

CITY OF COLUMBUS
REGULAR PLANNING COMMISSION MEETING
02.05.20

The February 5th, 2020 regular meeting of the 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; City Administrator Elizabeth Mursko; City Planning Technician Ben Gutknecht; and City Planner Dean Johnson.

Also, in attendance were Mayor Jesse Preiner; City Council Member Janet Hegland, Jeff Duraine, and Shelly Logren; Dan Mike, and Dick Haluptzok.

A portion of this meeting was held jointly with the City Council and Planning Commission for discussion on Land Use and Zoning.

AGENDA APPROVAL

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

APPROVAL – APPROVAL OF PLANNING COMMISSION MEETING MINUTES ON 01.15.20

Motion by Bobick to approve the minutes of the January 15th, 2020 regular Planning Commission meeting, as written. Second by King. Motion carried unanimously.

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

This portion of the 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. This first meeting only included discussion regarding the first four proposed commercial uses; Community Commercial (C-1), Mixed Use 1 (MU-1), Mixed Use 2 (MU-2) and General Commercial (C-2).

Gutknecht began the discussion by addressing the need to determine the definitions of Commercial Uses. Stating that by agreeing on definitions first, it will help to prevent any confusion later in the process when the Planning Commission and City Council assign uses to specific proposed districts. Gutknecht asked each Commission and Council member one by one to state if they had any comments, concerns, or questions for each of the listed use definitions. After going through the entire list and discussion from the Planning Commission and City Council ended, the following was determined to be the draft definitions for common commercial uses:

- **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 out lined in the City Code.
- **Professional Office-** A building used as the place of business for recognized professional (such as a Doctor of Medicine, financier, architect, landscape architect, professional engineer, lawyer), or to conduct the affairs of a business or profession. Where limited goods are sold as retail from the premises.
- **Services (Off Site)-** A company that provides labor, maintenance, repair and activities incidental to business production or distribution where the service is provided at the customer's location, including delivery services, catering services, plumbing and sewer services, and other uses of similar character.
- **Restaurant-** An establishment primarily engaged in providing food services to patrons who order and are served while on or in premises.
- **Hotel/Motel-** A Building in which lodging and boarding are provided and offered to the public for compensation. As such it is open to the public in contra-distinction to a rooming house, boarding house, lodging house, or dormitory which is herein separately defined.

At the end of the definition discussion, the group also engaged in conversation regarding language for Air BnB and Bed and Breakfast uses. Gutknecht will prepare a draft definition of both and deliver at the next Planning Commission Meeting on February 19th, 2019.

Continuing the conversation, Gutknecht then had the group review the map of the proposed zoning districts in the I-35 district and asked for any feedback. There were no comments on changing the boundaries. The consensus was in approval of the map as shown.

Following the district boundary discussion, Gutknecht then asked that the group comment on the definitions for the proposed zoning districts. The group again went one after another and addressed any comments, concerns, or questions they had. After the group had an opportunity to share their thoughts and discuss their concerns the following was formed as the draft definitions for the proposed districts:

- Community Commercial District (C-1) the purpose of this district is to provide space for high-intensity retail sales, entertainment, and convenience with low intensity onsite services and office space that serve local and regional population bases. The high visibility and accessibility of this district will support high building and site design standards with no intention to serve extensive land users or uses with prominent outdoor display.
- High Density Residential, Mixed -Use (MU-1) provides an area for high intensity retail uses, convenience, office, recreational, and entertainment uses with high visibility from the regional freeway and high design standards There is also opportunities for mixed use residential buildings with a maximum of 30 units/acre.
- Medium Density Residential, Mixed -Use (MU-2) the purpose of this district is to allow a broad range of retail uses and low impact service businesses, and office spaces, with a maximum residential density of 16 units/acre.

- General Commercial District (C-2) The intent for this district is to provide a quality environment for a mix of business uses, convince, and services. Including office/business campuses, more extensive retail, financial institutions, combined office/showroom, and indoor service with no outdoor storage.

The last discussion was determining the specific uses that should be in each of the districts. The following is the draft list of uses that the group had decided on for the following two districts. The uses that are crossed out on the list are the ones proposed to be removed from that district, the uses underlined are the proposed uses to be added to that specific district.

Community Commercial C-1: (No Outdoor Storage) Red

1. Gasoline Sales
2. Convenience related retail sales
- ~~3. Small grocery sales~~
4. Indoor Sales and storage of retail goods to consumers, such as groceries, alcohol, clothing, household goods, medical, ~~hardware, auto supplies,~~ electronics, sporting goods, building supplies, household furnishing, and similar, excluding pawn shops.
 - a. Note: should we break these up and list them separately, or just change the definition for each individual district
5. Bakeries with primarily direct retail sales to consumers
6. Indoor Commercial Recreation
7. Hotel/motel
8. Restaurant
9. Café
10. Café with Accessory Drive Thru
11. Restaurant with accessory drive thru
- ~~12. Fitness Center~~
13. Professional Offices
- ~~14. Financial Institutions~~
15. Beer production ~~and~~ with direct sales
16. Boutique/Gift Shop
17. Licensed Child Care
18. Movie Theaters
19. Dog grooming, ~~message studios~~ wellness studio, hair salons, and other retail services
20. Art galleries, photography studios, dance studios, and similar
21. Micro Distillery
22. Micro Distillery with Accessory Open-Air Patio
23. Drug Store with Accessory Drive Thru

High Density Residential, Mixed-Use MU-1: (No Outdoor Storage) Dark Yellow

1. Gasoline Sales
2. Convenience related retail sales
- ~~3. Small grocery sales~~

4. Indoor Sales and storage of retail goods to consumers, such as groceries, alcohol, clothing, household goods, medical, ~~hardware, auto-supplies~~, electronics, sporting goods, ~~building supplies, household furnishing, and similar~~, excluding pawn shops.
5. Bakeries with primarily direct retail sales to consumers
- ~~6. Indoor Commercial Recreation~~
7. Hotel/motel
8. Restaurant
9. Café
10. Café with Accessory Drive Thru
11. Restaurant with accessory drive thru
12. Fitness Center
13. Professional Offices
- ~~14. Financial Institutions~~
- ~~15. Office Campus~~
16. Beer production ~~and~~ with-direct sales
17. Boutique/Gift Shop
18. Licensed Child Care
- ~~19. Movie Theaters~~
20. Art galleries, photography studios, dance studios, and similar
21. High Density Senior Housing
22. High Density Apartments
23. Mixed Use Apartments
24. Ice Cream/Confectioners Shop

After finishing the discussion surrounding the High-Density Mixed-Use district uses, the group determined that they would finished discussion the Medium Density Mixed-Use and General Commercial District uses at the subsequent meeting on 02.19.20. Gutknecht also stated that at the next meeting they will address definitions for industrial uses and go over edits made to the proposed uses and district definitions that were generated by the comments at the 02.05.20 meeting.

PUBLIC OPEN FORUM

Nothing to report.

CITY ADMINISTRATOR'S REPORT

Mursko noted that the meeting on February 19th would likely be closer to 3 hours. She addressed the Council and Planning Commission on whether they would like to start the meeting at 6pm. The consensus is to start the meeting at 6pm.

Mursko also stated that the City Hall will be open for early voting for the County Commissioner on Saturday February 8, 2020. The election is on February 11th.

PLANNING COMMISSION MEMBERS' REPORT

Nothing to report.

ATTENDANCE - NEXT CC MEETING

Wolowski is scheduled to attend the City Council meeting on February 12th, 2020.

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

Meeting adjourned at 9:38 p.m.

Respectfully Submitted:

Rochelle Busch, Recording Secretary

