



Amended Plan Commission Meeting Minutes

Thursday, September 10, 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 by Monday.

Roll Call

A quorum of membership present consisted of Anfinson, Finkler, Hajewski, Meyers, Monday, and Stapelmann. Staff liaisons Kornmann and Bennett were present. There were members of the public in attendance.

Notice of Open Meeting

The meeting was noted to have been posted according to law.

Approval of Agenda

Monday motioned to approve amending the meeting agenda by moving the public comment section to follow the approval of minutes; Anfinson seconded. There was no discussion and the motion was carried by unanimous vote.

Approval of Minutes

1. Approve minutes.

Finkler motioned to approve the meeting minutes as presented from August 13, 2026; seconded by Hajewski. There was no discussion and the motion was carried by unanimous vote.

Regular Business

2. Public Comments (Limit 3 minutes per person)

Matthew Sonia provided comments regarding the safety positives of the paved driveway of the proposed 2nd driveway at the property located at 353 W School St.

Yael Sumberg provided comments supporting additional parking near the corner of the intersection of S. Main St. and W. School St.

No additional comments were made or correspondence added.

3. Consider and provide direction regarding the zoning rewrite regarding performance standards and other parts of the draft zoning code

Sonja Kruesel, Associate Planner from Vandewalle and Associates, noted the remaining timeline for the zoning code rewrite and presented additional draft chapters of the updated zoning code. The Plan Commission reviewed Chapters 6 and 8 highlighting performance standards and landscaping requirements. There were discussions about performance standards regarding standardizing second driveways and common spaces for developments.

Kornmann brought forth a citizen comment about revisiting building height for downtown buildings that noted modern floor heights. Kornmann noted that heights among floors in current buildings are

not known. The commission discussed concerns about differences in height and design standards. Staff was directed to get building heights for downtown for the next meeting.

Kornmann noted downtown permitting exceptions in the draft code highlighting the allowance of benches and sandwich boards. The current Chapter 86 code needs revisions.

4. Consider and take action regarding the housing survey and public input

Kornmann and Bennett noted 124 responses to the housing survey with most of the respondents being long-time residents and homeowners. Other notable survey responses highlighted housing affordability and support for various kinds of housing developments along with support for Columbus being actively engaged in housing but using a steady, balanced approach. Kornmann highlighted the support for the City's involvement in housing development and programs but also noted challenges.

Monday asked if the proportion of respondents matched the proportion of the different housing types in the community. It was noted the proportion was skewed toward single-family homeowners.

5. Consider and take action regarding the amendment to the housing chapter of the comprehensive plan related to chapter narrative, goals, objectives, and policies.

Kornmann presented a draft goals and policies for amending the housing chapter of the City's comprehensive plan. Kornmann noted possible partnership with the Wisconsin Housing and Economic Development Authority (WHEDA) for program funding assistance. Kornmann planned to have a public hearing for the housing chapter update at the November Plan Commission meeting.

6. Consider and take action regarding Heather Mosher's request for reconsideration regarding the granting of a second driveway at 353 W. School Street.

Monday noted the process for the rehearing of the granting of the second driveway at 353 W. School St. There was a recap of the approval of the second driveway along with making sure to follow the current ordinance regarding passage if there's no detrimental effect of the commission's opinion on the general public. City Administrator Amundson highlighted that the Plan Commission is the first review the reconsideration and that if needed, an appeal can be made to the Council by either party.

Heather and Kyle Mosher presented various talking points highlighting various safety concerns regarding the approved second driveway. The Mosher's cited the widened primary driveway as being wide enough to host all of the neighbor's vehicles. They contended that the various vehicles would be able to fit in the 2nd driveway and the extra driveway would congest available on-street parking. Heather added that there are currently visibility issues when backing out of her own driveway. Heather claimed that Digger's Hotline wasn't contacted before work started.

Monday summarized the main talking points and noted that there's no need to demonstrate a need for a second driveway, but there would have to be a detriment to the public. Dimensional standards would only apply to the permit, and not the request for the second driveway. The commission addressed the concerns about a vehicle encroaching on the sidewalk would be addressed by other Ordinances and can be cited if reported. The commission discussed if there was a detriment about the perceived lack of off-street parking. Finkler provided another example of a similar off-street parking issue. Heather asked about the upcoming draft ordinance's driveway dimensions and had a concern about approving a driveway a month before the new code is approved. Kornmann clarified that the new code won't be approved until December and that the draft code has not been adopted yet. It was noted that the dimensional standards only applied to the driveway permit and not the Plan Commission's decision to allow a second driveway. The second driveway will have to meet current driveway standards.

Heather revisited her arguments regarding safety concerns and possible misinformation given for the driveway permit. Monday reiterated that a need for a second driveway does not need to be demonstrated. Heather wanted to revisit the driveway ordinance and claimed that what the City had on its website was misinformation.

Finkler motioned to take no action; seconded by Hajewski. There was no additional discussion. The motion was carried by voice vote with 5 ayes and 1 nay.

7. Future agenda items

Kornmann noted continuation of the update to the comprehensive plan and the zoning rewrite with discussion of the subdivision code. Staff will try to do its best to get building heights for downtown.

Adjourn

Anfinson motioned to adjourn the meeting; seconded by Finkler. There was no discussion and the meeting was approved by unanimous vote. The meeting was adjourned at 9:03pm.

** 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 **