutes of the December 5th, 2018 regular Planning Commission meeting as written. Second by Watson. Motion carried.

PUBLIC HEARING – 14744 HORNSBY ST. NE, VARIANCE (PC 18-127) REQUEST

At this time a public hearing was held to consider a request by the applicant, Joseph G. Pribyl, for a variance to increase the letter size from 48” to 96” for (2) wall signs for two (2) locations on a building (Bare Home) in the C/S Community Retail zoning district. Separate minutes for the public hearing are prepared.

14744 HORNSBY ST. NE, VARIANCE (PC 18-127) REQUEST

Pribyl brought examples of neighboring businesses in the freeway district and estimates of the letter height. He had stated this variance request wasn't something that hadn't previously been granted by the City. When the neighboring businesses approached the City about letter height, we allowed larger lettering than any community near us. The ordinance grants lettering height of 15% of the wall coverage, however being this building will be so large, the height of the letters would be 2%. The letter height being requested is proportionate to the wall size. The Planning Commission members agreed with the facts presented and to proceed with the variance checklist.

The following questions were considered by the Planning Commission in determining whether the variance request meets the criteria to cause a practical difficulty:

1. The landowner proposes to use the property in a reasonable manner.

Question: Does the proposal put property to use in a reasonable manner? **Yes.**

Finding: Do the requirements in the Zoning Ordinance prohibit the property from being used in a reasonable manner? **Yes** or No

2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

Question #1: What are the unique physical characteristics of the particular piece of property? **On the freeway and a large sized building**

Question #2: How is it not like other pieces of property? **Size of building is large**

Question #3: Did the landowner create the circumstances?

Examples:

- Topography
- Wetlands
- Trees
- Irregularly shaped or sized lot
- Shape or size of existing buildings
- Placement of existing structures on lot

Finding: Are the circumstances unique to the property? **Yes** or No

3. Granting the variance is in harmony with the purpose and intent of the Zoning Ordinance.

Question: Will the resulting use or structure be compatible with the underlying purpose and goals of the Zoning Ordinance? **Yes.**

Finding: The variance, if granted, will not alter the essential character of the neighborhood or City. **Agree** or Disagree?

4. Granting the variance is consistent with the City’s Comprehensive Plan.

Finding: The variance will not create a conflict between the Comprehensive Plan and the proposed use or structure. **Agree** or Disagree?

Wall signs are allowed in zoning district.

5. The variance if granted, will not alter the essential character of the neighborhood or City.

Question: Will the resulting structure be out of scale, out of place, or otherwise inconsistent with surrounding area? **No.**

Finding: The variance, if granted, will not alter the essential character of the neighborhood or City. **Agree** or Disagree?

6. The practical difficulty is not created solely by economic considerations.

Finding: Economic considerations are not the only reason for the practical difficulty. **Agree** or Disagree?

A variance shall not be granted unless the Planning Commission makes specific findings of fact based directly on the particular evidence presented to it, and the City Council determines that these support conclusions that the standards and conditions as stated above have been met by the applicant.

Planning Commission Recommendation:	Approval: 12/19/2018
(Insert dates of action)	Denial:
City Council Action:	Approval:
	Denial:

Motion by Krebs to recommend to the City Council a variance to increase the letter size from 48” to 96” for (2) wall signs for two (2) locations on a building (Bare Home) at 14744 Hornsby Street NE, in the C/S Community Showroom zoning district, for approval based on findings that the Zoning Ordinance causes a practical difficulty. Seconded by Watson. Motion carried unanimously.

This matter will go before the City Council at their meeting on December 27th, 2018.

2040 COMPREHENSIVE PLAN

Krebs attended the City Council meeting December 12th. At that time, the Council members had no comment on the 2040 Comp Plan review. The commission members all agree that no changes should be made.

FOREST LAKE COMPREHENSIVE PLAN REVIEW

Planning commission members reviewed the 2040 Forest Lake Comp Plan. City Planner Johnson, had also reviewed the Forest Lake Comp Plan and stated he would recommend a no comment on the review. Consensus was no comments from the Commission members.

CITY ADMINISTRATOR'S REPORT

City offices will be closed on Christmas Eve, Christmas day, as well as New Year's Eve and New Year's Day.

PUBLIC OPEN FORUM

Nothing to report.

PLANNING COMMISSION MEMBERS' REPORT

Preiner made mention on the Forest Lake Comp Plan they are no longer pursuing the sewer line to be extended to the area near Columbus on Broadway Ave until 2040.

ATTENDANCE - NEXT CC MEETING

Sternberg is scheduled to attend the City Council meeting on December 27th, 2018.

Motion by Watson to adjourn. Second by Krebs. Motion carried.
Meeting adjourned at 7:18 p.m.

Respectfully Submitted:

Rochelle Busch, Recording Secretary