

**CITY OF COLUMBUS
PLANNING COMMISSION MEETING
ALTERNATIVE MEETING FORMAT
STATUTES SECTION 13D.021
05.20.20**

The 05.20.2020 Regular Planning Commission meeting for the City of Columbus was called to order at 7:00 p.m. by Chair Ron Hanegraaf at the City Hall. Present were Commission member Kris King and Barb Bobick. Present via telephone were Commission members: Pam Wolowski, and Steve Wagamon; City Administrator Elizabeth Mursko via telephone; City Planning Technician Ben Gutknecht; City Planner Dean Johnson; and Administrative Technician Rochelle Busch. The meeting was held in a telephonic meeting format.

Also, in attendance via telephone were: Mayor Jesse Preiner; City Council members: Janet Hegland, and Shelly Logren; Greg Stotko, Megan and Chad Toft, Boni Caine, James Houghe, John Hovorka, Nicole Eppoliti, Sue Copeland, Rob and Kathy Osterberg, Mike and Brenda Welch, and David Rife.

AGENDA APPROVAL

Motion by Wolowski to approve agenda as written. Second by King. Votes as follows: King – Aye, Wolowski – Aye, Bobick - Aye, Wagamon – Aye, Hanegraaf – Aye. Motion carried.

APPROVAL – APPROVAL OF PLANNING COMMISSION MEETING MINUTES ON 05.06.20

Motion by Wagamon to approve the minutes of the 05.06.2020 regular Planning Commission meeting as written. Second by King. Votes as follows: King – Aye, Wolowski – Aye, Bobick - Aye, Wagamon – Aye, Hanegraaf – Aye. Motion carried.

APPROVAL – PUBLIC HEARING MINUTES – ANDRE GREEN, VARIANCE, 14323 LAKE DR (PC20-109) REQUEST 05.06.20

Motion by Wolowski to approve the Public Hearing minutes from the variance request for an interim use permit to operate a used vehicle sales dealer (R&T Auto Sales) as a residential zoned business in the RR district held on 05.05.20, as written. Second by Bobick. Votes as follows: King – Aye, Wolowski – Aye, Bobick - Aye, Wagamon – Aye, Hanegraaf – Aye. Motion carried.

PUBLIC HEARING – CST COMPANIES, 14045 LAKE DR NE CUP (PC20-105) REQUEST

At this time, a public hearing was to consider a request for a conditional use permit to operate a business consisting of the wholesale and distribution of dry goods (firewood, softener salt, stone,

mulch, etc.) and the manufacturing and warehousing of colored mulch at 14045 Lake Dr NE. Separate minutes for the public hearing are prepared.

CST COMPANIES, 14045 LAKE DR NE (PC20-105) REQUEST

In response to some of the concerns raised in the public testimony, Megan Toft noted that the bulk of the product will be stored on blacktop. She does not believe they will be contributing to the dust problem noted by multiple neighbors. She also made note that the facility will open at 7am. The company drivers will leave earlier than 7am.

Regarding the noise that some were concerned about directly from machinery and grinding. They use OSHA approved back up lights to minimize the beeping and noise from loaders. Chad noted that noise from the mulch being loaded into the trailers, should be minimal. They are also willing to work with the surrounding neighbors and the City on how often they will grind. On the line of grinding, no newly ground mulch from the trees will remain at the Columbus location. The newly ground mulch will be immediately placed and hauled in a trailer to Elk River.

The piles of mulch held on site will be like Welch's. CST Companies noted they are not in the interest of taking business from Mike Welch, as they are suppliers of his mulch. They noted they are looking for wholesale business and not residential retail.

The question of pallets being collected on site, there would be minimal pallets on site. The assumed anywhere from 1-6 pallets at a time.

The gate noted in the site plan will not be blocking Rob and Kathy Osterberg's driveway.

Megan and Chad Toft are hoping to meet with the neighbors in order to have a happy relationship.

Further discussion of this requested CUP application will take place on 06.03.2020.

PROPOSED CITY ORDINANCE AMENDMENTS

Ben Gutknecht, City Planning Technician, reviewed the proposed ordinance amendments. Planning Commission Members took note that this were draft changes and would be available for further changes during the Public Hearing. Gutknecht was looking for insight to deem if the changes were warranted. All Changes, besides striking number 2, appeared to be necessary to members.

In the changes that were optional to make regarding billboards, he questioned the Commission Members if they would like to increase the spacing of billboards. All agree to space billboards further in the end goal to have fewer billboards in the freeway district.

The front yard structure optional change would allow small, potentially temporary structures in the front yard for parcels that have particularly long driveways. These small structures would be used for children as bus shelters. Wagamon noted that there would need to be some sort of code

for keep them nice looking. Other members agree regarding the addition of making them have a nice appearance.

Fences currently must be able to be maintained on both sides without trespassing on the neighbor's property. Gutknecht was looking for input on adding the recommendation that property owners place fence off their property line top help avoid any trespassing. Wagamon stated he wouldn't want to give up 2 feet to neighbor. He also made the point with a traditional lawnmower most people wouldn't be able to mow on the other side. Gutknecht also wanted input on if a height regulation on deer fencing for around gardens. Commissioners had no concern on that.

Gutknecht noted to add residential accessory building regulations to prohibit individuals from inhabiting residential accessory structures, we could do this in Section 7A-805, or create a definition for the "Residential Accessory Structure- A Building on the same Lot with, and of a nature customarily incidental and subordinate to, the Principal Structure, primarily used for the private storage of vehicles, equipment, or shop space. The habitation of Accessory structures is prohibited." Planning Commission members also noted that adding a request for an accessory building narrative during the application process may be helpful.

Gutknecht will draft the changes for a future meeting.

PUBLIC OPEN FORUM

Mayor Jesse Preiner- agree with clarifying the residential accessory building. He stated they are not built to living standards. He is in favor of cleaning it up to make it easier for staff to help residents.

CITY ADMINISTRATOR'S REPORT

Nothing to report.

PLANNING COMMISSION MEMBERS' REPORT

King noted that she saw a few billboards are coming down. She asked if there was a clear plan for which ones were coming down.

Gutknecht Clear Channel stated they were removing a few, although the City had not been aware of the demo taking place. Gutknecht stated they advised the City that 11 billboards were to be removed. They will be renewing 8 IUP's. All applications are coming in are under existing standards and if they decided to extend spacing between the billboards it wouldn't be in effect on the current billboards.

ATTENDANCE - NEXT CC MEETING

Hanegraaf is scheduled to attend the City Council meeting on 05.27.2020.

Motion by Bobick to adjourn. Second by King. Votes as follows: King – Aye, Wolowski – Aye, Bobick - Aye, Wagamon – Aye, Hanegraaf – Aye. Motion carried.

Meeting adjourned at 9:21p.m.

Respectfully Submitted:

Rochelle Busch, Administrative Technician