

**CITY OF COLUMBUS
PUBLIC HEARING IN ALTERNATIVE MEETING FORMAT
STATUTES SECTION 13D.021
16941 KETTLE RIVER BLVD.,
VARIANCE REQUEST (PC20-112)
08.05.2020**

The 08.05.2020 Public Hearing to consider a request by the applicant, Matthew Greene, for the expansion of an existing legal nonconforming structure (accessory building) that was placed at a front yard setback of 45 feet in 1984, located at 16941 Kettle River BLVD, was called to order at 8:19 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 Associate Planner 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, Jeff Duraine and Shelly Logren; Kendall Friese, and Matthew Greene.

The meeting was held in a telephonic meeting format.

Hanegraaf: Alright, we're going to go to item number 8 on the agenda. The public hearing and discussion, 16941 Kettle River Blvd, Matt Greene variance request from the City Code section &A-470 and 7A-801 to expand a legal nonconforming structure (accessory building. Pages 20-35. Rochelle would you like to read the notice as published?

Notice was read at this time by the recording secretary.

Hanegraaf: Thank you Rochelle. At this time, we would like Matt Greene the applicant of the variance request to acknowledge their presence and state their name and address.

Greene: Matt Greene.16941 Kettle River Blvd.

Hanegraaf: Good Evening Mr. Greene, can I call you Matt?

Greene: You can.

Hanegraaf: Okay, Matt. The Commission received your application with the description of your project. There appears to be a history with your garage going back to June 18th of 1981. Could you brief us a little about your project and the history of the project?

Greene: The history of my project, my parents bought the house when I was a little one. And they built the garage I believe in 1981. And I would like to do now, is build an addition on to my garage of 16 x 26 addition, uniform with my house. (unintelligible) I would like it more uniform, with more garage space. And that's where I am now.

Hanegraaf: Okay, there must have been something going on with the phone there. We missed the middle of that. So, your parents had the house first in 1981 they built the garage in the back and there was a lean-to that was built with it.

Greene: Correct.

Hanegraaf: And you took down the lean-to.

Greene: Yes.

Hanegraaf: Okay, and now you want to build on a 16 x 26, is it?

Greene: 16 x 26. Same footprint as far as depth wise. No closer to the right of way or road. The setback would be the same. I'm just trying to get more garage space.

Hanegraaf: Also, for the record, Matt, the City Staff recommends that we adopt the findings and approve the variance subject to 3 conditions of approval. Did you receive a copy of these findings and conditions?

Greene: Yes.

Hanegraaf: And do you have any questions or comments about them that you would like to express?

Greene: Not at this time.

Hanegraaf: Well, we are going to open up the floor to the other commission members to see if they have some comments or questions. Starting with Barb and move to the left to Steve. Barb do you have anything.

Bobick: No, I think (unintelligible) they were granted the variance. The slab is there. So, its not taking up anymore space. And I definitely think it will improve the property.

Hanegraaf: Steve.

Wagamon: I agree. I have no questions neither. Just one thing, please don't run a business out of it. That would be the only thing I would say. I have no questions at all.

Greene: I've been on the phone for over an hour. No, I won't run a business out of it.

Wagamon: Thank you.

Hanegraaf: Kris?

King: Hi Matt. This is Kris. Thanks for talking to me the other night. The only question I have is, with the 45-foot setback is that to your sidewall or are you going to have an overhang on the garage?

Greene: No, that will be to the overhang of the, you know the one-foot overhang of the trusses, but nothing further out.

King: Okay, perfect thank you.

Hanegraaf: Pam?

Wolowski: Hi Matt. This is Pam. I live close to you and I walk that area a lot. And I am kind of excited to see that because I think that the floor plan is all set for this project and its going to tidy up your property nice. And I do not feel like it will encroach on your neighbors. I think it will look good and I appreciate you going through the steps to approved. And that's all I have.

Hanegraaf: Thank you, Pam. Does anybody on the staff have Ben, Dean or Elizabeth, have any comments?

Mursko: I have nothing.

Gutknecht: Nothing.

Hanegraaf: Dean?

Johnson: Nothing here.

Hanegraaf: 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 the issue please acknowledge themselves by stating their name and address after which you have the floor to speak. Anybody out there like to make a comment or a statement? Having no one coming forth, we will close the public hearing and open up discussion for the Planning Commission.

At this time Chair Hanegraaf closed the Public Hearing. Hearing closed at 8:26 p.m.

Respectfully submitted:

Rochelle Busch, Recording Secretary