

City of Columbus
Public Hearing –
John Hraba 18145 Loyola ST. NE IUP (PC 18-124)
October 17th, 2018

The October 17th, 2018 Public Hearing to consider a request by the applicant, John Hraba, for a Residential Zone Business Interim Use Permit (IUP), located at 18145 Loyola ST. NE., to allow the operation of an appraisal business, was called to order at 7:33 p.m. by Chair Garth Sternberg at the City Hall. Present were Commission members: Chair Garth Sternberg, James Watson, Pam Wolowski, Jesse Preiner and Jody Krebs; City Administrator Elizabeth Mursko; and Recording Secretary Rochelle Busch.

Also, in attendance were Mayor Dave Povolny, City Council Members: Denny Peterson, Mark Daly, and Bill Krebs. Marc Paul, Jason Garr, John Hraba, Joe and Deb Pribyl, Mike and Deb Jordan, Dan Mike, Shelly and Arlen Logren, Tammy Omdal and John Gross.

Sternberg: So now we are going to have another public hearing for John Hraba, IUP Residential Zoned Business 18145 Loyola Street, NE Request, Pages 35 to 43. And at this time, I'd like 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 if you could come forward please. And just state your name and address for the record.

Hraba: John Hraba, I currently reside in North Branch. But, my new address is 18145 Loyola St NE in Columbus

Sternberg: Thank you, sir. And welcome to Columbus. And if you could just give us a little background on what it is your asking.

Hraba: Well were in the process of building a new home. And I'm the owner of McKinzie Metro Appraisal. We will be moving, hopefully, within the next few months, weather permitting to our new home. And the plan is to move my business, which is currently in Forest Lake, to the same site. I want to be able to operate my appraisal business from that same location.

Sternberg: Sure. Questions for the applicant?

Hraba: Correct, we will be looking at doing inside sales. So, we will have units within the location too. All sales will be inside, so the outside will be units, but all sales will be taken inside and completed within that location.

Krebs: Did you see the letter from Mr. Johnson, with the findings of facts and recommendations?

Hraba: I did. I have a copy of that.

Preiner: Somewhere in your replies, you said you had one secretary working?

Hraba: I have a secretary, yes. She works as needed I suppose.

Preiner: But not daily?

Hraba: It varies depending on the work load. Because in the appraisal industry you might have one week where you have 10 hours' worth of work, the next week you might have 60. It depends on how busy, like right now interest rates are really high so there's not a whole lot of residential work going on so the only work we have is a few commercial jobs. So, it really just depends on how much work is there. Her primary role is file management and payroll, so she comes and goes as she needs to, in order to accomplish the tasks.

Preiner: And she's the only employee?

Hraba: She's the only fulltime employee, well if you want to call it full-time employee. I have other appraisers that work, but they have their own offices in their homes. They just stop in and pick up files. The idea of this location is just more as the hub where they come and go to store files and things.

Sternberg: Any other questions?

Krebs: I do have a question. Are you planning on putting any signage up?

Hraba: There's no need for any signs, no. We don't have customers coming.

Sternberg: I can understand that. Any other question?

Watson: No, sir.

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

At this time Chair Sternberg closed the Public Hearing. Hearing closed at 7:36 p.m.

Respectfully submitted:

Rochelle Busch, Recording Secretary