

CITY OF COLUMBUS
PUBLIC HEARING IN INTERACTIVE TECHNOLOGY MEETING FORMAT
STATUTES SECTION 13D.021
24-32-22-11-0008, CITY OF COLUMBUS PRELIMINARY AND FINAL PLAT
NE QUAD 35 SECOND ADDTION – PC22-102
01-05-2022

The 01-05-2022 Public Hearing to consider Preliminary and Final Plat application to split an existing Outlot into two separate lots. The property is part of the NE Quad at the corner of TH 97 and Hornsby St NE. The property is currently owned by the City of Columbus, and this will be the Second Addition of an existing platted subdivision. The primary purpose for this subdivision is to complete a land sale to E & R Investments who proposes to construct a new “Caribou Cabin” on one of the two lots. The new lots will be zoned High-Density Mixed-Use Commercial. The meeting was called to order at 6:32pm by Chair Ron Hanegraaf at the City Hall. Present were Commission members Kris King, Barb Bobick and Bob Berens, City Associate Planner Ben Gutknecht and Permit Coordinator Carissa Kranz.

In attendance via interactive technology were City Administrator Elizabeth Mursko, and City Council members Rob Busch, Shelly Logren and Sue Wagamon.

Also, in attendance in person were Residents Cindy and Myron Angel, Betty Hanegraaf, and City Council member Janet Hegland and Mayor Jesse Preiner.

The meeting was held in an interactive technology meeting format.

Hanegraaf: Item number 5. On the Agenda. Public Hearing and discussion 24-32-22-11-0008, City of Columbus City Administrator, Elizabeth Mursko, Preliminary and Final Plat, NE Quad 35 Second Addition. (Agenda Packet Pages 1-12 and Enclosure Pages E1-E2 Additional Page A1) At this time, Carissa, would you read the notice as published?

Notice was read at this time by the recording secretary.

Hanegraaf: Thank you Carissa. I guess at this time with the record whoever is representing the City of Columbus the applicant, so I guess it's you Elizabeth? But I gather you might have; did you push this off to Ben or?

Mursko: Mr. Chairman, yes, I did. This is Elizabeth Mursko City Administrator, you will have Ben presenting on behalf of the City of Columbus this evening.

Hanegraaf: Thank you, as normal protocol and for the record could you brief us a little bit about this project Ben?

Gutknecht: I can, and I'm actually going to begin with just helping navigate the amount of paper on your desks. We work with a pretty good surveyor and honestly a really nice civil engineer and I was able to forward the initial report dated December 30th from the engineer to our surveyor who made those changes on the 3rd of January. Kevin Bittner, our engineer, was able to review that and update a staff report again so those are handouts they just got to me today. So, you'll see it is an updated preliminary plat completed by Widseth, it's dated 1/3/2022 and then an updated engineer's memo dated 1/3/2022. I just want to make sure you all saw that because I know in addition to mine was another engineer's

staff report but that one has now been updated. Just to give a little background on the application, this is a .77 acre lot so about 3/4 of an acre. I'll bring it up on the screen (referencing 2022-01-05 AGENDA_PC ENCLOSURE) subdivision so we're just taking original Outlot C of an existing pre-plat, so this is a replat of an existing subdivision. I apologize for the connection issues there, but we are taking an original, if you look at your handout, we are taking an original Outlot C and breaking even into two lots, Lot 1, which will be used for a presently approved Caribou Cabin. They actually they were approved at the last City Council meeting, contingent upon a variance approval. Which did get submitted to the city today. And then the other Outlot, or I should say Lot 2, as legally described, has not been, at this time I'm not aware of any other proposed use for that lot at this time and that's pretty much the background on these two lots.

Hanegraaf: Thank you Ben, I usually ask the applicant if they received a letter from Ben Gutknecht, Associate Planner, dated December 28th. I'm gathering you read it as you wrote it. So, I guess we're just going to open up the floor to the Commission members if they have any comments or questions, they would like to ask you about this lot. Kris? Bob? Barb?

Gutknecht: If you're wondering about my experience of the applicant, they were very pushy... hard to work with. No that was just a joke.

Hanegraaf: Okay, we're going to go on. Okay, it's time to open up the public hearing for the public anyone who has any interest in this matter and wants to present testimony as evidence on the issues please acknowledge themselves by stating their name and address after which you have the floor to speak. I guess we'll go to anybody in the audience here and nobody jumping up. Anybody online? Hearing no one, we will close the public hearing, having no one come forth and now we'll have a discussion amongst the members of the Planning Commission.

At this time Chair Hanegraaf closed the Public Hearing. Hearing closed at 6:38pm.

Carissa Kranz

Respectfully submitted: Carissa Kranz, Recording Secretary