

City of Columbus
Public Hearing – Woodland Development Preliminary and Final Plat Request (PC-17-124)
November 1, 2017

The November 1, 2017 Public Hearing to receive testimony regarding a request for a preliminary and final plat “Preiners Preserve 2nd Addition” reconfiguring three lots to two lots of record was called to order at 7:02 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 Councilmember Bill Krebs; Barb Bobick, Vern and Margie Roisum, Pam Westlund, Byron Westlund, Mary Preiner, and Pat Preiner.

Sternberg: Now we’re going to have a Public Hearing and discussion for Woodland Development Corporation preliminary/final plat, pages 1 through 6 and enclosure. And, at this time, I’d like to ask the secretary to read the notice as published.

Notice was read at this time by the recording secretary.

Sternberg: Thank you. And, at this time, I’d like to ask the applicants to please come forward. Welcome sir.

Westlund: Welcome. Thank you Mr. Chair and Commissioners. I’m Byron Westlund from Woodland Development.

Sternberg: Could you state your address too?

Westlund: 13632 Van Buren Street Northeast in Ham Lake.

Sternberg: Thank you sir. And if you can just give us a little background on what it is.

Westlund: Well, we’re taking in three lots that have already been platted, uh, as part of the Preiners Preserve. We went through that process on, last, I think it was approved in May of 2017. Uh, so we’re taking three of the approved lots: one—or, no, I’m sorry—15, 14, and 13, and requesting or asking to be able to re-subdivide those into two.

Sternberg: So the new line is where that –is that a 12 up there?

Mursko: So this was, this is Lot 15, this is 14, and this is 13, and the new lot line would be here (referring to overhead). And, in the final, in the final plat, I’m not sure--I don’t know--I’m not sure of the numbering.

Westlund: We just went Lots One and Two, um, Lot One, Preiners Preserve 2nd Addition.

Sternberg: So it’s pretty straightforward, right?

Mursko: Yes. The recommendation is for approval, subject to the conditions in the Planner's menu -- memo.

Westlund: So, we did receive Dean's comments, we did see, receive comments from the City Engineer. Our engineers responded to that. Um, basically, the sewer, uh, would be stubbed, so we'd be vacating the one.

Sternberg: Yup.

Westlund: Uh, there was some concern about the fire hydrant. Um, if they, we've staked a house on that to see what we could do, and we feel that we have enough space to avoid that—the fire hydrant, which would be located on the previous lot line. Right there (referring to overhead).

Mursko: Right there.

Westlund: Yup. Um, and then there's also a utility box and telephone box. We've been in contact with Connexus Energy on that. Dan Johnson, their engineer, and I have met on site, and they're looking at moving that and putting it on the creation of the new lot line. So that would remedy the concerns of the City Engineer, and, I believe, the Planner. So . . .

Sternberg: Any questions?

Watson: Uh, Mr. Chair, and this is maybe for Dean, uh, number one of the recommendations, is that even required since it's addressed in four and five?

Johnson: I'm sorry, which number?

Watson: Under your, under the recommendations, number one. Uh, isn't that redundant since they've already been addressed under four and five?

Johnson: Um, you know sometimes when I prepare this, I haven't seen any recommendations from the Engineer. Uh, in this instance, it, there is redundancy if you will, because his only two comments I have in here. I don't think it invalidates the, the recommendation, but if you wanted to strike number one, that's fine.

Watson: Well, I'm not, I guess my only thought there is, is he comes up with another one concerning some other issue or situation.

Johnson: Um, in, in the likelihood that that could happen, I'd prefer that—if it was a matter of issue to the City, then, he should be able to make that recommendation right up until the Council approves it. But, I, I don't see that happening; this is such a straightforward re-plat. The only obvious things that showed up were: we've got an extra set of services. Uh, one of them need, you know, they simply need to be removed according to City spec. And, not knowing exactly where Westlund or a future owner might have a home pad and a driveway location, there is a hydrant that's at risk. I think we'd generally like to see that ten feet away. That's not a number that's

written down anywhere. And, so, I think as Byron just said, they've got a layout, they think it's fine. I'll leave that up to the Engineer too. But, with leaving number one in, if, out in the field, they come back and say, 'You're going to have to move the hydrant; it's too close to the driveway.' That's, that's a call by the Engineer.

Watson: Okay. Thank you.

Sternberg: There goes our sound system. Do you hear that (heavy static sound)?

Boland: Anybody have their phone right by the mic?

Wolowski: Everybody.

(static dissipated)

Boland: Okay.

Preiner: Uh-oh, we got a call.

Sternberg: Okay. Any other questions for the applicant?

Wolowski: No sir.

Sternberg: Okay, then I'm going to open the hearing to the public. Anyone from the public want to speak? Anyone from the public? Okay, I'm going to close the hearing with the right to reopen.

Hearing closed at 7:08 p.m.

Respectfully Submitted:

Karen Boland, Recording Secretary