

City of Columbus

Public Hearing – Lakners Woodland Ponds Preliminary Plat (PC-18-105) March 7, 2018

The March 7, 2018 Public Hearing to receive testimony regarding a request for a preliminary plat “Lakners Woodland Ponds” creating one new lot in the (RR) Rural Residential zoning district was called to order at 7:03 p.m. by Chair Garth Sternberg at the City Hall. Present were Commission members: James Watson, and Jesse Preiner; City Administrator Elizabeth Mursko; Planner Dean Johnson; Public Communication Coordinator Jessica Hughes and Recording Secretary Rochelle Busch.

Also in attendance was City Councilmember Denny Peterson.

Sternberg: Public Hearing and discussion for Lakners Woodland Ponds Preliminary Plat request, pages 1 through 10, and enclosures, A1 in enclosures. And, at this time, I’d like to ask the recording secretary to read the Notice as published.

Notice was read at this time by the Public Communication Coordinator.

Sternberg: At this time, I would like to ask the applicants to please come forward. Right there, and if you could state your name and address for the record please. And what you’re asking?

Tom Lakner 15554 Zodiac: On the map you can see, we have a, our house is up in the northern portion of that, right there. We are trying to sell the lower portion of that land, right there.

Sternberg: So you would like to split that off? That’s the six acre

Lakner: Yeah we had attempted to sell the land that’s farther to the west, back there. The DNR will not allow us to access it because of wetlands. That was our initial thing that we wanted to do.

Mursko: For all of you, you do have the engineer provided, um a couple of different maps. One is the map that shows the floodplain, and the other is an aerial of the applicant’s property.

Sternberg: Any questions for the applicant?

Preiner: Yes, I have one. Where will the driveway be?

Lakner: Um, as of right now, right at the bottom of the map, a small dip near the existing zodiac street, that would need to be filled in. The DNR, I met with the DNR and the RCWD, and the DNR gave it over to the watershed. And the watershed has okayed that, to be filled in, as needed. Not right now, we are not planning to that ourselves.

Mursko: So, if you look on the Rice Creek Watershed District map, you will see that the wetland boundary approval and also

Watson: Question on the trailer, that's actually on the southern border, actually the neighbor's trailer, shows to be on or over the property.

Lakner: Are you talking more to the west?

Watson: Yes, just to the west

Lakner: we have contacted the neighbor that they are encroaching on, there's actually a propane tank, the trailer is maybe on it, but there's an electrical outlet. They have been notified of that. It doesn't bother us at all. It's been there. It doesn't bother us, but we did notify them, that if somebody bought the land, that they may have to move it at that point. Right now it's not a big deal for us. The trailer, it's a semi, it's on wheels. So it can be moved. It's not permanent.

Watson: I'm assuming you read the Finding of Facts and the recommendations? Any issues?

Lakner: I have couple of questions. In the sheet of Dean Johnson, on the backside, under recommendations, number 3? It says, a gravel road improvement escrow payment or development contract. I'm not sure what that is all about.

Johnson: I'll turn that over to Elizabeth, something that escrow that you required in previous similar situations.

Mursko: So, you, today your proposing a preliminary plat, and that preliminary plat boundary goes to the center of the road, and what our code says is anything inside that boundary, public road have to be improved. Which means in this particular case, that means blacktop. And because the rest of the road isn't blacktop and we don't have a project right now, in the past what we have done is, we've taken an escrow. And if there's a future project, what it does, is it doesn't allow you to appeal. Because it was supposed to be part of your project. We don't pave half of a road, you know what I mean, just in front of people's houses. So we put it in escrow, for a given amount of years, and the council determines the years. Last time we did this it was 10 year period and if the road was not improved then it was given back to the property owner. In this case, it wasn't the developer who got the money back, it was the five lots, and the lots are just south of here, as a matter of fact, on Zodiac, that actually got the money back. In your case, there may be a road improvement, if 153rd ever went through, or Camp Three ever went through, I don't know maybe zodiac would be improved between the two roads. And that money would be used towards the road improvements.

Lakner: What amount?

Mursko: The engineer would have to determine the amount. I'm not sure what it would cost. I do know in the past, when we have done road improvements, the assessments are been anywhere between \$6,000 and \$9,000 per lot.

Lakner: OK, and is this something that we would pay, or the future buyer would pay?

Mursko: You would have to pay your proportionate share because there's road frontage in front of your house and then you would have the five-acre lot. I don't, the remainder is the subdiv... you probably couldn't put another house, because of all the wetlands, that are there. So, in a road improvement project, we look at overall whether it could be subdivided again, we look at road frontage and that determines how many assessments you get. But in your case, it would, the engineer would look at, what based on today's prices, what it would cost. And then he would put a small escalator in there. And then he would set an amount. I would have to ask the attorney whether say we do have a road improvement project say the difference would be refund or whether it's a set amount. That I don't know

Lakner: Okay, another thing I had here is number 8 – I talked to Jason Rudd about this one and he said, all cities have this now, cash in lieu of parkland dedication requirements. What would that amount to? And again, is that something we pay?

Mursko: You would pay it, so, in this particular case there is one new lot. And one new lot \$1525, that money goes into a fund which is called, "The Parkland Dedication Fund". It can only be used for park assets. And so what it does, it goes towards park improvements.

Lakner: Just again, for mine, for number three again, the escrow would be approximately how much?

Mursko: Not knowing the frontage, on your property, because that's what it's going to be based on frontage, and how much blacktop is, I really don't have a good estimate of you. But I can certainly ask the engineer to get a good estimate for you.

Sternberg: Any other questions? Ok at this time, I am going to open the hearing to the public. Anyone from the public want to speak? Anyone? You do? Ok, come on up. If you want to take a seat and, thank you sir. If you want to come forward, and sit and if you could state your name and address for the record please.

Deb Langren 15462 Zodiac ST NE: I am the southern neighbor. That would boundary the whole plot he is detaching. My house sits at the back of the lot. So, what I see then, is this the buildable area, right here?

Johnson: Yep, that's just a proposed site. There may be others, but that's where they've done spoil boring so we know that works. They would have to resubmit to move that location. That's the likely.

Langren: So that would be roughly right here?

Johnson: Yep

Mursko: I wanted to put this one out so you could see the house.

Langren: I want to say 5/6 years ago, we talked to the water shed, and worked this little pond here, so we have a nice view going out. We can't see any of our neighbors at all. Putting a house right here, looking right out my front window, seeing a house, would kind of be disappointing to me, because we have been so secluded for so many years. It's kind of a disappointment and it would take away from my property. And I believe that would bring down the value of my house.

Sternberg: anything else?

Langren: um the other thing is, our driveway is really long as you can tell. There's water down towards the bottom on both sides, that I'm afraid if there's some building or some kind of blockage here, our driveway would flood out, or over, so that was another concern.

Sternberg: Well thank you

Langren: Thank you

Sternberg: Anyone else from the public?

Bob Hendricks – 15565 Zodiac: His application to do this, I have no problem. But what I do have a problem with, the telephone service in our area is bad. I worked there for thirty years. I have called CenturyLink, Qwest, I have been there for thirty years, so it's been bad for that long. Putting additional lots in that area is going to put more strain on an already strained plant. They call it plant which is your buried cable. It's bad. Is it possible that Columbus can petition CenturyLink to upgrade that plant?

Sternberg: Elizabeth?

Mursko: We can petition, but I can certainly call and ask.

Hendricks: I will tell ya, good luck. I aint kidding you, I have talked to more people on the phone than you can believe, the people that are still working there, and the people that I worked with are either dead or gone. By putting another house in, just depletes the plant even more, and there is none. I know most of the installers out there, and I know, in layman's terms the cable is so old, the pairs what they used are what they called split because half of it goes bad, so they steal one from here, take one from there. I had to cancel my DSL service because, I couldn't keep it up. I had to go to Hughes net because the internet was so slow that CenturyLink could not keep up my internet. I'm still fighting with them to get my money back for what I cancelled, that's a long story. It would be nice if Columbus, could petition if we could upgrade our telephone. I know there's another house going in right off of Potomac and Camp Three, and now this one, I don't know what they are going to do for service, other than cellphone. But as far as Tom's problem, I have none.

Sternberg: Thank you sir, anyone else from the public? Ok, I'm going to close, with the right reopen if necessary.

At this time Chair Sternberg closed the Public Hearing. Hearing closed at 7:18pm

Respectfully submitted:

Rochelle Busch, Recording Secretary