

City of Columbus
Public Hearing – Dan Hair Preliminary/Final Plat (PC-13-118)
November 20, 2013

The November 20, 2013 Public Hearing to receive testimony regarding the request by Dan Hair for a preliminary/final plat subdividing one lot into one lot and three outlots was called to order at 8:11 p.m. by Chair Barb Hvass 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.

Also in attendance were City Council member Denny Peterson, and Dan Hair.

Hvass: Next we will have a Public Hearing and Discussion of Dan Hair preliminary/final plat application request, pages 19 through 28. And we'll have the recording secretary read the notice as it appeared in the newspaper.

Notice was read at this time.

Hvass: Thank you. Would you state your name and your address for the record please?

Hair: I will Madam Chair. My name is Dan Hair, and my address is 11482 Debra Lane, in Ogilvie, Minnesota.

Hvass: Okay. And then, you want to summarize what you're asking of us?

Hair: Yes, um, the present parcels of land...there are two present parcels of land on the property. And what I would like to do in the preliminary and final plat is to be able to divide those pieces of property into one lot and then three outlots. Um, I've been working with Rice Creek Watershed for over a year now, and we have worked in developing, uh, wetland credits, and, I had, through the mitigation bank instrument within five years, to donate or to do something with the wetland –the twelve acres that I did not include in the 32 acres that originally came in the mitigation bank. I've decided to do that, and, after the conversation with the Anoka County TEP and with my wetland delineator and several other people, we think that the best use of the property is to keep Lot 1, which is basically where the home site is, and then make Lot A, which is a little more than six acres, into a piece of property that is all wetland; and then Lot B, which is part of that original mitigation bank of 32-plus acres, and those two would be donated to Rice Creek Watershed. And then we would keep Lot A and Lot C. Lot C has a very narrow edge of property. Uh, and it exists of...on it exists two billboards and a, an easement road. And then there's a third billboard on the existing...what would be Lot 1.

Hvass: Okay.

Johnson: No hecklers for you, Mr. Hair.

(laughter)

Hair: That's mighty fine.

Johnson: Does anybody have a bobby pin? I'll go stick Mr. Peterson.

Hair: Now, wait a minute now.

Organ: Is there anybody in that house right now?

Hair: There is. I have rented it out. Um, and that renter has been in – my guess is three years, two to three years.

Organ: Yeah, it was empty I think...I went over there once to look at it, because a sister-in-law was looking for a place in the area. But, I stood out in the yard and I yelled to hear myself with the freeway there, so I said, 'I don't think so.'

Hair: We understand that very well.

Preiner: Madam Chair. Mr. Dean, let's go through your...

Hvass: Well, can we do it in discussion, so we don't have to type it all up? Unless there's some imminent question.

Krebs: Madam Chair, I just have one question. Have you seen the letter from Mr. Johnson, from November, of the finding of facts and the recommendations?

Hair: I have.

Krebs: Okay. Thank you.

Organ: And you have no concerns?

Hair: I had some questions about it initially, but I visited with Elizabeth, and I think those questions were cleared up.

Hvass: Good. Any other questions?

Organ: It's my understanding that you can't trade those wetland credits that you would get from donating this land - you'll get some wetland credits?

Hair: I will retain...

Organ: But those are only for your use?

Hair: I would obtain the wetland credits on the six-plus and then the 32, and I would be able to sell those credits.

Organ: Oh, you would?

Hair: Yes.

Organ: I thought I read somewhere that you...

Hvass: I read the same thing.

Organ: ...and that's what confused me, I didn't...

Hair: No. To my knowledge, I would be able to...I am retaining those credits and would be willing, and am planning to sell them.

Organ: Now you're going to make me page through and try to find it.

Wolowski: Where did you see that?

Hvass: It's right here - the bottom of page 25. So then you'll have to be paying the assessments that are owed on the land that you're donating?

Hair: Uh, that's correct. My understanding is that regardless of the donation, the assessments stay in place.

Organ: And that's already been worked out?

Mursko: Yes. He understands they're not forgiven.

Organ: Sorry.

Hair: I asked.

Wolowski: Well why wouldn't you?

Hvass: Are there other questions of the Planning Commission? Anyone here from the public wishes to be heard? Nobody. Okay, if there are no further questions, I'm going to close the meeting at this time with the right to re-open it if it becomes necessary.

Hearing closed at 8:20 p.m.

Respectfully Submitted:

Karen Boland, Recording Secretary