

**City of Columbus**  
**Public Hearing**  
**15452 Zodiac St NE- Variance (PC19-119)**  
**08.21.19**

The August 21<sup>st</sup>, 2019 Public Hearing to consider a variance request by the applicant, Arthur Schwartz Jr., for a Type III mound septic system at zero-inch (0”) separation from the required twelve inch (12”) above unsaturated soil was called to order at 7:01 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; City Planner Dean Johnson and Recording Secretary Rochelle Busch.

Also, in attendance were Mayor Jesse Preiner; City Council Members Denny Peterson, Shelly Logren and Janet Hegland; John Young, Mike and Deb Jordan, Dennis Cornelius, Rex Swanson, Mitch Zoza, Phil Hoey, Tom Palmquist, and Mark Huss.

**Hanegraaf:** Now we’re going to have a public hearing and discussion for 15452 Zodiac Street, a variance request for a type III mound septic system at zero-inch separation, pages 1-9. And at this time, I would like to ask the recording secretary to read the notice as published.

Notice was read at this time by the recording secretary.

**Hanegraaf:** Thank you, Rochelle. The applicant Arthur Schwartz Jr. is not here tonight, so we’re going to direct this to Ben and he’s going to explain it to us.

**Gutknecht:** Alright so this as stated in the public notice is an application for a variance for a type III septic. Because Columbus has quite a high-water table this is an unprecedented phenomenon. I talked to the to the building inspector Leon today, and about 25% of Columbus residential areas, existing residential areas, have something similar to this. Maybe not type III, but a separation issue. We even have in our ordinance at a separation at 6”, it can be an administrative variance, which means it doesn’t have to go through Planning Commission. But anything under, such as zero-inch separation between the top of the septic and modeled soil, we like to bring to Planning Commission, just so everyone is aware of what is going on. For this particular case it was to sell a home. The septic was out of compliance, and to bring it into compliance we needed to have a variance to allow this type III mound system.

**Hanegraaf:** Thank you, Ben. Does anybody have any questions for Ben?

**King:** The only question is, and we talked about it is for the alternative septic site.

**Gutknecht:** And I did look and speak with Elizabeth and because this one is at zero separation there is the possibility for the alternative would be either this is the alternative from the original one that had failed. Or another alternative would be at zero separation, because the alternative would be at the same of zero separation. You can’t really get worse or better than that.

**King:** But they do have room.

**Gutknecht:** Yeah.

**Hanegraaf:** Anybody have any questions for Ben? Okay, at this time I'm going to open up the hearing to public hearing. Is there anyone who as an interest in this matter can step forward and present testimony as evidence in this issue. Is there anyone that would like to step forward and discuss this? Or give their points of view? Hearing none I'm going to close the hearing, with the right to reopen.

At this time Chair Hanegraaf closed the Public Hearing. Hearing closed at 7:05 p.m.

Respectfully submitted:

Rochelle Busch, Recording Secretary