

CITY OF COLUMBUS
JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING
02.19.20

The February 19th, 2020 joint meeting of the City Council and Planning Commission for the City of Columbus was called to order at 7:07 p.m. by Chair Ron Hanegraaf at the City Hall. Present were Commission members: Kris King, Pam Wolowski, and Barb Bobick; Mayor Jesse Preiner, City Council members: Denny Peterson, Janet Hegland, Jeff Duraine, and Shelly Logren, City Administrator Elizabeth Mursko; City Planning Technician Ben Gutknecht; Public Communication Coordinator Jessica Hughes; and City Planner Dean Johnson.

Also in attendance were: Myron & Cindy Angel, Dan Mike, and John Young.

AGENDA APPROVAL

Motion by Wolowski to approve agenda as written. Second by King. Motion carried unanimously.

APPROVAL – APPROVAL OF PLANNING COMMISSION MEETING MINUTES ON 02.05.20

Bobick noted that she believes the showroom percentages should be added to the retail definition on page two of the minutes. The other Commission members were in agreement of amending the minutes to reflect “Retail- An establishment engaged in the display and sale of products produced off site directly to consumers/ end users within **70-80% of the building, including limited display for retail sales** as outlined in the City Code.”

Motion by Bobick to approve the minutes of the 02.05.20 regular Planning Commission meeting with the amended change. Second by Wolowski. Motion carried unanimously.

JOINT DISCUSSION WITH CITY COUNCIL AND PLANNING COMMISSION ABOUT LAND USE vs ZONING CONTINUED

This meeting was used as a joint workshop with the City Council to decide on definitions for common commercial uses, determine proposed zoning district boundaries, and determine the uses for each proposed district within the I-35 district. All discussion taken from this workshop will help to further the development of the Zoning Ordinance and continue to bring it into compliance with 2040 Comprehensive Plan.

City Planning Technician Ben Gutknecht began by revisiting the commercial land use definitions that were discussed at the previous meeting. He asked the group if there were any questions about the changes made, and there was not.

Gutknecht moved on to discuss industrial land use definitions. The following was discussed:

- **Manufacturing** – A question was raised as to whether a business like wood chipping would be allowed in this district? There was a consensus that a yard waste site or something similar would not be desirable here. City Planner Dean Johnson said that he would investigate the wood chipping business question.
- **Laboratory** – Concerns were raised about the lack of an animal rights component in this definition. A suggestion was made to change the language to read “non-animal” research. A secondary concern was related to the “all of which is conducted in the building” language because environmental or agricultural labs will have an outdoor component. Gutknecht said that he would develop language to accommodate this type of laboratory and address the animal rights question.
- **Distillery** – The consensus from the group was that they would allow food to be served at such an establishment. However, the state may have regulations on locating alcohol production and food production in the same building. Gutknecht said that he would look into this question.
- **Distribution Center** – There was consensus from the group to remove the phrase “or directly to consumers” from this section.
- **Storage Yard** – There was consensus from the group to change the term “primary” to “principal”, to add storage of automobiles, and replace “enclosed landscape area” with something like “screened landscape area”.
- **Truck Terminal** – The group’s consensus was to add the phrase “primarily by semi-truck” to the definition.

At this time discussion shifted to the definitions of individual zoning districts. Gutknecht went over changes that he made based on direction from the 02.05.20 meeting.

- **Community Commercial** – The word “low” was replaced with “high”.
- **Mixed Use 1** – The word “low” was replaced with “high”, and “convenience” was added.
- **Mixed Use 2** – The word “impact” was replaced with “intensity indoor”, and language was added stating that the district will be held to “quality design standards”.
- **General Commercial District** – The phrase “and repair” was struck from the definition. A discussion was had about whether there should be categories of design standards for this district such as high, medium, and average. Gutknecht said this question will be addressed at a later date.
- **Light Industrial** – Gutknecht asked if this district should have a requirement that outdoor storage of raw materials be covered? The consensus from the group was that there should be.

- **General Industrial** – There was a brief conversation about whether this district should be eliminated so that any heavy industrial uses will not be allowed in the future. It was noted that this would make the Bituminous Roadways facility legal non-conforming, which would have an impact on their ability to do certain things like expand their office. The group agreed that there needs to be a conversation with the City Attorney about the legality of this decision, especially because this district was amended only two years ago.

The conversation then shifted to zoning district uses. The first use listed for the Light Industrial district is “all permitted uses in the General Business district”. Therefore, the group began by considering General Business district uses, and whether they should be included in the Light Industrial district. Gutknecht explained that he will be removing the “all permitted uses in the General Business district” language and adding all General Business district uses that they determine could be located in the Light Industrial district.

A determination was made that the following uses from the General Business district list should be removed from the Light Industrial list:

3. Indoor sales and storage of retail goods to customers, such as groceries, alcohol, clothing, household goods, medical, hardware, auto supplies, electronics, sporting goods, building supplies, household furnishing, and similar, excluding pawn shops.
4. Display of retail goods
5. Bakeries with direct retail sales to consumers
6. Restaurant/café
7. Restaurant with accessory drive thru
8. Medical clinics and support facilities
9. Hospital
10. Urgent care
11. Assisted living
15. Boutique/gift shop
16. Licensed childcare
17. Movie theaters
18. Dry cleaners, hair salons, photofinishing, massage studio, and other onsite indoor retail services
20. Art galleries, photography studios, dance studios, and similar
21. Drug store with accessory drive thru
23. New automobile sales
24. Automobile rental
26. Recreational vehicles/trailers sales and service
27. Recreational equipment service
31. Funeral home

34. Garden center/nursery
35. Landscaping (with the understanding that the business Horticulture Services would be characterized as a contractor shop)
37. Vet clinic
38. Animal boarding
39. Kennel
40. Professional office campus
41. Commercial campus/complex

It was determined that the following uses from the Light Industrial district uses should also be eliminated:

1. Permitted uses in the General Business District
4. Non-feedlot crop or animal agriculture
5. Storage yards
7. Manufacturing
12. Recycle center, excluding outdoor waste management facility.

In addition, “with effective screening” should be added to number 10.

The next zoning district discussed was the Mixed-Use 2 district. Dean Johnson noted that the City’s 2040 Comprehensive Plan states that 90% of this district should be dedicated to residential uses. The following uses were eliminated from that district:

1. Gasoline sales
3. Small grocery sales
6. Restaurant/cafe
7. Restaurant with accessory drive thru
8. Fitness Center
11. Licensed childcare
12. Movie theaters
15. High density senior housing
16. Single family detached residential dwelling
17. Twin homes/town homes
18. Car Wash
19. Assisted living

Items 15-17 above shall be combined into one use describing all types of medium density housing that will be allowed. There was also agreement that “hardware, auto supplies, building supplies, and household furnishing and similar” should be removed from number 4.

At this time a general discussion was had about organizing the list of uses. It is possible to add a final statement at the end of the list saying “any uses not described are not permitted”. Gutknecht noted that ordinances which include such a statement tend to follow a lengthy list of uses that are permitted. The group did not come to a consensus on this question.

Another question posed for the group was whether there should be a distinction made between banks and financial institutions. The consensus was that during drafting staff should ensure that there is a definition of what a financial institution is. There was conversation about not including check cashing businesses.

PUBLIC OPEN FORUM

Nothing to report.

CITY ADMINISTRATOR'S REPORT

City Administrator Elizabeth Mursko reported that there will be a joint City Council and Planning Commission workshop on 02.26.20. She noted however that the Council will have a separate conversation at the beginning of the workshop on different topic.

She continued to report on other items happening in the City over the next month.

Gutknecht has been working with billboard companies to complete new applications for billboards located in the City. The City also recently received a concept of what a billboard column cover could look like. She added that she expects a number of billboards will be removed from the area because of the ordinance amendment.

Mursko also had a conversation with Horticulture Services. At this time, they have a Purchase Agreement on a new property in the Light Industrial district and will be submitting a CUP application in the near future.

Lastly, during the 03.04.20 Planning Commission meeting they will consider a subdivision application for one lot on Pine Street.

PLANNING COMMISSION MEMBERS' REPORT

Pam Wolowski asked if there is any news on the HyVee development? Mursko said that HyVee indicated they are waiting for the traffic light at the intersection of TH 97 and Hornsby Street to be installed before they break ground. She had a discussion with MnDOT about the traffic light. They indicated that the traffic light will definitely be installed, but did not provide a timeline.

ATTENDANCE - NEXT CC MEETING

Bobick is scheduled to attend the City Council meeting on 02.26.2020.

Motion by Wolowski to adjourn. Second by King. Motion carried.

Meeting adjourned at 9:23 p.m.

Respectfully Submitted:

Jessica Hughes, Public Communications Coordinator