

**CITY OF COLUMBUS
PUBLIC HEARING IN INTERACTIVE TECHNOLOGY MEETING FORMAT
STATUTES SECTION 13D.021
PRELIMINARY PLAT – KETTLE KOVE ESTATES
AND
CONDITIONAL USE PERMIT- PLANNED UNIT DEVELOPMENT
04-05-2023**

The 04-05-2023 Public Hearing to consider a request from Greg & Jill Newville for a preliminary plat creating 7-lot subdivision in the rural residential zoning district and a request for a conditional use permit allowing a Planned Unit Development for “Kettle Kove Estates”. The meeting was called to order at 6:14 PM by Chair Lynn Carver-Quinn at the City Hall. Present were Planning Commission members Barb Bobick, Bettany Barrette, Judy Huntosh, Citizen Helper Ron Hanegraaf, and City Administrator Elizabeth Mursko, Associate Planner Frank Koenen, City Planner Dean Johnson, and City Council Liaison Councilmember Janet Hegland.

In attendance via interactive technology were: Christine Lind

In attendance in person were: Matthew Weiland, Jesse Preiner, Myron Angel, Cindy Angel, Jason Degerstrom, Jay Olson, Kysa Thilgen-Anglin, Bryan Anglin, Greg and Jill Newville, Kelly Jordan, Steve Hursch, Glenn and Ruth Miles, Jesse Preiner, Sue Wagamon and Rob Busch.

The meeting was held in an interactive technology meeting format.

Carver-Quinn: OK. The next item on the agenda, so it is. The public hearing for preliminary plat for Kettle Kove Estate pages 33 through 66 and enclosure B and we're going to combine it with #7, the conditional use permit for planned unit development Kettle Kove Estates, pages 33 through 66 and enclosure B. So Dean is going to give or are you going to give the report?

Notice was read at this time by Associate Planner Frank Koenen.

Carver-Quinn Thank you Frank. So at this time, I'm going to ask the applicants, Greg and Jill Newville and Christine and Bruce Lind, please come forward and have a seat at the front table and. All parties give their name and current address for the record.

Greg Newville: Good Evening, Council, Greg Newville, 6843 141st Ave. Columbus, MN and this is

Kelly Jordan: Hello, my name is Kelly Jordan. I'm land surveyor, working on this project. I am employed by Widseth out of Wyoming.

Steve Hursch: I am Steve Hursch. Address is 231 S. Shore Drive in Forest Lake and I'm working with the Lind's and the Newville's on the real estate side of the plan.

Carver-Quinn The Commission reviewed your application and its normal protocol for the record, could you brief us a little bit about your application and plans?

Greg Newville: Yes, we are proposing a preliminary plat of Kettle Kove Estates. We are working with Chris, we're working with Chris and Bruce Lind. They currently own the property. We have a signed purchase agreement with them and are developing it together. We are doing it into seven residential

lots and the current owner will retain 2 of the lots, lots 4 and 5. And we are. We're here just to to start the subdivision process and see where we stand on it.

Carver-Quinn OK. And for the record, did you receive a copy of the staff report developed by associate planner or? I think Dean, didn't you do this?

Dean Johnson: Yes

Carver-Quinn The RSC Dean Johnson dated March 28th, 2023. Regarding this application, this report notes certain findings numbering 1 through 16 on pages 63 and 64 and conditions numbering one through 11.

Greg Newville Yes, we did.

Carver-Quinn Did and do you understand these recommendations and conditions and do you have any questions or comments about them?

Greg Newville Yes, we do understand them and I am not sure we'll probably receive your questions on them and comment as we go.

Carver-Quinn OK, at this time I'm going to open the floor to the Commissioners to see if they have any questions or comments for the applicants.

Bobick I don't have anything.

Huntosh Which lots did you say would be retained?

Greg Newville Ah lots 4 and 5. And at this time, they don't have any intention of selling Lot 5. Just keeping it all together for their own residential use right now.

Carver-Quinn OK, now I'm going to open the public hearing if and if anyone who has an interest in this application or discussion and wants to present testimony as evidence on this issue, please come forward and acknowledge yourself with your name and address.

Mursko Questions from the audience.

Carver-Quinn OK, if you guys want to step back and then we can have room for for the public hearing.

Carver-Quinn Is there anyone here to give a discussion? OK, there is all right. And then don't forget your name and address.

Kysa Thilgen Hi, I'm Kysa Thilgen. I'm at 15935 Kettle River Blvd. So I'm on the north side of the proposed development. I had emailed a couple of questions and I, I'm not sure I think some of them actually just got answered. So if you don't mind, I could. I just type something up because I don't like public speaking.

Carver-Quinn OK, talk into the microphone. OK.

Kysa Thilgen So my name is Kysa and I grew up here and my family's owned the property for 37 years and I'm on the north side of the proposed development and we live here because we like the rural environment and I request that if you guys move forward with this development, that's some um considerations take place. It's my understanding that Anoka County did recommend one entrance to um

the entire development, as a cul-de-sac, and I would like to see as minimal effects um on the roads because that Kettle River and Camp Three is such a busy area um adding more driveways, more people stopping to turn into their driveways is going um to increase the risk of more accidents. And um I guess Ya um.

Carver-Quinn Do you want a copy of your e-mail?

Kysa Thilgen No, I wasn't going to actually ask the emails because I didn't know the e-mail was going to be just brought out until just a few seconds ago. I had more or less pointing out that we live there for a reason, and I understand that it's important for Columbus to keep the rural characteristics of Columbus, and I feel like adding seven lots in this small area is pretty significant. I understand one of them is already there. Um and I ask that you guys consider maybe reducing, if possible, the amount or of lots if that's if that's even a consideration. I understand that it's important for people to make their land count and get their money's worth. I completely understand that too. But I hope that there's possible options to minimize properties right next to ours. We have long term residents that surround that area and we've all been committed to this community for many, many, many years and this will definitely disrupt what we enjoy every single day. I do also ask that you consider including a buffer for on the property lines, we did multiple neighbors did offer to purchase some of the land to try and preserve it being rural and not developed. And unfortunately, that was not taken and that's alright. However, that I think that just sends a message of how important it is for us to keep that land undeveloped? To that extent. I understand development is going to happen, I totally do. So I asked that we maybe try and come up with a win win instead of just such a dense population in this small area, and I have nothing more, sorry.

Carver-Quinn OK, thank you. No, we got your letter just before the meeting. So I was going to acknowledge it, but I'm glad you were here to present it. So thank you. Is there anyone else that wanted to address the Commission on this issue. Please have a seat and state your name and address.

Mursko Are you are you together or are you separate?

Glenn Miles We could, we could do it together. My name is Glenn Miles and my wife is Ruth Miles. We live at 7828 Camp Three Rd. And we are on the south side of the Kettle Kove estate plot. We did get a preliminary plot of the of Kettle Kove, and we're a little bit, don't understand it all you might say. I know that there is what there was supposed to be no driveways onto Kettle River. This is according to Anoka County. I was under the impression that there would be a road or something going out to Camp 3 Road but I do not see it on the preliminary plot. Maybe we can be advised of that as to where that would go that would go or how these four lots would have driveways going to, I don't know where.

Ruth Miles Yeah. What's what's the plan?

Mursko Madam Chair, maybe you you can have the I think their surveyor, Kelly Jordan can answer that question. Maybe if you'll come up to the to the mic and maybe answer some of those questions for them.

Carver-Quinn OK. OK.

Kelly Jordan But this will kind of help. I tried that. I know with all the lines on. A preliminary plat.

Associate Planner I'm sorry. Can you speak into a microphone, please?

Mursko Kelly, Kelly can you speak into the other microphone and then use the screen on the bigger screen so that everyone can see what you're looking at? And there's the microphone right there.

Kelly Jordan Sure. Can you guys, is that better? I don't know if I'll give her a shot. But what I was handling, yeah. I'll just leave this for you guys. I tried to color code where the proposed driveways are in green. Just to help you be able to visualize on there.

Ruth Miles Like they're extending 159th?

Kelly Jordan Sure, so I think I know it's hard on the prelim with all the lines, the contours, setbacks, it's hard to pick out certain things, maybe in the future we can do some colors to help. But like up here between lots one and two on block one and north couple lots. Right in here is where the shared driveway, it's a shared access 2 separate driveways is how the county typically does it. It's centered on the property line, but there would be, I think, a four foot green space between them. And that's been kind of a standard that we've done on multiple plats in the City of Columbus that front on county roads like Kettle River or Broadway. On Lot 1 Block 2 across the street here, that the proposed driveway is going north on 159th, we definitely don't plan to have access on Kettle River for that lot.

Ruth Miles Wait, wait, wait. I Got a question. Or when you're back there, the shared lot, they're going out to Lake on Kettle River?

Kelly Jordan Right here? Yep.

Ruth Miles Well, so they're allowing another driveway to go in on, really.

Kelly Jordan Yup, the county allows that, and they're also allowing a shared driveway down here, which is on the proposed lot 3, for lots 3 and lot 6, because we are proposing to close the existing driveway for the existing house there on lot 4. And then right so if it wasn't for that, they would not allow those two driveways to the north.

Glenn Miles OK, OK, cause back here from what I was advised with the Anoka County engineers that there wasn't supposed to be any driveways onto Kettle River Blvd. This is news to me to have gotten permission to put driveways onto Kettle River. I did note here, your the existing driveway would be removed and obviously a new driveway would come into Camp Three Road for the existing house and building. I'm surprised that something hasn't been done to make the other four lots driveways come out to Camp 3 Road also, per recommendations from Anoka.

Carver-Quinn OK. Well, thank you for your. I mean comments if you have questions, they're the ones, hopefully he answered some of them for you.

Ruth Miles So this is a proposal. You vote on it to pass if it goes the way you have it set up here, Anoka County agrees to have those driveways come out.

Carver-Quinn Well, we're we're not the final.

Ruth Miles No, no, you're the Planning Commission.

Carver-Quinn Yeah, so. We can take it under advisement what you said?

Glenn Miles OK. Have you has this been coordinated with the Anoka County engineering?

Dean Johnson yum Madam Chair. I. To save the integrity of a public hearing, we we we don't get into exchanges questions and answers. I think perhaps we have the essence of of what the neighbors are questioning. If not, you should simply state them and either the applicant or I will be happy to answer all of these. To preserve the integrity of a public hearing, we just take comments. We don't get into exchanges.

Carver-Quinn So after the meeting we can OK, you can ask questions.

Glenn Miles And then I'll change mine to a comment that the four lots should converge their driveways onto camp three Rd. And take that out of advisement then. Under advisement.

Carver-Quinn Thank you.

Glenn Miles Anything else you?

Ruth Miles No, that's fine. OK.

Carver-Quinn Is there anybody else that OK, please come forward.

Jay Olson Good evening. I'm Jay Olson, 8023 Lake Drive. The only thing I was concerned with is that three of them are under 5 acres and I know they have the 200 feet. The only thing I was liking about Columbus years ago is that it's rural and they had a 5 acre minimum. I don't know if there's any way for them to still make enough money to consolidate a couple of the lots like 1 part of 2 and 3 part of 2 so that they're five acre minimums. That's the only thing that I had. I understand taxes and everything else and you know things are changing, but that was the only thing that I had to bring up.

Carver-Quinn Thank you. Is there anyone else that would like to speak on this issue? If not, we will now close the public hearing with the understanding that this hearing will be continued at our next Planning Commission meeting, which is also a joint meeting with the City Council on April 19th at 6:00 PM here. Oh, I did anybody on zoom that wants to weigh in on this. I think there's one person and OK, so now we'll close the public hearing. So this will be discussed at our joint meeting in two weeks with the City Council at 6:00 PM here, April 19th, and I'd advise the applicant and applicant you know to come if you can. If there's any questions and we will certainly take the comments that we heard into discussion.

At this time Chair Carver-Quinn closed the Public Hearing. Hearing closed at 6:37 PM.

Lorie A Spangler

Respectfully submitted: Lorie Spangler, Recording Secretary