

**CITY OF COLUMBUS
PLAN COMMISSION MINUTES – REGULAR MEETING
MONDAY APRIL 30, 2018
COLUMBUS CITY HALL**

The Columbus Plan Commission held a regular meeting on Monday, April 30, 2018 at 6:30 pm at Columbus City Hall. The meeting was called to order by Chairperson Thom and notice of open meeting was noted as posted. Present were Chairperson Thom, Robbins, Kenney, Hansen and Monday. Also present were Matt Schreiber Director of Planning and Development, and interested citizens. Excused were Zapotocny and Parpart.

The agenda was approved on a motion by Monday second by Kenney. The meeting minutes from March 22, 2018 was approved on a motion by Kenney and a second by Robbins.

Chairperson Thom opened the public hearing for the Zoning Map Amendment application for Tyler Wolcelka at 529 Newcomb Street. Schreiber reviewed the staff report for the application; he noted the Zoning Map Amendment was needed to make the property a conforming use. The property is a single family home and the Zoning Map Amendment would align with the current land use and future land use. Chairperson Thom asked 3 times if anyone would like to comment regarding the proposed Zoning Map Amendment. With no comments the public hearing was closed.

Motion by Robbins and a second by Kenney to approve the Zoning Map Amendment for Tyler Wolcelka at 529 Newcomb Street from B-2 to R3 as presented. Motion passed 5-0.

Chairperson Thom opened a public hearing for a Conditional Use Permit application for Timpte Inc, at 100 Columbus Fall River Road. Schreiber reviewed the staff report for the application; he noted the Conditional Use Permit was needed for the outdoor storage of sales inventory for the applicant. Chairperson Thom asked 3 times if anyone would like to comment regarding the proposed Conditional Use Permit. With no comments the public hearing was closed.

Kenney inquired if all of the items on application checklist were submitted. Schreiber responded that because the applicant was leasing an existing building that some items did not apply for this applicant. Kenney recommended that the application form be revised to include a not applicable checkbox for the submittal requirements. Schreiber noted that and will incorporate that into the application forms when they are revised.

Motion by Kenney and a second by Monday to approve the Conditional Use Permit for Timpte Inc, at 100 Columbus Fall River Road as presented. Motion passed 5-0.

Schreiber reviewed the staff report for the CSM application for Drexel Building Supply. He noted that the CSM would dedicate Hall Road, create an outlot for the water retention pond and Lot 1 would be the home of Drexel Building Supply. Monday asked if there approvals needed from WisDOT because the CSM was dedicating Hall Road which would have access to STH 16. Schreiber indicated that staff would follow up on if WisDOT approvals are necessary.

Motion by Monday and a Second by Kenney to approve the Drexel Building Supply CSM application for parcel number 11211-1110.002 as presented. Motion passed 5-0.

Schreiber presented the staff report regarding minimum single family home size for residential zoning districts. Schreiber noted that the city building inspector received some questions regarding the minimum size requirement for single family homes in Columbus. After review of the zoning code, the city has is no minimum size requirement for single family homes. Schreiber requested discussion from the plan commission to consider if a minimum size for single family homes is necessary. Robbins asked what other communities have done. Schreiber noted that he looked at codes from neighboring communities and most have a minimum floor area with the minimums ranging from 900 to 1,200 SF. Monday added that if anything was done he would prefer floor area ratio rather than a minimum floor area. After some discussion the consensus was that the Plan Commission does not want to further explore a minimum floor area requirement for the residential zoning districts.

The next regular Plan Commission meeting will be Thursday May 17, 2018. The meeting adjourned at 7:15 pm.

Matthew Schreiber
Secretary