

City of Columbus
Public Hearing – City of Columbus Southeast Quad 35 Preliminary/Final Plat (PC-13-116)
October 16, 2013

The October 16, 2013 Public Hearing to receive testimony regarding the request by the City of Columbus for a preliminary/final plat (Southeast Quad 35) subdividing one lot into two lots was called to order at 9:36 p.m. by Vice Chair Garth Sternberg at the City Hall. Present were Commission members Andy Anderson, Myron Organ, Pam Wolowski, Jesse Preiner, and Jody Krebs; City Administrator Elizabeth Mursko, Planner Dean Johnson, and Recording Secretary Karen Boland.

Sternberg: Next we'll have the Public Hearing and discussion: City of Columbus preliminary/final plat application request, pages 93 through 100 and enclosures. At this time I'll ask the secretary to read the notice.

Notice was read at this time.

Sternberg: Thank you. Applicants please come forward.

Mursko: To give you a little overview, the City purchased property back in November of 2010. The EDA has a ground lease to this property and one of our first projects was to realign Hornsby Street. This plat represents the realignment of Hornsby Street. This is the last step in that process, to where we'll actually plat the road and actually purchase the right-of-way that's involved with this road improvement. So, again, before you you have the waiver of some of the requirements that we asked the City Council to waive in doing this process as we, there wasn't any development at this time. And so you see the waiver and the...the approval of the waiver, and also the preliminary and final plat. At this time, again, we're asking for preliminary and final plat approval, and there will be two lots as a result of this subdivision: Lot 1, Block 1, and Lot 1, Block 2. The southerly lot is primarily wetland, there's only very small upland. We realized that when we put the road there, we wanted the road as adjacent to the wetland as we could make it. Um, we do anticipate Lot 1, Block 1 being somewhat buildable. We're hoping that we're able to get Watershed approval to have at least two lots, and have a business – more of a convenient business there, whether it's a gas station or some combination there. It won't be a very large business. We're not talking about big lots. But we do feel that we'll be able to do the soil corrections in order to do that.

In your packet you do have a Planner memo, or a brief Planner memo with findings of fact and a recommendation. And the recommendation is for approval based on two conditions.

Johnson: Mr. Chairman?

Sternberg: Yes.

Johnson: I'd just point out, in the midst of all the paperwork you got handed out tonight, I did, I did lay on your piles a revised memo dated October 14th. I had one error in Finding number 6.

And that, that was a wrong reference to 4.37 acres of ‘unencumbered upland’ that should have read ‘wetland.’ So...

Sternberg: So do we need to move this into...?

Johnson: If you, if you are inclined to accept something, it’d be the memo from the Planner dated October 14th. And, as Elizabeth mentioned, uh, actually Jody asked me – it was a very good question – why didn’t the City plat all of its property? This was necessitated because of the creation, the split of existing parcels by that roadway. I mean we had to do it. Um, the northeast corner, we’ve got several parcels. There will be now, a new Hornsby. When that happens, we’re going to have to plat that. And we will probably plat it in a fashion that creates two or three larger parcels that could be re-subdivided, because we don’t have a developer. The southwest quadrant is one large whole property. From a cost standpoint, it doesn’t need to be platted, and, whoever buys it is either going to subdivide it or whatever. And the northwest parcel, we’re going to have a realignment of that frontage road that will move to the west to line up with the intersection with new 54. And so, this really was the only one that was pressing. And, um, the other thing I’d like to mention – statutes do allow us, and I think we’ve done it before for somebody else, where we recommend approval of both the preliminary and final at the same time, and that would be the recommendation here. The final plat does not have to come back to you for recommendation, but I think it looks good to the Council that you’ve looked at both. And if you, if you look at the drawings, the only difference in them is one’s got the signature slot and the other one provides the description. So, there was not much change. So, unless you have any questions, I’d ask you to consider making the recommendation and findings off of my October 14th memo.

Organ: Not to make this night any later...tech...no, not technically. Theoretically, this land belongs to everybody in Columbus, right?

Mursko: Yup.

Organ: Now, what if this had happened to a private landowner, they decide to move the road. Could, would all of this be waived for him too?

Mursko: We waive certain requirements based on...

Organ: Because this is what I’ll be asked.

Mursko: Right. This, you know, like, when Mrs. Nelson was in here -I don’t know, two weeks ago – she was asking, she had a laundry list of waiving. It’s based on circumstance, and it really is based on information required. And what the Council said was, if we don’t need the information, why make the applicant spend the dollars to do it. But when we do need it - that’s why we have it in the Code - we need it. And so, we have carved out this opportunity that if they come before the Council, they ask for a waiver, if we feel as staff members we don’t need the information, we’ll certainly waive it. And it was one of those things that we talked about two

years ago as to how we can...how can we help the property owner spend less money on development, and this is one of the things we came up with.

Johnson: Most of the stuff we waived we already had anyway.

Sternberg: At this time I'll open the meeting to the...did we do that already? to the public?

Organ: Not this one. No.

Sternberg: I'll open it to the public. No one from the public?

Organ: It was in the paper.

Sternberg: It was. She read it.

Preiner: Yup. Close it up.

Sternberg: At this time I'll close the hearing with the right to re-open if necessary.

Hearing closed at 9:44 p.m.

Respectfully Submitted:

Karen Boland, Recording Secretary