

**City of Columbus
Regular Planning Commission Meeting
February 3, 2016**

The February 3, 2016 regular meeting of the Planning Commission for the City of Columbus was called to order at 7:04 p.m. by Chair Garth Sternberg at the City Hall. Present were Commission members Jim Watson, Pam Wolowski, Jesse Preiner, and Jody Krebs; City Administrator Elizabeth Mursko, Planner Dean Johnson, and Recording Secretary Karen Boland.

Also in attendance were City Council member Denny Peterson; Grady Kinghorn, John Kinghorn, Mark Montgomery, Byron Westlund, Mary Preiner, and Pat Preiner.

AGENDA APPROVAL

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

APPROVAL – 8830 191ST AVENUE, NE VARIANCE APPLICATION PUBLIC HEARING MINUTES OF JANUARY 6, 2016

Motion by Krebs to approve the minutes from the 8830 191st Avenue, NE Variance Application Public Hearing held on January 6, 2016. Second by Watson. Motion carried.

APPROVAL – CHAPTER 7A-803, MINIMUM CONSTRUCTION ABOVE KNOWN HIGH WATER AND CHAPTER 7A-201-9B DEFINITION OF “BUILDABLE AREA - ZONING CODE AMENDMENTS PUBLIC HEARING MINUTES OF JANUARY 6, 2016

Motion by Wolowski to approve the minutes from the Chapter 7A-803, Minimum Construction Above Known High Water and Chapter 7A-201-9B Definition of “Buildable Area” Zoning Code Amendments Public Hearing held on January 6, 2016. Second by Krebs. Motion carried.

APPROVAL - REGULAR PC MEETING MINUTES OF JANUARY 6, 2016

Motion by Preiner to approve the minutes of the January 6, 2016 regular Planning Commission meeting as written. Second by Watson. Motion carried.

PUBLIC HEARING – 14461 LAKE DRIVE NE (KINGHORN CONSTRUCTION) CUP AMENDMENT APPLICATION (PC-16-103)

At this time a public hearing was held to receive testimony regarding a CUP amendment application request for 14461 Lake Drive N.E., Columbus, MN for a construction contractor business (Kinghorn Construction) to allow for the construction of additional lean-to buildings, a future accessory building, and the alternate location for proof of parking. The applicant is Kinghorn Construction. Separate minutes are prepared.

14461 LAKE DRIVE NE (KINGHORN CONSTRUCTION) CUP AMENDMENT APPLICATION DISCUSSION

It was clarified that, despite submission of a new site plan by HTG Architects, the applicant is not changing the original 2009 site plan. The Planner asked for submission of the site plan to be used. Kinghorn agreed. Johnson said he tried to keep to the most current conditional use permit with a set of conditions that seem relevant, dropping a couple from 2009. Krebs suggested dropping finding of fact #20 which refers to landscaping plans under the Code in place in 2009.

Finding of fact #21 was also discussed, identifying a potential future building, including size. Mursko said it is helpful if the language is very specific, but the applicant needs to know that any changes from the CUP will mean the building permit cannot be approved administratively. She is comfortable approving an accessory building administratively. The language should, however, be specific. Montgomery said they need a wash area, because of all the mud and crud they bring in. Once it is washed, it will be collected and hauled away. He doubts they would need 10,000 square feet. Johnson would like to see the purpose of such a building identified. That's not a storage facility; that's a wash facility. He recommended the amendment be put on hold until the City gets the site plan and more detailed information on this mud containment structure. The applicant agreed. They said they could get the site plan and further clarification to the City and allow for some review by the Planner. The target is either the March 2nd or April 6th PC meeting, depending on when the paperwork is completed.

The PC agreed to continue this discussion at a later meeting.

DISCUSSION – SENIOR HOUSING STANDARDS

Planner Johnson went over the first draft of Senior Citizen Housing Design and Performance Standards, which cover a variety of issues typically included in performance standards for various housing products. The first product addressed in the ordinance is Detached Dwellings. This is the townhouse concept without attached walls. They are small lots maintained by an association. This concept is developed to use private or public streets. The second product named is Attached Dwellings, including duplexes and row/quad homes. The provisions are similar to the first section. The third product named is Unassisted-living Multiple Family Dwellings. These are straight, market-rate adult type units: apartments, condominiums or cooperatives. The fourth named product is Assisted-Living Multiple Family Dwellings. This includes some level of meals, housekeeping, and health care.

Byron Westlund, a developer working on a current project, spoke to PC members about the proposed ordinance standards. He has been with Woodland Development for 31 years. About 15 years ago the company began focusing on attached and detached townhomes for empty nesters. Mr. Westlund gave PC members design plans for developments his company has worked on in Blaine and Andover. They worked with city staff in those communities to put together conditions. Mr. Westlund expressed concern about the minimum lot area of 5000 square feet per unit proposed in the ordinance for detached dwellings and attached dwelling duplexes. He would ask for a lower square footage on lots. He would like to be able to negotiate conditions in a CUP. Mr. Westlund would like to see the front building façade requirement reduced from the proposed 50% minimum brick stucco, stone or cultured stone down to 35%.

Mr. Westlund said his company, for the past 7-8 years has been trying to create public streets, due to concerns with common interests in associations. They have seen that as private streets age, association dues go up to cover costs, which results in the devaluation of homes. In some instances, associations go under, creating problems.

Planner Johnson discussed the recently passed PUD ordinance. The PC should be conscious of the things the PUD ordinance itself restricts, and pay particular attention when setting those standards. Particular lot size and setbacks can be modified. The PUD ordinance specifies that

PUD provisions are not intended to modify density, principal structure or minimum design requirements for the use or district, garage or parking requirements, private utility requirements, or the appearance or construction of the housing units. He said the City has to pay particular attention to the determinations about minimum standards on these things. There are many options; this draft is a starting point.

There was lengthy discussion of flexibility versus guidelines. The PC agreed to change the draft language re: front building façade from a minimum of 50% brick stucco, stone or cultured stone, to a minimum of 35%. They also agreed to change the draft language re: building variation to allow for three different floor plans and three different architectural variations for front façade. It will also be changed to read, “No identical front façade shall be located consecutively on the same side of any street.”

The Planner said he would like to hear input from a developer for housing products other than the particular product being considered by Westlund. Pat Preiner said the assisted living developer is out of town, but will get feedback to her by 2/10. She will convey that to Johnson.

PC members agreed to continue discussion on the proposed senior housing standards at a later date.

PUBLIC OPEN FORUM

There was no topic raised for discussion for Open Forum.

CITY ADMINISTRATOR'S REPORT

Mursko explained that the City has been awarded a discount on insurance because of the number of City Council, PC members, and City staff that passed Planning/Zoning class requirements.

Anoka County is hosting a legislative workshop in St. Paul on March 3rd from 2 p.m. to 5 p.m. to present their platform of legislative priorities. It will include the 97 bridge project. PC members are invited to attend to offer support. Anoka County will present a multitude of projects at this event. She believes it is an open house forum, but will try to get more details from Commissioner Sivarajah as to whether the bridge will be presented at a specific time.

PLANNING COMMISSION MEMBERS' REPORT

KREBS COMMENT:

Krebs thanked the Planner for all his hard work and fielding all of their questions.

PREINER COMMENT:

Preiner also thanked Johnson. He asked Mursko if anything new was happening on the bridge project. She said there have been meetings with Representative Hackbarth, the Transportation Coordinator, and Senator Bakk. The next meeting is with Senator Dibble, and there will be a MN DOT meeting. Mursko said the City of Forest Lake is supporting this project as a goal for 2016. They offered a social media project promoting it. The City of Columbus will coordinate that with them.

WOLOWSKI COMMENT:

Wolowski thanked the Planner and Mr. Westlund.

ATTENDANCE - NEXT CC MEETING

Sternberg is scheduled to attend the City Council meeting on February 10, 2016.

Motion by Krebs to adjourn. Second by Sternberg. Motion carried.
Meeting adjourned at 9:35 p.m.

Respectfully Submitted:

Karen Boland, Recording Secretary