

City of Columbus
Public Hearing
REHBEIN ESTATES PRELIMINARY PLAT AND CONDITIONAL USE PERMIT
(CUP) RURAL RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD) REQUEST
(PC19-115 and 116)
08.07.19

The July 17th, 2019 Public Hearing to consider a request by the applicant, Widseth Smith Nolting, for a preliminary plat “Rehbein Estates” creating two (2) new lots in the R/R Rural Residential zoning district, as well as, consider a request for a conditional use permit for a rural residential (RR) district planned unit development (PUD) for preliminary plat “Rehbein Estates”. was called to order at 7:05 p.m. by Chair Ron Hanegraaf at the City Hall. Present were Commission members: Kris King, Pam Wolowski, Barb Bobick and Jody Krebs; City Administrator Elizabeth Mursko; City Planning Technician Ben Gutknecht; and Recording Secretary Rochelle Busch.

Also in attendance were Mayor Jesse Preiner; City Council Members Denny Peterson, Shelly Logren and Janet Hegland; Lloyd and Debra Rehbein, John Young, Frank Walters, Ann Leonard, Dean Wright, Matt Weiland, Mike Hylandsson, Shawn Kupcho, Mark Mullozzi, and Randy Allee.

Hanegraaf: Now we’re going to have a public hearing and discussion for the Rehbein Estates Preliminary Plat and Conditional Use Permit CUP Rural Residential Planned Unit Development a PUD Request, pages 1-21 and enclosure. And at this time, I would like to ask the recording secretary to read the notice as published, both.

Notice was read at this time by the recording secretary.

Hanegraaf: Thank you, Rochelle. At this time, I’d like to ask the applicant, or their representatives to please come forward and if you could state your name and address for the record. That’s you Lloyd and I’m not going to even say the last name. I know Lloyd Rehbein. I got to ask you for your name again Lloyd.

Rehbein: Lloyd Rehbein.

Hanegraaf: And your address

Rehbein: 9257 168th Ave

Hanegraaf: Thank you, can you move the mic up a little closer to you. And you sir, could you state your name and address?

Kupcho: My name is Shawn Kupcho. I’m a land surveyor with Widseth Smith Nolting in Forest Lake, Minnesota.

Hanegraaf: Okay, thank you both. If you could just give us, I know Lloyd you've been here in February, and whatever, we kind of know what's going on. But for the record if you could just give us a little background on what you are asking.

Kupcho: I can present the narrative here.

Hanegraaf: That would be fine.

Kupcho: Lloyd Rehbein owns a property at 9257 168th Ave NE, consisting of 15.27 acres, along Kettle River BLVD. He would like to subdivide his property into 3 platted lots. 2 newly created lots are proposed to front along Kettle River BLVD and the proposed 3rd lot has the existing residence and would like to keep his access to 168th Ave NE, on the south there. Proposed lot 1 contains 3.48 acres and has a proposed lot width of 200 feet, in the back there, a little longer along the road. Proposed lot 2 contains 3.76 acres, and also has a proposed lot width of 200 feet in the back. For proposed lot 3 contains 7.45 acres and has a 66-foot-wide easement for access to 168th Ave NE. Lloyd is proposing to dedicate 0.58 acres to Anoka County for County highway number 62. And that would be 60 feet and that was confirmed by Anoka County Highway what they wanted to take.

Hanegraaf: Okay, thank you.

Kupcho: Lloyd would like to request the City to grant an approval for a conditional use permit for the rural residential PUD development standards of lot averaging, for the two proposed lots that are under 5 acres. And also, would like to request the City to grant an approval for a conditional use permit for dimension variation of the minimum lot width 220 feet under the flexible dimension standards.

Hanegraaf: Okay, did it go from 220 to 200? Is that right? That's what you're going to?

Kupcho: I believe so, yeah.

Hanegraaf: Okay. Thank you. The only question I have, I got a little confused. Are you going to have one driveway there, that's going to split off into 2 properties, or is it going to be 2 driveways? What did Anoka County Approve?

Kupcho: With the letter, Anoka County will allow access points for lot 1 and lot 2 within 30 feet of the common lot line between lots 1 and 2. So that east west line in the middle to allow access on 30 feet on the north and 30 feet on the south, for the access points. It doesn't say it has to be 1 approach. It does say...

Bobick: I think they said it.

Kupcho: It says it has to have culverts with 6 to 1 safety grates and aprons are required.

Mursko: So, what the county does is the county likes to see driveways either use a common access point when there's 2 driveways because they don't want multiple access points along a road is at 50 or 55 MPH. So, when you do have new lots come on board, they understand that people don't want to share driveways because that sometimes creates complications. And so, what they say is that because they know that driveways are approximately 16 feet wide with an apron and such with culverts, they'd like to see the driveways within the 30 feet of the common lot line. And for the most part seen that before, in this particular case if you look on your preliminary plat, you'll see the driveways are on the extremes of the lot. They are kind of on the outside lot areas here. And I've talked with the surveyor, Shawn, and he said that he will revise the plat to reflect what the county is requesting. And I've talked to Lloyd and he understands that he does have to apply to Anoka County to get a permit in order to create the driveways and whoever buys the driveways will follow through but understanding we're not the jurisdiction that permits it. They just create the guidelines and the plat then shows the guidelines and then the building official when he issues the permit knows where the driveway should be.

Hanegraaf: Thank you. I have no other questions. Jody do you have anything?

Krebs: Did you go over all the findings of facts and recommendations on both the preliminary plat and PUD and everything looks ok?

Kupcho: I believe so.

Krebs: Just checking to make sure.

Hanegraaf: I guess that's a yes.

Kupcho: That's a yes.

Krebs: Okay, good.

Hanegraaf: Anything else Jody?

Krebs: I don't have anything else, no.

Hanegraaf: Kris? Do you have any questions?

King: No, I don't.

Hanegraaf: Barb?

Bobick: No.

Hanegraaf: Pam?

Wolowski: Nope.

Hanegraaf: Well, we will move along here then. We're going to open up the hearing to public hearing. If you guys could have a chair upfront its protocol, that we can call you back later if we have questions. We're going to open up to the public hearing here. Just stay close by. I appreciate it. We're going to open the public hearing to everyone and anyone who has an interest in this matter and present testimony as evidence in support of their position. We ask when you come up you give your name and your address. Is there anybody in the crowd that would like to step forward and give a comment or a statement about this request? Hearing none we'll close the public hearing, with the right to reopen.

At this time Chair Hanegraaf closed the Public Hearing. Hearing closed at 7:12 p.m.

Respectfully submitted:

Rochelle Busch, Recording Secretary