

**CITY OF COLUMBUS  
PLAN COMMISSION MINUTES – REGULAR MEETING  
THURSDAY MAY 17, 2018  
COLUMBUS CITY HALL**

The Columbus Plan Commission held a regular meeting on Thursday, May 17, 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, Parpart, Theilen, Zapotocny and Monday. Also present were Matt Schreiber Director of Planning and Development, and interested citizens. Excused were Hansen and Robbins.

The agenda was approved 5-0 on a motion by Zapotocny second by Theilen. The meeting minutes from April 30, 2018 was approved 5-0 on a motion by Theilen and a second by Monday. There were no comments received under citizen comments.

A public hearing was held at the request of Delwood and Linda Madsen for a zoning map amendment at 538 Spring Street. Schreiber presented an overview of the staff report; he indicated that the zoning amendment was needed to allow for a land division for the property at 538 N Spring Street. He said per 90-246 of the city code that the applicant could not complete a land division due to the fact that the division would create 2 non-conforming lots based on the requirements of the R2 district. The Zoning map amendment to the R3 district would allow the applicant to divide their property in a manner that meets the minimum requirement of the code. Monday asked if they potential lot division would create a non-forming structure for the principal structure, Schreiber responded that the zoning map amendment and subsequent CSM would not create a non-conforming structure. Zapotocny asked about the location of the floodplain on this property, Schreiber indicated that the part of the property is in the flood fringe. The applicant added that there is a sewer easement through the undeveloped portion of the property which would prevent any development from occurring. Chairperson Thom closed the public hearing. Motion by Monday and a second by Theilen to recommend that the common council approve the zoning map amendment from R2 to R3 for the property at 538 N Spring Street. Motion Passed 5-0.

The Plan Commission reviewed the application for the Certified Survey Map application for Jason and Mary Theilen at 501 Vista Circle. Plan Commissioner Theilen recused himself from this item. Schreiber presented the staff report noting that the CSM was needed to combine lots which will allow the applicant to build an addition to their home. Parpart asked if the existing structure was within the side yard setback, Schreiber responded saying that the structure met the setback requirements. A motion was made by Zapotocny and second by Monday to recommend that the Common Council approve the CSM at 501 Vista Circle. Motion passed 4-0 with Theilen abstaining.

Plan Commission reviewed the CSM application for 131 and 151 Hurrelle Street. Schreiber reviewed the staff report stating that this is a lot line adjustment between the properties on Hurrelle Street. Monday asked if a rezoning was needed because the properties being adjusted have different zoning designations. This is due to the fact the zoning boundaries do not always follow parcel boundaries. Schreiber indicated that he will contact the City Attorney to ask if a rezoning would be needed. Motion by Monday with a second by Theilen to recommend that common council approve of the CSM as presented contingent on the need for a rezoning before a CSM is recorded. Motion passed 5-0.

Plan Commission review the CSM application for 319 and 335 Fuller Street. Schreiber reviewed the staff report for the project; the proposed CSM will adjust the property line between 319 and 335 Fuller Street. The CSM will record a 15'\*150' parcel of land that will be transferred between the properties. Motion by Zapotocny and a second by Parpart to recommend that common council approve the CSM for 319 and 335 Fuller Drive as presented. Motion passed 5-0

The next regular Plan Commission meeting will be Thursday June 28, 2018. The meeting adjourned at 7:15 pm.

Respectfully Submitted,  
Matthew Schreiber, Secretary