

City of Columbus
Public Hearing – Bituminous Roadways Columbus Preliminary Plat Request (PC-17-111)
June 21, 2017

The June 21, 2017 Public Hearing to receive testimony regarding a request for a preliminary plat “Bituminous Roadways Columbus” combining two lots and creating two new lots was called to order at 7:16 p.m. by Chair Garth Sternberg at the City Hall. Present were Commission members Jim Watson, 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 members Mark Daly, Bill Krebs, and Mayor Dave Povolny; Marlene and Dennis Nelson, Barb and Jim Preiner, Dan Robinson, Donna Carlson, Kate Heckaman, Norma Heuer, Jeff Danks, Myron Organ, Dan Mike, Taro Ito of Running Aces, Dale Peterburs, Kent Peterson of Bituminous Roadways, Richard Swanson, Joel Carlson, Jeff Meehan, Joe Radach of Carlson McCain, Inc., Frank Frattalone of Frattalone Co., Roger and Patsy Wismer, Jon Rausch, Sarah Lange of Coates RV, Ed Cary, Joe Bazey of Construction Technologies, Inc., Pat Preiner, Mary Preiner, Jim Windingstad, and Jason Rud of E.G. Rud and Sons.

Sternberg: So, now we have a Public Hearing and discussion for Bituminous Roadways Columbus preliminary plat, pages 21 through 35, A3 through A17. 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 recording secretary.

Sternberg: Thank you. And at this time, if the applicant could please come forward. Thank you. And if you could just state your name and address for the record.

Peterson: Hello, my name is Kent Peterson, and I’m CEO for Bituminous Roadways. And the address is 6130 150th Street Southeast, Prior Lake.

Sternberg: Thank you. And if you could give us a little rundown of what you’re trying to do here.

Peterson: Well, the, uh, uh, maybe you want to put the site plan showing the asphalt plant on, up there (referring to overhead)?

Mursko: So, right now, I think they’re going to go in order. So, right now, they’re doing the public hearing for the preliminary plat, and, or . . . Are you doing combined hearings or --?

Sternberg: We’re going to do one at a time.

Mursko: One at a time. So, this hearing is for the preliminary plat, but, um, I can put the site plan up too, if that, if, if you, if that will take you through what you want to do.

Radach: I'm Joe Radach with Carlson McCain, the consulting engineer, land surveyor on the project. We're proposing to combine two residential lots into two new commercial, uh, lots, and the two lots are showing up there, combining into two new lots. Pretty basic combination. Um, there isn't a whole lot more than two residential lots into two commercial lots, and it would be for a future bituminous plant.

Sternberg: Sure. So, do we have any questions?

Radach: And is this just for the preliminary plat, not the rezoning?

Sternberg: Yeah, just for the preliminary.

Radach: Okay. And it's a conforming subdivision. There's no variances we're seeking for the plat.

Preiner: Mr. Chair. What will be your total acreage when you've combined?

Radach: Uh, it's the same as the original, and I can tell you . . .

Peterson: Forty-six.

Radach: Forty-six, plus or minus, I believe.

Preiner: And, how much of that is upland, and how much is wetland, roughly?

Radach: It's about 25 acres of upland.

Krebs: Mr. Chair, a question?

Sternberg: Yes, go ahead.

Krebs: Have you read the findings of facts and the recommendations, um, for the preliminary plat?

Radach: Yes, we have.

Krebs: Okay, any questions, concerns?

Radach: No.

Sternberg: Have you guys all seen the stuff in the amended . . . ?

Wolowski: I'm just looking at it now.

Sternberg: Yeah. Well, why don't I . . .? I think I'm going to open the,—is there any more questions?

Watson: Not at this point.

Wolowski: I haven't had . . .

Sternberg: Okay. If you guys, if you gentlemen would like to take a seat, I'm going to open the hearing to the public. Is there anyone here from the public that would like to speak on the matter? Anyone from the public? Please come forward and have a seat.

At this time testimony was given by Dennis Nelson, Norma Heuer, Kate Heckaman, Roger Wismer, and Jeff Danks. The testimony of these individuals pertained to the rezoning and conditional use permit requests by Bituminous Roadways, not the preliminary plat. All of this testimony is included in its entirety in the public hearing minutes for those issues (PC-17-112).

Following the testimony by Nelson, Heuer, Heckaman, and Wismer, but just prior to testimony by Danks, City Administrator Mursko stated:

Mursko: They didn't make their presentation yet, so at some point you're going to have to turn it over. Because they haven't, you know, they haven't had a chance to say anything yet.

Sternberg: Okay. At this time, I'm going to close the hearing, because what we're having here is a hearing on a preliminary plat, and we're getting a lot of testimony, and there's going to be more opportunity for more folks from the public, in the next couple hearings, to come up and express their displeasure or their pleasure for this project. So, I'm going to close the hearing with the right to reopen if it become necessary.

Hearing closed at 7:35 p.m.

Respectfully Submitted:

Karen Boland, Recording Secretary