

City of Columbus
Public Hearing
Gronquist Addition Preliminary and Final Plat Application (PC19-105)
April 17th, 2019

The April 17th, 2019 Public Hearing to consider a request by the applicant, Wilkerson & Hegna, PLLP (Anne Haslerud), for a preliminary & final plat “Gronquist Addition” creating two (2) new lots in the C/R Community Retail zoning district, was called to order at 7:02 p.m. by Chair Ron Hanegraaf at the City Hall. Present were Commission members Pam Wolowski, Jody Krebs, Barb Bobick and Kris King; City Administrator Elizabeth Mursko; Interim City Planner Haila Maze; and Public Communications Coordinator Jessica Hughes.

Also in attendance were Mayor Jesse Preiner; City Council members Janet Hegland, Shelly Logren, Denny Peterson; Mary Preiner, Pat Preiner, Joyce Guttsen, Morgan Kavanaugh, Ann Haslerud, Mark Kronbeck, Roberta Gronquist, Tom Palmquist, Phil Hoey, and Cindy and Myron Angel.

Hanegraaf: We’ll go to item number 9, a public hearing discussion. Before we go to it, if Jessica could read aloud the published Forest lake Times.

Notice was read at this time by the recording secretary.

Hanegraaf: Thank you, Jessica. Is Mr. Gronquist or his representative here? Could you come up to the seat up here? You must be the representative? Why don’t we just get up here we will just say it in the microphone who you are, state your names.

Gronquist: I am Roberta Gronquist. Well, we will say wife of Karl. Anyhow I am representing Karl because he is out of state, in the State of the Lone Star.

Hanegraaf: Okay, you can have a seat. You can sit right up front here. I’m sorry. If your representing him along with these two.

Mursko: I think they have legal counsel representing them.

Hanegraaf: Alright.

Kavanaugh: Morgan Kavanaugh. Wilkerson and Hegna, representing the developer of the property.

Hanegraaf: Okay, so they can have a seat too?

Mursko: Yeah.

Kavanaugh: Thank you.

Hanegraaf: We just got a new sheet tonight, that's dated April 16th, so I guess if Karl was here, but if your representing him.

Kavanaugh: Im not representing Karl. I'm representing the developer, the applicant.

Gronquist: I'm representing Karl Gronquist and of course if there is any questions. I let this gentleman here know that he can contact Karl, he is waiting by his telephone. So, if there is any questions that come up for Karl we can talk with him after the meeting or whenever.

Mursko: The applicants are the developers and the land owners are the Gronquist. So, the applicants will be presenting.

Hanegraaf: Okay, I'm confused on that though. Because that new sheet you gave us is that the applicant or is that the owner?

Mursko: The applicant in this particular case is Wilkerson and Hegna.

Hanegraaf: Okay, so they're the ones that made these changes. No, that's the owner.

Mursko: You have a letter from Wilkerson and Hegna addressing the report from the engineer and planner.

Hanegraaf: Okay.

Mursko: I think Roberta is here as representative for the landowner but again the applicant will present their application.

Hanegraaf: Okay, so do you want to explain, as the applicants, what you plan to do there? Or what the future on the land, the one piece, the 10 acres.

Kavanaugh: Yes, Chair, members of the Commission. As I indicated, we represent the developer of this endeavor. They're looking to simply acquire lot 2 which will be hopefully lot 2. They Gronquist will retain possession of the new lot 1 which is his residence and will continue to live there. There is no planned development for lot 2 at this time. It's purely an acquisition for potential future investment and endeavors for the developer. So, in your materials you will see the survey, the purposed replatting of the property which we have combined the preliminary and final plat because there will be no changes from the preliminary and final because there are no proposed changes or developments at this time. And you'll see the new lot 1 will retained the residence and the outbuildings, the new lot 2 that would be simply held for future development.

Hanegraaf: Okay, I understand now. I don't know why I read all this stuff over, and the only thing I seen down there once is what the county said about the driveway that's about it, but you understand that.

Kavanaugh: Yes, the county did mention that you know they don't like to have the true curb cuts and you know it's a busy road. But since there's nothing planned right now they let it be and then reserve the right to comment later if something else is proposed on the site. The other item that we mention in the letter was the requirements when there's a re-platting of land that sewer and water hookups are attained. That was a request to have that requirement waived as to Lot 2 as there is no plans to develop that lot at this time. Mr. Gronquist will continue to live at the property and he can certainly make a request if he felt that wasn't appropriate, but I haven't received any information about that at this time, as to his lot. As he will be living there I assume the City will insist upon that.

Mursko: Right now, we are under this year's mandatory connection in that district, they would have been required to hook up, regardless if they did subdivision or not. In this particular case, October is the deadline for sewer and water hookup. There would not have been a requirement to hookup on a vacant piece of property however you would have through a developer's agreement understand that you would incur the cost once you develop the property and you would be subject to both sewer and water connection fees.

Kavanaugh: Understood. And that's the basic lay of the land on this request and proposal. I'm here for questions if you have any. Thank you Chair and members of the Commission.

Hanegraaf: Kris, do you have anything? Any Questions?

King: I just, I did notice in the engineers' report, I believe something about the existing sewer line and water line being shown on the plat.

Mursko: That it wasn't shown on the plat?

King: Right. Is it?

Bobick: Number 6 on the... it says both lots will be required to hook up to city utilities. Number 6 on the....

King: No, it is number 4, you're right, because it does say existing city sanitary, sewer, utilities, should be shown on the preliminary plat sanitary main line exists on the north side.

Mursko: And certainly, that would be a condition of the engineer.

King: I know in the one picture there's sewer listed, what is that in reference to? Down by the, I assume the SPA B and C are the soil boring, or what are them, what is SPA on the picture.

Wolowski: What page are you on?

King: 11. I don't know what that means.

Haslerud: So, I think you are looking at the attachments to the Watershed Districts decision.

Kavanaugh: I believe that's where they did the soil borings, the testing, to determine the wetlands delineations. So that was part of the process to...

King: And there's a sewer back in the back corner?

Mursko: The sewer stub should be in the street. Those are soil borings, these are samples. So, the yellow dots....

King: Yeah, what is that?

Mursko: Did you do a locate for the gate valve for the sewer? There's a green triangle on the, I think that's the Rice Creek map.

King: Because at the property too, there's like black plastic, that's kind of surrounding, kind of back in that corner. So, did you notice that when you were out there? I just was curious because I thought the hookups were....

Mursko: The stubs are in the street.

Kavanaugh: These are Kjolhaug's photos. And your right, its from the wetland delineation but I don't know what he was flagging on the map.

Kavanaugh: Yeah and were not aware of any other issues in that corner, from our surveyor or anything like that.

Hanegraaf: Pam?

Wolowski: Nope, looks good.

Hanegraaf: Barb? Do you have anything?

Bobick: Well, I was questioning what it is zoned at? On the public hearing notice says, it refers to it as C/R, Community Retail, and then the City Planners letter says its Rural Residential.

Mursko: It is Community Retail.

Bobick: Okay

Mursko: The use is Residential, but the zoning is Community Retail.

Bobick: And don't both of those require a 5-acre minimum? For the lot? Each lot size?

Mursko: The lot size in the freeway district is ½ acre, if your hooked to public utilities.

Bobick: So, will they have to hookup to public utilities then? Because they want to postpone it.

Mursko: The cities requirement is that they hookup to utilities if the planning commission feels there a waiver or feel that its appropriate, you can certainly recommend it. But I will say that this year is a mandatory requirement for everyone. Regardless if they did the subdivision, it would have been required.

Bobick: This year?

Mursko: This year. By October.

Bobick: So, their request to prolong the hookup, would not be appropriate than?

Kavanaugh: We're referencing lot 2, which will have no buildings or any development on it at this time. So, lot 1 will be continued to be used as a residential property and he will be required to hookup, is my understanding. We feel, it would be, if there's going to be sewer and water brought to lot 2 it wouldn't be used. It would be a waste of resources to bring that to that lot.

Bobick: Isn't that a requirement?

Mursko: It's a vacant lot, there's nothing developed on it, so until there's development on the lot they don't have to bring utilities, you wouldn't know where development was they would be bringing pipes into nowhere. It would be just guessing. We have never required anyone to bring in utilities. Although I do understand what the engineer is talking about, there's no stubs to the second lot. You'd be required to put in the stubs and extend the lines when you do develop.

Kavanaugh: Right, and just so you have some context too, were in a purchase agreement right now, doing due diligence on the property, this is part of that in the purchase agreement, there's a right of first refusal as to lot 1, in the event that that could be brought into any potential of future development projects so there's and recombine basically into whatever the purposed development would be. So then at that time would already be sewer and water going to lot 1, which would also service potentially lot 2, depending on what was put there.

Mursko: Right, and so because of this issue, I know what the City Attorney is going to say, and he's going to say, we would have had a developers agreement anyway, it would have been short, in this particular case what he is asking, will be articulated in developer agreement, and it will say when he develops he will put in a second stub and he'll make sure its separate from the other lot. It will actually state it in the developer's agreement as to when he develops. And then it will be recorded with the plat.

Hanegraaf: So, this will never come back to being 1 lot again? You plan to keep 2 lots.

Kavanaugh: It just might be under one ownership and one project correct.

Hanegraaf: So, we're splitting it now, but future it could be one

Mursko: But it will be separate ownership

Wolowski: Right now.

Mursko: Right now.

Wolowski: But there is a potential that you'll come back in and absorb, maybe make an offer on the home. And at that time, you would make it back into one?

Kavanaugh: I'd be back here asking for a site plan review and all that

Mursko: Depending on what your use is.

Kavanaugh: yes.

Hanegraaf: Any other questions, Barb?

Bobick: No.

Hanegraaf: Jody?

Krebs: No.

Hanegraaf: All clear. Okay, its our standard practice here, when we open up the public hearing if you have a seat in the back, we can call you back up for other questions if we need to.

Kavanaugh: Thank you Chair, Members of the Commission.

Hanegraaf: Thank you.

Wolowski: Thank you.

Hanegraaf: We're going to open to the public hearing to everyone and anyone who has any interest in this matter they can step forward state their name and their address, their concerns or opinion on this. I don't hear them running. Nobody wants to come up. Okay we'll close the public hearing.

At this time Chair Hanegraaf closed the Public Hearing. Hearing closed at 7:20 p.m.

Respectfully submitted:

Rochelle Busch, Recording Secretary

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