

City of Columbus
Public Hearing – Richard Swanson Rezone/CUP Request (PC-17-117)
July 19, 2017

The July 19, 2017 Public Hearing to receive testimony considering a request for rezoning two (2) land parcels (approx. 13 acres) from Light Industrial (LI) to Commercial Industrial (CI) zoning was called to order at 8:20 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, City Planner Dean Johnson, City Attorney Jacob Steen, and Public Communications Coordinator Jessica Hughes.

Also in attendance was City Council member Denny Peterson, and Deputy Mayor Bill Krebs; Norma Heuer, Dan Mike, Taro Ito of Running Aces, Kent Peterson of Bituminous Roadways, Richard Swanson, Joe Radach of Carlson McCain, Inc., Jon Rausch, Haila Maze, Pat Preiner, Mary Preiner, Mike Nelson, Mark & Jackie Kotchen, Pamela Olson, Ted Floers, Jim Hoffman, Mark Thieroff, and Vince Stevens.

Sternberg: So then now we have a public hearing and discussion for Richard Swanson rezone CUP request pages 34-41. And at this time I'll ask the Recording Secretary to read the notice as published.

Notice was read at this time.

Sternberg: Thank you. Welcome.

Swanson: Thank you.

Sternberg: If you could just state your name and address for the record, and give us a little background on what it is you're asking.

Swanson: Uh, Richard Swanson, and I'm at 8301 20th Avenue N. Um, that's where my business is. I don't live there, but that is where my business is. Uh, the parcel of land is adjacent from the Bituminous Roadways project, and uh, my concern now is the vision that's changed for that area, uh, concerns me on the marketability of my land. And so, I'm asking for the same zoning so that I can mark that land with that zoning...um, attribute that to the land, so it's marketable that way as commercial land. And uh, trying to find a buyer for that so it can get developed along with uh, or at the same time, possibly, as the Bituminous Roadway project.

Sternberg: Sure.

Swanson: Um, there was some concern about sewer and water coming under the highway, my mere goal is to maintain that that can happen, not requesting that necessarily come under there unless the buyer or purchaser of the land, or our land, would want that or request that. Then we just want to make sure that that's a marketability, the land is marketable, that it's accessible to sewer and water, if that company did fire suppression or whatever it may need...

Sternberg: Sure.

Swanson: ...for the, for the buyer.

Sternberg: Any questions for the applicant?

Watson: No, sir.

Sternberg: Okay. No questions?

Steen: Mr. chair, I'd like to make one point. The original request included not only rezoning but a reference to installing the improvements, uh, on behalf of the City. Uh, I don't believe it is the Planning Commission's purview to make those improvements. Uh, so what I would recommend is, uh, that you either ask the applicant to rescind that request or you can just approve or deny, make a recommendation to approve or deny, the rezone, rezoning only without reference to, to that. Or you can explicitly reference that uh, you're not addressing that piece.

Sternberg: Do you understand that? You could rescind, I uh, think you kind of clarified it a little bit here, because when I was reading your letter you were talking about wanting to rezone for the ability to connect to utilities and have the City provide those out your direction. But actually, this rezoning and so forth has got to do with how difficult it will be to get the City utilities out there. So we just want you to make sure you understand that no time in the near future is there really going to be any City water or sewer out there.

Swanson: Correct, I do understand that.

Sternberg: So, what the attorney is saying that you would need to rescind?

Steen: And you know what I would actually correct that. I wouldn't, you, you don't even need to rescind it, uh, I think you just make it clear that at this point you don't have the authority to act on that.

Sternberg: Yeah.

Steen: You're only going to be acting on the rezoning, uh, and we'll make it clear at the City Council meeting that...

Sternberg: That's what's happening.

Steen: Yeah.

Sternberg: Ok, there ya go. So we can only act on the rezoning of the property. Any other questions for the applicant? Ok, at this time I am going to open the hearing to the public.

Anyone from the public want to speak? Anyone? I'm gonna close the hearing with the right to reopen.

Hearing closed at 8:25 p.m.

Respectfully Submitted:

Jessica Hughes, Public Communications Coordinator