

City of Columbus
Regular City Council Meeting
Alternative Meeting Format
MN Statute, Section 13D.021
12.28.2022

The 12.28.22 meeting of the City of Columbus City Council was called to order at 6:31 p.m. by Mayor Jesse Preiner at City Hall. Present were Councilmembers Janet Hegland, Shelly Logren and Sue Wagamon; Assistant to the City Administrator Jessica Hughes, City Administrator Elizabeth Mursko, City Attorney Bill Griffith, City Engineer Kevin Bittner, Public Communication Coordinator Connor Keith and Public Works Director Jim Windingstad.

Also in attendance: Cindy Angel, Myron Angel, Planning Commissioner Barb Bobick, Jill Bukosky (via teleconference), John Dahl, Dean Dally, Turner Dally, Planning Commission Chairman Ron Hanegraaf, Jody (via teleconference), Mike Meyer, Annabel Pautsch, Mike Pautsch, Curt Stranlund, John Waldoch, John Williams and Mike Wood (via teleconference)

Absent: Councilmember Robert Busch

A. CITY COUNCIL REGULAR MEETING

1. Call to Order
2. Regular Meeting – 6:31 p.m.
3. Pledge of Allegiance

B. CONSENT AGENDA

4. Agenda Approval with Additions
- ~~5. Approval of the ##-##-2022 City Council Meeting Minutes~~
6. Pay Bills as Posted

Motion by Hegland to approve Consent Agenda items Nos. 4 and 6. Seconded by Wagamon. Roll call vote: Logren – aye; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

C. PRESENTATION

7. Public Open Forum

No participation.

8. Planning Commission Report

Hanegraaf presented to the Council to report on the December 21, 2022, Planning Commission meeting, sharing that the first order of business was two motions concerning an application by Classic Construction Inc. on behalf of Three Beacon Holdings, LLC doing business as Blaine Brothers Truck Aline. The first motion was to recommend the Bonfire Farmstead Preliminary Plat to City Council for approval with findings of fact and conditions.

Motion by Preiner to approve the Bonfire Farmstead Preliminary Plat subject to Conditions 1-10 of the Planners Report dated December 22, 2022, and the City Engineer’s comments listed in the report dated December 2, 2022. Seconded by Wagamon. Roll call vote: Logren – aye; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

Bonfire Farmstead Preliminary Plat Findings of Fact:

1. The City received a Preliminary Plat application from Classic Construction Inc. on behalf of 3 Beacon Holdings, LLC (DBA “Blaine Brothers”) on October 24, 2022. The application was found to be incomplete. Upon receipt of additional information, the application was found complete on November 15, 2023.
2. The 120-day preliminary plat review period ends on March 15, 2023.
3. The proposed plat is located in the HC Highway Commercial Zoning District.
4. The 25.1-acre site is legally described as All that part of the South Half of the Southeast Quarter of Section 24, Township 32, Range 22, Anoka County, Minnesota, lying Westerly of the center line of Hornsby Street as now laid out and established, and Easterly of the right-of-way of Interstate 35 acquired by the State of Minnesota (“Property”).
5. The Property consists of an existing 19.76-acre vacant parcel and a 5.35-acre parcel with an existing residence. There is also an existing billboard located on the larger parcel.
6. The Property is proposed to be platted into two lots as Lot 1, Block 1 (9.82 acres) and Lot 2, Block 1 (12.61 acres), Bonfire Homestead. Approximately 2.68 acres will be dedicated as public right-of-way (ROW).
7. Blaine Brothers is leasing the existing residence (part of proposed Lot 2) to the former owners and will determine by May 31, 2024, whether to demolish all structures or connect the residence to municipal sewer and water.
8. A proposed new public street (150th Avenue NE) will provide future access to both platted lots.
9. 150 Avenue will also be the corridor in which municipal water and sanitary sewer trunk lines will be extended to serve future development on both proposed lots.
10. A regional stormwater pond, located primarily on Lot 2, is being proposed to contain all runoff from future development on both lots, as well as 150th Avenue. A stormwater management plan permit will be required by the Rice Creek Watershed District (RCWD).
11. A wetland delineation for the Property identifies a 0.21-acre wetland, located in the southwest corner of proposed Lot 2, and a 0.19-acre wetland in the northeast corner of Lot 2 (primarily within the 150th Avenue NE ROW). Notice of the Decision for Wetland Boundary/Type as approved by RCWD on November 28, 2022.
12. Standard 20-foot drainage and utility easements are proposed adjacent to all public ROW and standard 10-foot drainage and utility easements are proposed adjacent to all other property lines. The regional pond and southwesterly wetland area are also encumbered with drainage and utility easements.
13. Both proposed lots meet minimum lot area and lot width requirements.
14. The Planning Commission held a public hearing on the preliminary plat on December 7, 2022.

Bonfire Farmstead Preliminary Plat Conditions:

1. Detailed recommendations of the City Engineer.
2. Detailed recommendations of the Public Works Director.
3. Title review and recommendations of the City Attorney.
4. A subdivision development agreement for the proposed public improvements within the plat.
5. The Escrow Agreement governing the timeframe and conditions for the residential use of Lot 2, Block 1.
6. Requirements of the Anoka County Surveyor.
7. Requirements of the Rice Creek Watershed District.
8. Requirements of the MN Department of Transportation.
9. Cash in lieu of park land dedication.
10. Reimbursement of all City expenses associated with plat approval.

Bonfire Farmstead Engineer's Comments:

- Access to the proposed development will be provided by a new street, 150th Avenue, commencing on the east at Hornsby Street and extending west a distance of approximately 730 feet.
- The proposed street is a 39.67-foot wide curb and gutter section roadway with bituminous pavement, located within a 66-foot wide right-of-way and terminating in a 100-foot diameter paved cul-de-sac within a 120-foot diameter right-of-way.
- The proposed development is a two-lot subdivision, with Lot 1 being the site of the proposed Blaine Brothers TruckAline business. No development for Lot 2 is being proposed with this submittal.
- The development is within the City's Highway Commercial District where City sanitary sewer and water facilities are available for servicing the area.
- Drainage for the roadway will be through a storm sewer network, outletting into a ditch and detention pond system.
- There is one large detention pond along the west property line on Lot. 2. The pond is shown to be in the proposed drainage and utility easement.
- On the basis of the paved areas, the storm sewer pond primarily serves the Blaine Brothers development. The pond cannot be in a public drainage easement. The pond will need to be placed in a separate Outlot or otherwise connected to Lot 1. The pond shall be owned and maintained by the owner of Lot 1.
- A copy of the hydrologic report is needed.
- The street width shall be 40 feet face to face of curb.
- The curb and gutter in the street shall be B618.
- The street catch basins are connected to a storm sewer main crossing Lot 1. The preference is to have the storm sewer main placed in the right-of-way and the Lot 1 system connected to it.
- Plan and profile drawings for the street and public utilities will be required for the 150th Avenue improvements.

- The proposed watermain will be connected to an existing 12-inch main on the east side of Hornsby Street. The connection to the existing main shall be 12 inches by 12 inches by 8 inches wet-tap tee.
- The proposed 8-inch main shall be directionally drilled under Hornsby Street. Open cutting of Hornsby Street will not be allowed.
- The proposed 8-inch main shall be looped to the north to connect to the existing 8-inch dead-end main on the south end of Feller Street. This loop shall be placed in a 20-foot wide utility easement, the location to be determined. Consideration should be given to placing this loop in the drive lane pavement on the west side of the building, which could shorten the service line to the building.
- There is an existing 6-inch water service stub to proposed Lot 1, north of proposed 150th Avenue. Since this service will not be utilized, a hydrant will need to be installed on the end of this stub.
- An additional hydrant is needed in the 150th Avenue right-of-way, approximately 350 feet east of the one hydrant currently shown.
- The watermain shall be extended through to the west side of the cul-de-sac and terminated with a hydrant.
- Intermediate water and service stubs to the south should be considered, depending on the type of development envisioned on Lot 2. An 8-inch stub out of MH 2 to the south certainly should be provided. The stub shown out of MH 1 is aimed at the drainage pond.
- The geotechnical report calls for a 6-inch bituminous pavement on 12 inches of Class 5 on the heavy-duty pavement, which the roadway is. The street section on the plan calls for only a 4-inch pavement. The pavement section needs to match the geotechnical recommendation for heavy-duty pavement.
- The geotechnical report does not adequately address the geotechnical conditions after installation of the public utilities. Additional soil correction may be required following this disturbance. This needs to be evaluated and addressed in the report.
- The traffic study has not been received as of the date of this evaluation.
- Signage and striping are not shown on the plan. Street signs and a stop sign are required at the Hornsby intersection, along with centerline striping of the roadway.
- The Columbus standard plates provided to the engineer should be utilized.
- The City would like to potentially address the Feller Street dead end with this project, possibly acquiring an approximate 60-foot by 120-foot right-of-way area in the northwest corner of Lot 1 to provide half of the area needed for a cul-de-sac.
- An engineer's estimate of the public improvements will be needed.
- The City will inspect the construction of all public improvements at the cost of the developer. The developer engineer will provide record drawings of the improvements based on the inspection notes provided.

Hanegraaf continued, sharing Blaine Brothers also applied for a Planned Unit Development (PUD) Conditional Use Permit (CUP). Since the December 7, 2022, Public Hearing for the PUD CUP, Blaine Brothers submitted a revised landscaping plan that created more screening on Hornsby Street. The Planning Commission recommended the PUD CUP for approval based on the recommendations by the City Planner and City Engineer.

Wagamon said she drove past the existing truck align business and noted it had five service stalls as compared to Blaine Brothers' proposal for 19 and asked if the company is expecting business to immediately necessitate that added space due or if the structure is being built in anticipation of growth. Dally said the building is being built for expected organic growth.

Hegland asked what the condition of the trucks would be that would be visiting Blaine Brothers' property. Dally said there could be a mix of crashed trucks and trailers, well-maintained vehicles and everything in between. Hegland said the intent of asking for edits to the landscaping plan was to camouflage the amount of trucking on the lot.

Preiner asked if Blaine Brothers would be willing to change the deciduous trees shown on the updated landscape plan to conifers or evergreens to have coverage all year. Preiner also asked if the business could park the best-looking vehicles closest to Hornsby Street.

Logren said that the concept of the Freeway District was to be an area that would attract people off the interstate to visit and felt that adding another trucking firm to the area goes against that vision and sets a precedent for Columbus becoming focused on the trucking industry throughout its business districts. Logren also expressed concerns about the color of the proposed building.

Wagamon said trucking is a concern in the City, but did not feel there was a way within the City's code for the Council to reject Blaine Brothers' application. Wagamon also felt that the business in its proposed location will not have a significant impact on much the City. Logren disagreed with Wagamon and said the trucking sounds will travel and that the most recent ordinance changes in that district was intentional about not allowing white buildings in that area.

Preiner asked Dally if truckers would be allowed to park their trucks in Blaine Brothers' lot and sleep in them overnight. Dally said that sleeping in the parking lot would not be permitted.

Hegland asked if the white proposed for the building's exterior has gray tones mixed into it. Dally said he thought the white proposed did have gray mixed in.

Mursko pointed the Council to two new renderings of architectural plans provided by Blaine Brothers, sharing that the color of the roof cap has been adjusted to be a dark prefinished metal on a white metal roof. Hegland asked if the eight-foot brick wall should be listed in the Findings of Fact as she thought Johnson had indicated it had been removed from the plans. Dally said the latest revision showed the updated roof cap, as he would prefer a white roof cap to match his other properties, and that the screening wall is still part of the plan. Preiner asked if the Council objected to the latest revision. Logren said she would prefer a black roof. Wagamon asked why the color of the roof cap was changed. Dally reiterated he would prefer a white roof cap so that it would match other locations. Hegland asked about trucks being parked at the establishment overnight and if the drafted conditions eliminated the chance of truckers sleeping in their vehicles. Griffith confirmed that sleeping in the parking lot would be prohibited, but that trucks would be permitted to be parked in the lot.

Motion by Preiner to approve Blaine Brothers Truck Align CUP for PUD subject to conditions 1-22 of the Planner’s report dated December 22, 2022, and the revision dated December 27, 2022, and the City Engineer’s comments listed on the report dated December 2, 2022. Seconded by Wagamon.

Hegland asked if the Planning Commission’s request for more screening could be added to the motion.

Preiner amended his motion to include landscaping plan as approved by City Staff. Seconded by Wagamon. Roll call vote: Logren – nay; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

Blaine Brothers CUP for PUD Findings of Fact:

1. The City received a Planned Unit Development Conditional Use Permit (PUD CUP) application from Classic Construction, Inc. on behalf of 3 Beacon Holdings, LLC (DBA “Blaine Brothers”) on October 24, 2022. The application was found to be incomplete. Upon receipt of additional information, the application was found complete on November 15, 2022.
2. The 60-day review period ends on January 14, 2023, and the 120-day review period, if necessary, ends on March 15, 2023.
3. The proposed development is located at 9XXX 150th Ave. NE on property currently described as part of the South Half of the Southeast Quarter of Section 24, Township 32, Range 22, Anoka County, Minnesota, lying Westerly of the center line of Hornsby Street as now laid out and established, and Easterly of the right-of-way of Interstate 35 acquired by the State of Minnesota and currently being platted as Lot 1, Block, 1, Bonfire Farmstead (“Property”).
4. The Property is currently zoned HC Highway Commercial.
5. The Property is designated Commercial in the 2040 Comprehensive Plan.
6. The Property is approximately 9.82 acres in area.
7. The proposed development of the Property features a 46,007 square feet indoor truck and trailer frame, suspension and alignment repair (“TruckAline”) building. The footprint of the building is approximately 38,928 square feet, which supports an additional 7,078 square feet office mezzanine.
8. The main floor is primarily a shop area (≈31,850 s.f.), which includes 19 service bays and a depressed loading dock. The remainder of the main floor includes a reception area, offices, retail parts area, parts storage and locker rooms.
9. The mezzanine (≈7,708 s.f.), accessed by two stairways and an elevator, includes offices, conference room, training room, kitchen and equipment room/roof access.
10. The project Narrative indicates there will be approximately 50 full-time jobs associated with TruckAline. Hours of operation are 6 a.m. to midnight.
11. The proposed building is constructed of pre-cast concrete panels. The majority of the exterior are random ridge pre-cast panels painted white. The top of the exterior walls includes 1.7-foot-wide smooth pre-cast panels painted red. The ~~roof cap~~, window, door and awning trim are dark aluminum, and the roof cap is white aluminum. The front corners of the office extension are wrapped in stone veneer and the front entry includes matching stone veneer pillars.

12. The roof height is 28.9 feet above main floor elevation at the center ridge (east-west axis) and 27.3 feet at the north and south sides of the building. A parapet surrounding the shop area is 30 feet above the main floor elevation. The office area parapet is 32 feet above the main floor elevation. The parapet at the front entrance of the building is 36.2 feet above the main floor elevation. Building signage includes “Blaine Brothers TruckAline” (≈127 s.f.) above the stone pillars at the main entrance.
13. HVAC systems and make-up air units are located on the rooftop of the building. The heights of the parapets above the rooftop preclude any of the units from being visible from adjacent roadways or property lines.
14. There is a 66 foot by 29 foot by 7 foot pre-cast panel dumpster enclosure located on the easterly side of the building. There are six synthetic wood latticed access doors facing the building that provide access to several roll-off dumpsters.
15. All buildings on the Property exceed minimum setback requirements.
16. The site plan also reveals 8-foot-tall pre-cast ‘screening walls’ north and south of the easterly building elevation. Located in parking islands, the 53-foot-long walls provide support for 40-foot-long security gates to the corners of the building, as well as a visual barrier from I-35 to the trailer parking area east of the building.
17. Access to the Property includes two driveways from the proposed 150th Avenue, which are located on either side of the building. The easterly access includes two security gates, located on both sides of a center median.
18. The westerly entrance off 150th Avenue provides access primarily for automobile parking at the entrance to the building. Back-to-back parking stalls have 10 foot by 20 foot stall dimensions and front curbed stalls have 10 foot by 19 foot dimensions. Parking aisles exceed 24 feet in width.
19. There are 125 automobile parking stalls, including 6 HC stalls. There are also 16 ‘box truck’ stalls on the south side of the building, which have 10 foot by 39 foot stall dimensions. The number of automobile parking stalls exceeds minimum ordinance requirements.
20. The secured parking area east of the building contains 92 trailer parking stalls, which include 12 foot by 59 foot or 12 foot by 60 foot stall dimensions.
21. Truck and trailer parking on the Property is limited to customer-owned trucks and trailers that are being service at TruckAline and towing vehicles. No trucks or trailers are stored on the property for sale or salvage.
22. All parking areas exceed minimum setback requirements.
23. Site lighting includes nine 33-foot-tall poles with single lamps on the perimeter of the parking lots. There are four 33-foot-tall poles with four lamps in the interior of the parking lots. There is one 22-foot-tall pole with three lamps near the dumpster enclosure. There are 10 wall pack lights on the building mounted at 22 feet above ground level. There are also five 33-foot-tall poles with single lamps proposed within the 150th Avenue ROW. All lights are downcast and shrouded.
24. The photometric plan for the Property reveals a narrow exceedance area of the one foot candle limitation along the west property line (I-35 ROW). The 0’-20’ width of land contains 1.1-1.3 foot candle projections beyond the property line.

25. Landscaping on the Property includes 45 shade trees (Hackberry, Honey Locust, White Oak & American Linden) and 27 confers (Silver Fir, White Spruce & Colorado Spruce). There are also 54 shrubs and perennials located in parking islands and along the office building. The proposed landscaping meets or exceeds minimum ordinance requirements.
26. A revised screening plan along Hornsby Street was received on December 15, 2022, and another was received December 27, 2022.
27. City-owned and maintained water and sanitary sewer lines will be extended within 150th Avenue to serve the Property and the adjacent property located to the south.
28. A regional pond serving the Property is proposed to be located on adjacent property to the south (Lot 2, Block 1, Bonfire Farmstead), which is owned by Blaine Brothers. Impervious surface lot coverage on the Property is approximately 85.5 percent.
29. Blaine Brothers submitted an application to RCWD on November 4, 2022, for stormwater management plan approval.
30. A traffic study for the use of the Property is being prepared to determine the need for turn lane improvements on Hornsby Street at the 150th Avenue intersection.
31. The purposed of the PUD CUP is to consider variations to performance or dimensional standards.
32. The Planning Commission held a public hearing on the Blaine Brothers TruckAline PUD CUP application on December 7, 2022. The following are additional findings based upon applicant testimony at the public hearing and subsequent clarifications.
33. The proposed number of automobile parking stalls, which exceed minimum ordinance requirements, are desired to allow corporate training events, vendor events and possible public training events. Said events occur within the 'training room' or other locations within the building.
34. Minor engine repairs may be completed on the Property, but not engine overhauls.
35. No trucks or trailers are kept on the Property for salvage or sale purposes. Any trucks or trailers on the Property that are determined 'totaled' in an accident shall be removed promptly, upon such insurance company determination.
36. The truck and trailer parking stalls on the Property are for the exclusive use of customer service and repairs. No temporary or permanent sub-leasing of any stalls will occur.
37. Customers are not allowed to sleep in or occupy their trucks or trailers wile waiting for service.
38. Warranty information on the landscaping and building painting was presented at the December 21, 2022, Planning Commission meeting.

Blaine Brothers CUP for PUD Conditions:

1. The PUD CUP is contingent upon detailed recommendations of the City Engineer.
2. The PUD CUP is contingent upon detailed recommendations of the City Public Works Director.
3. The PUD CUP is contingent upon recommendations of the City Attorney.
4. The PUD CUP is contingent upon approvals of the Bonfire Farmstead Preliminary Plat and Final Plat.

5. The PUD CUP is contingent upon detailed plan review and approval by the Building Official.
6. The PUD CUP is contingent upon detailed plan review and approval by the Forest Lake Fire Department.
7. The PUD CUP is contingent upon requirements of the Rice Creek Watershed District.
8. Once authorized, Blaine Brothers shall construct and maintain all site improvements consistent with the Conditional Use Permit Application, dated October 24, 2022; revised Narrative, dated October 26, 2022; architectural plans (sheets T1.1, A1.1-A1.3, A2.1-A2.4, A3.1-A3.3 & A3.2), dated October 20, 2022, and sheet X1.1, dated November 14, 2022; revised civil plans (pages 1-40), dated November 15, 2022; responses to November 9, 2022, Incomplete Letter (undated), received November 15, 2022; photometric plan, dated October 21, 2022; revised landscaping and screening plans received December 15 and December 19, 2022; revised east entrance security gating plan received December 20, 2022; warranty information presented on December 21, 2022; revised site plan received December 27, 2022; except as may be modified with City approval.
9. The PUD CUP authorizes exceptions to the HC Zoning District requirements for earth tone colors on the building exterior exceptions to the minimum 20-foot-deep automobile parking stall depths abutting curbs and the exceedance of the one foot candle illumination standard along the westerly lot line.
10. The PUD CUP is subject to review and approval of a final screening plan and landscaping detail plan.
11. Approved landscaping shall be maintained and replaced as needed throughout the duration of the PUD CUP. Screening walls, the dumpster enclosure and the building shall be maintained in good condition throughout the duration of the PUD CUP.
12. Truck and trailer parking on the Property shall be limited to temporary parking associated with the repair of customer trucks and trailers.
13. Customers shall not be permitted to sleep in or otherwise occupy trucks or trailers while waiting for service repairs.
14. All old parts and tires removed in repairs and all other trash and recycling generated on the Property shall be stored in the dumpster enclosure.
15. Approval of the PUD CUP does not eliminate the requirement for obtaining any other permits and approvals as may be required by City, watershed, county or state laws, rules, ordinances and policies, including but not limited to grading permits, building permits, plumbing permits, electrical permits, stormwater permits, sign permits, driveway permits, public water connection and public sewer connection.
16. All site lighting shall be shrouded and downcast.
17. All site signage requires administrative review and permitting.
18. Any permit termination of the off-premise sign located on property owned by Blaine Brothers shall be determined by the City Council.
19. In the event the City Council determines, in its sole discretion, that the use of the Property is not being operated in accordance with any term or condition contained herein, the PUD CUP may be revoked by the City upon proper notice and a hearing. The City shall notify regulatory authorities that have issued licenses or permits in connection with the PUD CUP of any such revocation.

20. Any expansion or intensification or change in the approved use of the Property requires an amendment to the PUD CUP.
21. Blaine Brothers shall be obligated to pay all costs and expenses incurred by the City in connection with any proceeding to revoke the PUD CUP, including reasonable attorneys' fees and consultant fees.
22. Blaine Brothers shall be responsible to reimburse the City for its out-of-pocket expenses incurred in the review and approval of the PUD CUP, including any subsequent inspection and enforcement actions.

Blaine Brothers CUP for PUD Engineer's Comments:

- Access to the proposed development will be provided by a new street, 150th Avenue, commencing on the east at Hornsby Street and extending west a distance of approximately 730 feet.
- The proposed street is a 39.67-foot wide curb and gutter section roadway with bituminous pavement, located within a 66-foot wide right-of-way and terminating in a 100-foot diameter paved cul-de-sac within a 120-foot diameter right-of-way.
- The proposed development is a two-lot subdivision, with Lot 1 being the site of the proposed Blaine Brothers TruckAline business. No development for Lot 2 is being proposed with this submittal.
- The development is within the City's Highway Commercial District where City sanitary sewer and water facilities are available for servicing the area.
- Drainage for the roadway will be through a storm sewer network, outletting into a ditch and detention pond system.
- There is one large detention pond along the west property line on Lot. 2. The pond is shown to be in the proposed drainage and utility easement.
- On the basis of the paved areas, the storm sewer pond primarily serves the Blaine Brothers development. The pond cannot be in a public drainage easement. The pond will need to be placed in a separate Outlot or otherwise connected to Lot 1. The pond shall be owned and maintained by the owner of Lot 1.
- A copy of the hydrologic report is needed.
- The street width shall be 40 feet face to face of curb.
- The curb and gutter in the street shall be B618.
- The street catch basins are connected to a storm sewer main crossing Lot 1. The preference is to have the storm sewer main placed in the right-of-way and the Lot 1 system connected to it.
- Plan and profile drawings for the street and public utilities will be required for the 150th Avenue improvements.
- The proposed watermain will be connected to an existing 12-inch main on the east side of Hornsby Street. The connection to the existing main shall be 12 inches by 12 inches by 8 inches wet-tap tee.
- The proposed 8-inch main shall be directionally drilled under Hornsby Street. Open cutting of Hornsby Street will not be allowed.

- The proposed 8-inch main shall be looped to the north to connect to the existing 8-inch dead-end main on the south end of Feller Street. This loop shall be placed in a 20-foot wide utility easement, the location to be determined. Consideration should be given to placing this loop in the drive lane pavement on the west side of the building, which could shorten the service line to the building.
- There is an existing 6-inch water service stub to proposed Lot 1, north of proposed 150th Avenue. Since this service will not be utilized, a hydrant will need to be installed on the end of this stub.
- An additional hydrant is needed in the 150th Avenue right-of-way, approximately 350 feet east of the one hydrant currently shown.
- The watermain shall be extended through to the west side of the cul-de-sac and terminated with a hydrant.
- Intermediate water and service stubs to the south should be considered, depending on the type of development envisioned on Lot 2. An 8-inch stub out of MH 2 to the south certainly should be provided. The stub shown out of MH 1 is aimed at the drainage pond.
- The geotechnical report calls for a 6-inch bituminous pavement on 12 inches of Class 5 on the heavy-duty pavement, which the roadway is. The street section on the plan calls for only a 4-inch pavement. The pavement section needs to match the geotechnical recommendation for heavy-duty pavement.
- The geotechnical report does not adequately address the geotechnical conditions after installation of the public utilities. Additional soil correction may be required following this disturbance. This needs to be evaluated and addressed in the report.
- The traffic study has not been received as of the date of this evaluation.
- Signage and striping are not shown on the plan. Street signs and a stop sign are required at the Hornsby intersection, along with centerline striping of the roadway.
- The Columbus standard plates provided to the engineer should be utilized.
- The City would like to potentially address the Feller Street dead end with this project, possibly acquiring an approximate 60-foot by 120-foot right-of-way area in the northwest corner of Lot 1 to provide half of the area needed for a cul-de-sac.
- An engineer's estimate of the public improvements will be needed.
- The City will inspect the construction of all public improvements at the cost of the developer. The developer engineer will provide record drawings of the improvements based on the inspection notes provided.

Hanegraaf continued, sharing the Planning Commission held a Public Open Forum regarding the moratorium in the Commercial/Industrial (C/I) District. Three items in the drafted ordinance were requested for edit, including: Commercial/Industrial-Light (C/I-Light) outdoor display and screening (Section 7A-750), which had been set to 30 percent of the site but was requested to be increased to 50 percent; C/I-Light setbacks to the bordering Rural Residential District (Section 7A-801), which had been set at 10 feet but was requested to be returned to the originally drafted 35-foot distance; and item A, which pertained to spacing requirements between contractor shops was struck within Section 7A-824. The Planning Commission voted unanimously to recommend the drafted ordinance with the above changes to City Council for approval.

Hegland asked for clarification regarding two existing trucking businesses on Lake Drive, specifically regarding how they were being classified under the drafted ordinance and if similar entities would be permitted in the district due to their existence. Mursko said the CUPs of the two trucking businesses brought up, both will be considered as proposed in their permit application. Doing so finds both as permitted in this new ordinance as contractor shops with yards. Mursko said the homes used as residences in the district will continue to be considered legal non-conforming and will have to go through the variance process to make additions or changes. Homes used as businesses in the districts will have to apply for CUP amendments or new CUPs.

Wagamon thanked City Attorney Megan Rogers and the Planning Commission for working on the C/I moratorium.

Hegland brought the Council's attention to drafted Ordinance 20-11, as she'd identified a typo in the first line of Section 1 that should read "...by deleting those words..." but currently reads "...by deleting 'tose words...". Hegland continued, if "farm implements" was the correct phrase to use or if the ordinance should be edited in a way to also include lawn or landscaping implements. Griffith suggested striking "farm" to make the ordinance apply to all implements. Hegland continued, noting the C/I-Light District has been defined, but C/I has not. Griffith said it exists and is already included in the existing ordinance. Hegland continued, pointing the Council to Section 7A-744 and asking if mineral extractions in the C/I and C/I-Light Districts need to be pointed to an existing ordinance regarding that action. Griffith said the existing code will be enforced and does not need to be referenced. Hegland asked if the word "Light" should be after each instance of "C/I" in Section 7A-748. Griffith said the term is defined in first reference in 7A-746. In Section 7A-747 subsection Y, Hegland asked if "expansion of non-conforming uses subject to the standards in Section 7A-XXX" referenced 7A-481. Griffith said that was the case and will be filled in when the ordinance is passed. Hegland if performance standards for the C/I District had been drafted. Griffith said they are in the existing code. In Section 7A-824, Hegland if "limited" should be crossed off as indicated by the draft. Griffith said his understanding was that the Council's intent was to not permit any further contractor shops. Griffith said the ordinance would be clarified to ensure the definition applies to both regular and limited.

Motion by Hegland to adopt Ordinance 22-11, an ordinance amending City Code revising or establishing use definitions creating a C/I-Light District, including outdoor storage performance standards, amending the conditional uses within the existing C/I District, adding use-specific performance standards for contractor yards and allowing for expansion of non-conforming uses by conditional use permit and planned unit development applications, thereby amending Chapter 7A of City Code. Seconded by Wagamon. Roll call vote: Logren – aye; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

Motion by Hegland to adopt Ordinance 22-13, an ordinance directing City Staff to amend the City zoning map to rezone the described properties from Commercial/Industrial to Commercial/Industrial-Light. Seconded by Wagamon. Roll call vote: Logren – aye; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

Motion by Hegland to adopt Ordinance 22-14, an ordinance repealing Ordinance 22-05, an interim ordinance upon publication of Ordinances 22-11 and 22-13. Seconded by Wagamon. Roll call vote: Logren – aye; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

Motion by Hegland to adopt Resolution 22-39 authorizing summary publication of Ordinance 22-11 amending City Code. Seconded by Preiner. Roll call vote: Logren – aye; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

Motion by Hegland to adopt Resolution No. 22-40 authorizing summary publication of Ordinance 22-13, amending City zoning map. Seconded by Wagamon. Roll call vote: Logren – aye; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

Motion by Hegland to adopt Resolution No. 22-41, authorizing summary publication of Ordinance 22-14. Seconded by Preiner. Roll call vote: Logren – aye; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

9. None

10. Chapter 16C Abatement & Chapter 5 Public Nuisance Ordinance Amendments 22-08

Hughes presented drafted amendments to Chapters 16C (Abatement) and 5 (Public Nuisance).

Wagamon asked if there were any changes to the drafted Chapter 16C. Hughes said there were no edits to 16C. Hegland requested clarification if the 16C amendments would allow the City to abate nuisances. Hughes said that is why both chapters were amended together, as Chapter 5 dictates what parts of 16C are eligible for abatement.

Motion by Hegland to adopt Ordinance 22-08 amending Chapter 16C Violations Abatement Code as presented. Seconded by Wagamon. Roll call vote: Logren – aye; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

Motion by Hegland to approve Publication Summary for Ordinance 22-08 as presented. Seconded by Preiner. Roll call vote: Logren – aye; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

Hughes continued to Chapter 5, sharing that most changes were made to Sections 5-300 and 5-500. Sections were also added about parking, vehicle storage and inoperable vehicle storage. Logren’s request to include stipulations regarding pre-burial storage and burial of an animal destroyed via lethal chemicals in Section 5-300 E. Section 5-300 J was amended to include an exception for managed compost piles 100 feet from any property line from being included in the prohibition on decaying organic matter.

Wagamon noted a grammatical error in Section 5-501 B, noting the draft said “...no person shall ‘thrown’ on any street or right-of-way...” instead of “throw.” Hegland also had a question about that section and asked if it was made redundant by Section 5-500 Q and AA and asked if the stipulations needed to be listed twice or if one instance could be struck. Hughes agreed that Section 5-500 AA and Section 5-501 B are identical and recommended striking 5-500 AA. Hegland recommended doing the same with Section 5-500 Q, as she felt Section 5-501 A was similar. Hughes felt Section 5-500 Q could be

struck, but Section 5-501 A needed to be amended to include lawn clippings, burn leaves and weeds. Griffith agreed with Hughes' suggestion.

Hegland asked if the Public Works Department would be able to meet the 48-hour requirement for clearing sidewalks as described in Section 5-500. Windingstad stated that since plowing roads is the primary responsibility before clearing public sidewalks, they are not always cleared within that timeframe. Griffith advised amending the ordinance to a requirement of 72 hours.

Hegland asked if the City should limit the size of compost piles to avoid large piles or offensive odors. Wagamon asked if smells are a public nuisance according to another City ordinance. Griffith said the Council has a broad ordinance that can address foul odors, but wouldn't recommend adding any rules until the City starts getting recurring complaints about compost piles.

Hegland asked if the Council wanted to add car or home alarm systems to Section 5-503 A 1, or an ordinance specifically prohibiting drag racing. Hughes said prohibiting drag racing would require further research and discussion before being added to this ordinance amendment. Griffith said the alarm systems would be an easy add to this amendment.

Hegland asked why the curfew ordinance in Section 5-801 was in effect and if it could be altered, as she was worried about a prohibition impacting a teen's opportunity to work. Griffith said the City could alter its time requirement from 10 p.m. to 11 p.m. or midnight, but recalled that the Anoka County Sheriff's Office requested the City have an underage curfew ordinance. Hegland also suggested lowering the age requirement. Griffith suggested altering the curfew rule to prohibit loitering. A consensus agreed to alter "...to be present..." to "...to loiter...".

Griffith asked Hughes to recap the revisions made at this meeting, listing the snow removal deadline being increased to 72 hours in Section 5-500 A, 5-500 Q being struck and being added to Section 5-501 A, 5-500 AA being struck, adding alarm systems to noise prohibitions in Section 5-503 A 1 and Section 5-801 to be amended to specifically prohibit loitering. The Council agreed to the changes.

Motion by Preiner to adopt Ordinance 22-09 amending Public Safety and Public Nuisance with the amendments recited by Hughes. Seconded by Wagamon. Roll call vote: Logren – aye; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

Hegland directed Staff to research adding language to address drag racing for a future amendment.

Motion by Preiner to approve publication summary for Ordinance 22-09 including the list of amendments recited by Hughes. Seconded by Hegland. Roll call vote: Logren – aye; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

D. STAFF & CONSULTANT REPORTS

11. Engineer Report

Bittner updated the Council on ongoing projects in the City, sharing the West Freeway Drive project is winding down for winter and is on schedule.

12. Attorney Report

Griffith returned to a discussion started at the City Council's last meeting where he requested direction from the Council for priorities for the legislative session at the state level. Griffith recommended the Council direct his office to focus on a small cities transportation bill and forming a coalition of 722 statewide cities that would be consistently benefitted from the bill, but said they would test the waters with congressional leadership regarding amendments to the fiscal disparities formula or other relief from it.

Hegland asked if the proposed three-month initial contract would cost \$10,000 per month. Griffith confirmed that is the case. Preiner asked Griffith what funding could be available and how likely it is that some of the excess funds would be directed to Columbus. Griffith said with the rollover from 2022, there could be a lot of money available, but that the main goal would be to create an annual source of funding.

Motion by Hegland to direct the City Attorney to work for the next three months with his staff of lobbyists to pursue a coalition for transportation funding for small cities and also test the waters with leadership with a fiscal disparities bill. Seconded by Preiner. Roll call vote: Logren – aye; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

Griffith said Margaret Vessel will be attend a City Council meeting to provide an update from the state legislature.

13. Mayor & City Councilmembers' Report

Logren said it has been a privilege to serve on City Council. Wagamon, Hegland and Preiner thanked Logren for serving the City.

Hegland provided the Personnel Committee's report, sharing Bethany Barrette was interviewed to serve on the Planning Commission, and the committee recommends appointing her to serve the remainder of Planning Commissioner Bob Berens' term.

Motion by Hegland to appoint Bethany Barette to the Planning Commission to serve the remainder of Bob Berens' term ending on December 31, 2023. Seconded by Preiner. Roll call vote: Logren – aye; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

Hegland continued, sharing that Karen Fleming was interviewed to serve on the Economic Development Authority (EDA), and the Personnel Committee recommends appointing her to the EDA.

Motion by Hegland to appoint Karen Fleming to the Economic Development Authority to fill a six-year at-large position ending on December 31, 2030. Seconded by Preiner. Roll call vote: Logren – aye; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

14. Public Works Report

No report.

15. Public Communications Coordinator Report

No report.

16. Assistant City Administrator Report

Hughes pointed the Council to a memo in their packets detailing the process for selling Howard Lake Park. The first step is to have the Planning Commission to review the sale of the property as a residential lot and if the sale is possible under the City's comprehensive plan.

Motion by Preiner to direct the Planning Commission to begin the review process of the sale of Howard Lake Park. Seconded by Wagamon. Roll call vote: Logren – aye; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

17. City Administrator's Report

Mursko turned the Council back to the appointment of Fleming to the EDA, as the term described did not align with either of the two open seats that have staggered six-year terms: one ending December 31, 2023, and another ending December 31, 2024.

Motion by Preiner to reconsider the EDA appointment. Seconded by Hegland. Roll call vote: Logren – aye; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

Preiner asked which term the Council wanted to appoint Fleming to. Wagamon suggested the term ending in 2024.

Motion by Wagamon to approve Karen Fleming for the remaining at-large two-year term to the EDA ending 12-31-2024. Seconded by Preiner. Roll call vote: Logren – aye; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

Mursko continued, sharing Anoka County has requested the City choose two different dates for the County to select to hold Columbus' Local Board of Appeals and Equalization meeting. The meeting must be held between Monday, April 3 and Friday, May 12, 2023. The Council selected Tuesday, April 18 and Tuesday, May 9, 2023, as its first and second choices, respectively.

Mursko continued, sharing that Hughes submitted her resignation, with her last day of work scheduled for Friday, December 30, 2023.

Motion by Preiner to accept the resignation letter from Jessica Hughes and wish her the best in her new career. Seconded by Hegland. Roll call vote: Logren – aye; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

E. ANNOUNCEMENTS & REMINDERS

- Planning Commission Meeting 01-04-2023 at 6 p.m.
- City Council Workshop Meeting 01-10-2023 at 5:30 p.m.
- EDA Meeting 01-11-2023 at 5 p.m.
- City Council Meeting 01-11-2023 at 6 p.m.
- Calendar of Meetings

F. ADJOURNMENT

Motion by Preiner to adjourn. Seconded by Logren. Roll call vote: Logren – aye; Wagamon – aye; Hegland – aye; Preiner – aye. Motion carries.

Meeting adjourned at 8:47 p.m.

Respectively submitted:

Connor Keith, Public Communications Coordinator