



Plan Commission Meeting Minutes

Thursday, March 12, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call Meeting to Order

The meeting was called to order at 6:30pm.

Roll Call

A quorum consisted of Stapelmann, Hajewski, Meyers, Monday, Albright, Anfinson, and Finkler. Staff liaison Kornmann was present.

Notice of Open Meeting

Approval of Agenda

Approval of Minutes

1. Approve minutes from February 2026 meeting

Motion to approve the meeting minutes from February 12, 2026, as presented by Finkler, second by Hajewski. There was no additional discussion, and the motion was approved by unanimous vote.

Regular Business

2. Public hearing regarding conditional use permit for a RV staging area on Commerce Drive - Parcel 1512.18

Monday opened the public hearing. Joe Henchel representing Markquart RV commented about the lot expansion for staging area. Henchel also highlighted Markquart's commitment to the community and its expansion project. There were no other members of the public in attendance for comment.

Monday called for members of the public to speak three times and asked Kornmann if there were any correspondence. Kornmann noted there would need to be coordination with the neighboring parcel regarding storm water.

Monday closed the public hearing after no additional comments were made regarding the conditional use permit for parcel 1512.18 for RV staging area.

3. Consider and take action regarding a conditional use permit for RV staging area – Parcel 1512.18 located on Commercial Drive (Robbins Creek Commerce Center)

Kornmann presented an overview of the project and the latest review letter update. Kornmann noted the conversation to determine if the site is considered a parking lot. Kornmann does not see it as a parking lot as the use is for merchandise, not customers and cited other examples within the city. The conditional use could still consider landscaping and lighting. The project uses an existing curb cut and Markquart has their plans for its storm water permit. Kornmann highlighted the drainage ditches. There was discussion as to the use of the property. Henchel noted it would be to store and prep additional inventory and not used as a sales display. Kornmann was asked about the parking space ordinance. Kornmann highlighted that any changes to the lot according to condition would require the lot to be in compliance. Lighting, landscaping, screening and striping were discussed. Kornmann noted the differences between the proposed lot's conditional uses and

Markquart's current conditions on their primary lot. There was discussion regarding the recommended conditions and additional discussion regarding lighting.

Motion to approve the conditional use permit for an RV staging area by Markquart with the conditions outlined in the staff memo A through K by Finkler, with a second by Anfinson. There was no additional discussion. The motion was approved by unanimous vote.

The approved conditional use will be sent to Council for final approval.

4. Consider and take action regarding draft zoning rewrite including parking requirements

Sonja Kruesel, the representative from Vandewalle and Associates, gave a presentation on the zoning code rewrite. The presentation highlighted parking standards. The proposed parking requirements would reduce the amount of parking from the current code but emphasize minimums versus maximums. There was discussion involving residential parking. The goal of updating the standards is to reduce the number of variances done and allow flexibility. There was discussion regarding conversion of single-family homes into multi-family and the parking associated with the change. Garages as proposed would count towards the total number of parking spaces for residential properties. Additional discussion involved parking minimums in commercial properties and adding flexibility for businesses to better determine how much parking they actually need. A parking study may be a barrier with the proposed code. There was discussion about parking spaces for industrial areas. Downtown parking was addressed. The Plan Commission brought up parking for bicycles in commercial and multi-family apartments. Additional discussion about parking enforcement for the downtown area.

Kreusel and City staff will be looking at zoning districts and sign ordinance at a future meeting.

Adjourn

Finkler motioned to adjourn the meeting with a second from Meyers. The motion was carried by unanimous vote. The meeting was adjourned at 8:05pm.

** These minutes will be approved at a future meeting and may be amended. These minutes are respectfully submitted by David Bennett, Communications and Economic Development Coordinator **