

**City of Columbus**  
**Public Hearing –**  
**7620 161<sup>st</sup> AVE NE VARIANCE / PRELIMINARY PLAT REQUEST (PC 18-119)**  
**SEPTEMBER 19<sup>TH</sup>, 2018**

The September 19<sup>th</sup>, 2018 Public Hearing to consider a request for a preliminary plat “Chollett Addition” creating one (1) new lot in the RR Rural Residential zoning district along with a variance from the 66’ foot road width to a 33’ foot road width, at 7620 161<sup>st</sup> Ave NE, Columbus, MN, was called to order at 7:01 p.m. by Chair Garth Sternberg at the City Hall. Present were Commission members: James Watson, Pam Wolowski, Jesse Preiner and Jody Krebs; City Administrator Elizabeth Mursko; and Recording Secretary Rochelle Busch.

Also in attendance were City Council members Bill Krebs, and Denny Peterson; Teresa Seltma, Patricia and Merle Chollett, Joyce Fredrickson, Joe and Deb Pribyl, Larry Olson, and Mary and Pat Frohrib.

**Sternberg:** Now we have a public hearing and discussion for 7620 161<sup>st</sup> Ave NE Preliminary Plat Variance Request, Pages 1-18 and enclosure. And at this time, I’d like to ask the secretary to please read the notice as published.

Notice was read at this time by the recording secretary.

**Sternberg:** Thank you. You can have a seat right there. Thank you.

**M. Chollet:** We’re kind of new at this.

**Sternberg:** Well Welcome. If you could just state your name and address for the record.

**M. Chollet:** Merle Chollet, 7620 161<sup>st</sup> Avenue NE.

**Sternberg:** Thank you. And if you could just give some background on what it is your asking.

**M. Chollet:** The background? We have about 12 Acres, and we subdivided that. Our daughter Teresa is with us, Teresa Seltman, and her husband Chad, desire to build a home on the 5 acres in the south of our property. We have looked at the road, 159<sup>th</sup> Ave, and talked to the neighbors about it. Our neighbor to the south doesn’t wish to allow an easement onto his property to allow a 60-foot road way for us. So, we’re asking for a variance to put a driveway in with a turnaround on our property for emergency vehicles. I don’t know if you’re familiar with the north end of our property, 161<sup>st</sup>, it would be just about exactly the same as that. And that one is all on, well was on our property, its dedicated turnaround for emergency vehicles and whatever. So, the south end, would be similar to that then.

**Mursko:** So, this is a 2 lot, preliminary plat that’s being brought forward along with the variance. So, we would go through the variance checklist for the variance. But for the preliminary plat it’s a straight forward 2 lot preliminary plat.

**Sternberg:** And the variance is to get away from the 66-foot setback.

**Mursko:** Correct, and the bottom of the preliminary plat, if you look, Mr. Chollett, is willing to dedicate 33 feet on his property. And if you look at 159<sup>th</sup> as it comes into his property it's not quite center which is not unusual for Columbus roads, and you have a small cul-de-sac in here, which is not quite a Cul-de-sac, it's kind of a half turn around. And he did approach the neighbors and the neighbors indicate that they were unwilling to dedicate the other 33 feet. When I consulted the attorney, he said we could condemn it, the city does have the power to take it, but we've not done in the past. And he indicated to Mr. Chollet, that if he approached the neighbor and he did not want to dedicate the 33 feet, then he should ask for a variance, and that's what he's doing and has the application before you for the road frontage.

**Sternberg:** Any questions for the applicant?

**Krebs:** Yes. Have you had the opportunity to read the finding of facts and recommendations.

**M. Chollett:** I'm sorry my hearing.

**Krebs:** Did you have the opportunity to read the finding of facts and recommendations, from our planner? Mr. Johnson?

**M. Chollett:** I don't believe so. Have we got?

**Mursko:** That was the planners report that was sent to you. And then there was the engineers report.

**M. Chollett:** OK, Thank you. I guess we do have that and looked at that.

**Krebs:** OK and you did receive the engineers report? Their suggestions?

**M. Chollett:** Yes.

**Krebs:** OK, thank you.

**Sternberg:** Any other questions? Hearing no questions. I'm going to open the hearing to the public to speak. Anyone from the public? OK, I'm going to close the hearing with the right to reopen.

At this time Chair Sternberg closed the Public Hearing. Hearing closed at 7:07 p.m.

Respectfully submitted:

Rochelle Busch, Recording Secretary

2 of 2