

**CITY OF COLUMBUS
PLAN COMMISSION – REGULAR MEETING
THURSDAY, JULY 8, 2021 – 6:30 P.M.
COLUMBUS CITY HALL - 105 N DICKASON BLVD - COUNCIL CHAMBERS**

MINUTES

1. Call Meeting to Order – Meeting was called to order at 6:41 PM
2. Roll Call – Theilen, Monday, Arnold and Lewis were present. Traxler, Pyfferoen and Basten were excused.
3. Notice of open meeting – Meeting was noticed in accordance with state statutes.
4. Nominate and Appoint a chairperson for the plan commission – Motion by Arnold, second by Theilen to appoint Monday as the Plan Commission Chairperson
5. Approve Agenda – Motion by Theilen, second by Arnold to approve the agenda as presented
6. Approve Minutes from 5-13-2021 Plan Commission Meeting – Motion by Theilen, second by Lewis to approve the 5-13-2021 Plan Commission Meeting as presented.
7. Citizens Comments – No comments received during citizen comments
8. Unfinished Business
9. New Business
 - a) Public Hearing regarding the request of the Columbus Self Storage for a conditional use permit to construct a self-storage facility on a portion of parcel11211-1512.10 – Staff presented an overview of the conditional use permit application to construct a self-storage facility on a portion of parcel11211-1512.10. The applicant was in attendance and provided additional details on the proposed project.

Kelly Crombie at 442 S Lewis Street commented that the applicant is good to work with and has provides a good contribution to the community and offers a safe and secure facility.

The Chairperson asked 3 times for additional comments. There were no comments made during the public hearing. The public hearing for this application was closed
 - b) Consideration and possible action on the request of the Columbus Self Storage for a conditional use permit to construct a self-storage facility on a portion of parcel11211-1512.10 – The Commission asked staff to review the findings for the project. Staff provided an overview of the report and stated that he is recommending denial of the application due to 114-29(3) because it would impede the orderly development in this area. In addition staff noted that the current site plan could not be approved because it the proposed buildings would violate building setbacks for the zoning district. Staff also provided the review letter from the City Engineer regarding several deficiency’s with the plan submittals.

The applicant responded to several items in the staff report and to several questions from the commission. In addition, the property owners updated the plan commission regarding how the remaining areas in the commerce center is being divided and how the proposal complements other land uses.

Motion by Theilen, second by Arnold to Table the application until the August Meeting to allow the applicant time to update plans. Motion passed 4-0
 - c) Review and make recommendation to the Common Council regarding application from Columbus Self Storage for the proposed Certified Survey Map for parcel number 11211-1512.10 – With the Conditional Use Permit tabled the applicant requested that this item also be tabled until the following meeting. Motion by

Theilen, second by Lewis to Table the CSM application for parcel number 11211-1512.10. Motion passed 4-0.

- d) Public Hearing regarding the request of ACS RBHS, LLC for a zoning map amendment for parcel number 11211-1512.07 from I1 Light Industrial District to R4 Multifamily Residential. – The chairperson opened the public hearing. Staff provided an overview of the zoning map amendment application for parcel number 11211-1512.07. The chairperson asked three times for comments regarding the proposed zoning map amendment. No Comments were received and the public hearing for the application was closed.
- e) Consideration and possible action on the request of ACS RBHS, LLC for a zoning map amendment for parcel number 11211-1512.07 from I1 Light Industrial District to R4 Multifamily Residential. - Chairperson Monday expressed concern that the application may be considered spot zoning. Staff responded that because multifamily is a higher intensity use that would fit in this area and would likely be compatible with surrounding land uses. Staff noted that the concept plan would have to go through a full review as required by 78-15.

Motion by Theilen, Second by Arnold to recommend approval of the zoning map amendment to

- 10. Adjourn - Motion by Arnold, second by Theilen adjourn the meeting at 7:53 PM.

Respectfully Submitted

Matt Schreiber