

**CITY OF COLUMBUS  
PUBLIC HEARING IN ALTERNATIVE MEETING FORMAT  
STATUTES SECTION 13D.021  
BARE HOME 14744 HORNSBY ST NE  
CUP AMENDMENT (PC20-110)  
06.17.2020**

The 06.17.2020 Public Hearing to consider a request by the applicant, Bare Home, Josh Pribyl, for a conditional use permit amendment to update the design of the architectural elevations approved by the City Council on 11.25.19 at 14744 Hornsby St NE., was called to order at 7:08 p.m. by Chair Ron Hanegraaf at the City Hall. Present were Commission member Kris King, and Barb Bobick. Present via telephone were Commission members: Steve Wagamon, and Pam Wolowski; City Administrator Elizabeth Mursko; City Planning Technician Ben Gutknecht; City Planner Dean Johnson; and Administrative Technician Rochelle Busch. The meeting was held in a telephonic meeting format.

Also, in attendance via telephone were: Mayor Jesse Preiner; City Council members: Janet Hegland, and Shelly Logren; Megan and Chad Toft, Rob and Kathy Osterberg, Liz Otremba, Josh Pribyl, Danielle DeVito, and Greg Stotko.

**Hanegraaf:** Now we will go on to item number 5 on the Planning Commission agenda. A public hearing and discussion for 14744 Hornsby St NE. Bare Home, Prib. Capital LLC Conditional use permit amendment application for the revision of the approved architectural design and landscape plan. Pages 1-27, enclosures E1-E7. So, Mr. Josh Pribyl.

**Busch:** Ron, I have to read my...

**Hanegraaf:** Oh, I'm sorry. Hold on a minute Josh. Rochelle would you read the posted publish notice in the paper?

Notice was read at this time by the recording secretary.

**Hanegraaf:** Thank you Rochelle. I gather at this time, we would like Josh Pribyl of Bare Homes and representative acknowledge their presence, which they already have I believe. Do you need their names and address Rochelle?

**Busch:** No.

**Hanegraaf:** No, Okay. Mr. Pribyl, can I call you Josh?

**Pribyl:** Sure.

**Hanegraaf:** Okay, you're requesting a conditional use permit amendment regarding the exterior of your building, located at 14744 Hornsby ST NE. As noted in your letter dated 5.11.2020, page number 4 of the packet, you mention the previous design submitted to the Columbus City

Council on 11.19.2019 and approved by the council on 11.25.2019. Could you explain why you want to change that design to your new version, as noted on your application?

**Pribyl:** Yeah. We think that the approved design could be approved upon. And Liz took the lead on this and with a fresh set of eyes, we came up with a revised design, is what we come up with.

**Hanegraaf:** Did you kind of make an agreement with the council on this other one though that was approved on 11.25.2019?

**Pribyl:** The agreed upon design?

**Hanegraaf:** Yeah.

**Pribyl:** That was the agreed upon design.

**Hanegraaf:** Elizabeth, before we go into the public hearing, could you give us a little history on this?

**Otremba:** Yes.

**Hanegraaf:** Oh, I'm sorry. I'm talking about another Liz, Elizabeth our City Administrator. Oh, okay Liz, with Bare Homes, why don't you go first. Thank you.

**Otremba:** Okay, so in regard to your question, we did take another look at this when I started with Bare Home in the beginning of the year in January. As I'm coming in as the creative director for the company with more of an architectural design background, looking at how we are going to move forward with our brand. I reviewed plans for the design that was approved on 11.25.2019. And didn't feel that it was really in line with architectural design. No fault of anybody, other than the fact that no body had that experience on the staff at the time. So, it was agreed upon, however we thought that we like we could do better. And we wanted to potentially create a solution that would hopefully solve both of our concerns and either make sure that it blends in well with the environment. Even more than that decision that was approved. And also align with the original architecture and design of the building.

**Hanegraaf:** When you say the original, you're talking about the initial? The one in 2018 with the exposed aggregate? Or are you talking about the second version?

**Otremba:** Sorry, the approved 11.25.19 design.

**Hanegraaf:** Is that all you have to say Liz?

**Otremba:** That's the reason why we did it, why we approached it again. Do you want me to expand on the narrative? I can certainly do that.

**Hanegraaf:** I don't know, we are looking at 3 different designs here. The one that you sent to us, the proposed one on page E3 is awful similar to the initial one. Where it started out.

**Otremba:** Okay, so could you tell me what page you're on?

**Hanegraaf:** I was just looking at the, the one you proposed. The 2020 design. It's very similar to the initial one that started out. We don't have that copy here, do we?

**King:** Because it was never approved, the state of the building when it was built. This is Kris. That was never the intent. The original approved one was the exposed aggregate that was the grays and browns. The building that was built was never approved upon. So, we don't have a plan of that because it was never before the council.

**Hanegraaf:** That was the one that was all white? Why don't we go to Elizabeth the City Administrator and have her explain a little history on what was going on.

**Mursko:** So, this is Elizabeth Mursko, City Administrator. Back in 2018 when this Bare Home first came before the City Council, they had a design and it was an exposed aggregate building. And then last year they had indicated that they had a change in their branding, and they wanted more of a clean look to as Liz outlined before, to blend with their brand. I think from the City perspective we were looking more at architectural design; we were looking at multiple colors and we were looking at trying to blend colors with the bridge and some of the other things that were going on at the time. And so, I think when we were working with Josh indicating what the City Council wanted to see, we talked about articulation and some design that would add more than just flat walls and flat white paint. And so, Josh I think that you spent a lot of time with Council Members and they spent time with you talking about dimension and making it look closer to the design that was initially approved. And I know that you went through many design renditions and then landed on the design that was approved on 11.25.2019. And I think that we can all appreciate change. We all have been very flexible through a multitude of changes in the last 6 months. So, we understand that you have a brand change and that you want to blend that brand change with what your doing today. However, I'm looking at the design and I'm not seeing really a lot of that dimension and a lot of that kind of eye-catching things, that we talked about with articulation and roof line and that kind of thing. And we were trying to do that with paint and landscaping. And so, I think that we need to get a little bit closer. But certainly, we can get feedback from the Planning Commission. And I understand that the council members that were assigned to the initial design team to come up with a design are on the phone. If they want to add anything, they could certainly add something to my brief overview.

**Hanegraaf:** Elizabeth, should I open it up to public hearing? Or should I ask if one of the Council Members wants to make a comment before we open that up?

**Mursko:** I think you can do it either way.

**Hanegraaf:** Well I tell you what, we're going to open it up to a public hearing. But we would like to reserve the right to come back to talk to you again Josh. Also, if you have any comments concerning testimony taken from the public. Okay it's time to open up the public hearing for the public, anyone who has any interest in this matter and wants to present testimony as evidence on this issue, please acknowledge themselves by stating their name and address, after which you have

the floor to speak. Hearing no response, I'm going to close... Can we leave the public hearing open? And just ask if Council Member Hegland or the other Council Members want to add in on this.

**Mursko:** That would be your discussion. If there's no public testimony than there's no public testimony.

**Hanegraaf:** Okay, we're going to 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