

**City of Columbus**  
**Public Hearing – City View Electric CUP Amendment (PC-14-106)**  
**14331 Lake Drive NE**  
**July 16, 2014**

The July 16, 2014 Public Hearing to receive testimony regarding the request of City View Electric for a Conditional Use Permit amendment to allow two additional buildings (storage facilities) at 14331 Lake Drive NE, Columbus, MN was called to order at 7:02 p.m. by Chair Garth Sternberg at the City Hall. Present were Commission members Mark Daly, Pam Wolowski, Jesse Preiner, and Jody Krebs; City Administrator Elizabeth Mursko, Planner Dean Johnson, and Recording Secretary Karen Boland.

Also in attendance were City Council member Denny Peterson, Mike Nelson, Mark and Jackie Kotchen, Pat Kinsella, Michael Healey, and Pat Preiner.

**Sternberg:** Next we'll have a Public Hearing and discussion for 14331 Lake Drive CUP amendment application, pages 1 through 11 and enclosure. And at this time I'd like to ask the secretary to read the notice.

Notice was read at this time.

**Sternberg:** Thank you. At this time I'd like to ask the applicants to come forward. Can you guys just state your name and address for the record?

**Kinsella:** Yeah. I'm Pat Kinsella, owner of City View Electric. 2791 116<sup>th</sup> Avenue. That's where I live. The property address is 14331 Lake Drive.

**Nelson:** My name's Mike Nelson. I'm the Vice President of City Electric. And my residential address is 18429 Third Street in East Bethel.

**Sternberg:** Thank you. Can you please explain what it is that you're asking of us this evening? Have a seat. Go ahead and have a seat.

**Nelson:** So, our proposal...we purchased this property last year and I have the existing building on there, and we're currently, currently using that for a storage facility. And we realize we'd like to increase the use of that land by building another storage facility. We have had a change of plans since we submitted this, but it was too late to, um, kind of stop the proceeding, so I'd like to continue. We actually purchased, last Friday we purchased the property adjacent, um, to that property to the west. Um, the actual address is – this property is kind of land-locked, if you're familiar with it. Um, that property address...the property purchased last week is 14309 Lake Drive. So now we would have better access. We would actually propose...we'd have to – this is probably three years down the road—this office building that we wanted to put up on this property, we'll probably put it on this front property, the one that's along Lake Drive.

**Sternberg:** Okay.

**Nelson:** So, we would still like the ability to have...when we submitted, understanding we would be the...partially, the Phase 1 and Phase 2 would be treated separately. We wanted to have it listed that way so we didn't have to come and reapply if one got rejected. But, our thoughts would be to have basically a Phase 1 building this year, and a Phase 2 building maybe a year or two down the road. But, again, it would just be a storage facility, not an office. We are now going to put our office on the, um,...

**Kinsella:** New property.

**Nelson:** ...on the new property that has Lake Drive access directly to Lake Drive. And we would also create a new access down the road, to get into this property without going down the neighbor's driveway.

**Sternberg:** Sure.

**Kinsella:** We would abandon...

**Nelson:** A shared driveway.

**Kinsella:** But then, at the same time, they said we could use it if we ever wanted to.

**Sternberg:** Sure.

**Kinsella:** We became friends.

**Sternberg:** Well that's good. It's better than the other way around.

**Kinsella:** They're good people.

**Sternberg:** So, all in all, in the end use, it'll be kind of an improvement then, because the neighbors wouldn't have traffic going by their house and so forth.

**Kinsella:** Correct. They've been great and we really appreciate it. Good people. The reason why I need to build this other building...I don't want to, but I have to. It's, um, the winters just killed us. I mean, I lose almost 60,000 a month. We couldn't get any of our vehicles started, and bobcats were frozen, and we had so much snow I just said this is it. I just want a big barn I can put everything in.

**Sternberg:** Sure. That was a cold winter.

**Wolowski:** And long.

**Nelson:** A little history is, uh, we've been in business since 1987. Currently our location, our main office, is in St. Paul. We've got just under 100 employees, and we do all commercial electrical work. Um, Pat is a sole proprietor, he's not a partnership. And, uh, I think we'd be a good steward of...of Columbus.

**Kinsella:** You're all supposed to clap and agree.

**Sternberg:** No, we do agree. We do agree. Well, do we have any questions for the applicants?

**Daly:** Well, we've seen the building layout and the current lot. Phase 1, is the building still going to stay in the same location? Phase 2, you're not going to put it by the property line? You're going to have an office for Phase 2 up in the new lot you purchased?

**Nelson:** We would still like the provision for Phase 2 building, but it would not be an office, it would just be...

**Kinsella:** Cold storage.

**Nelson:** ...cold storage.

**Daly:** So, you're still talking three buildings then, instead of two?

**Nelson:** Right.

**Kinsella:** Well, yeah. The main office though is going to be a 10,000 square-foot office with a...you ever seen Waldoch's? Um, it's going to be just like that, twice as big.

**Nelson:** He's talking... I think he's referring to the existing property, Pat.

**Kinsella:** Oh, the existing one?

**Nelson:** So, the existing, going on there..so, you're correct, there'll be two more buildings, a total of three on that existing property. The property referenced: 14331.

**Daly:** Okay. So Phase 1 and Phase 2 are still the same. Phase 3 is actually going to be the new office building?

**Nelson:** Right. And that's not under discussion right now, because we just purchased it last Friday.

**Daly:** I understand. Thank you.

**Sternberg:** Any other questions?

**Preiner:** I do. When will you start with using your new road, the proposed road? Or, how long do you stay on the neighbor's driveway?

**Kinsella:** Well, I was going to get Rud and do, you know, topography. 'Cause I need to know if there's a lot of fill or, you know, whatever. And, um, I have no problem doing that this fall.

**Nelson:** I imagine we'll have to come see you again to do that.

**Kinsella:** Yeah.

**Preiner:** But your plan...I mean are you, you may do it or you're planning to do it before winter? Not that it matters, either way...

**Kinsella:** Well, the office building, in my mind, is going to be probably another three years from now. It's going to take a year of planning. I mean, it's a lot involved. What would...I can't remember how many people we've got...thirty people, maybe that's going to be working in there? Twenty people?

**Nelson:** Probably closer to 20 in the office.

**Kinsella:** Twenty. All the rest of the crew is... 'cause I have like 40-50 vehicles and they go from job to job. So we really don't ever see these guys unless there's a breakdown. So it's just the main office people, and it's going to take time.

**Nelson:** So, I don't know that, you know, we'd be far enough along in the planning of this new building to just arbitrarily throw in a driveway that may or may not be in the right spot.

**Kinsella:** Correct. Yeah.

**Nelson:** So, it would be...to say it would be the end of this year might be a little optimistic.

**Preiner:** But there's no problem using the same driveway you have and have been using through all your building and all that?

**Kinsella:** No.  
**(thumbs-up sign given by Jackie Kotchen, the neighbor)**

**Nelson:** There won't be any...in this Phase 1 and Phase 2, um, buildings, there really won't be any intensified use. We have one employee that works out of there now, currently. And sometimes two. But, and that won't really change. I mean that...of course, when we initially go the building will have some, it might be intense for a week when we're moving things in there, but then it will just be one or two people in and out of there.

**Preiner:** Okay. Thank you.

**Sternberg:** Any other questions? Okay, at this time, I'm going to open the meeting to the public. Anyone from the public have anything to say on the matter? Okay, at this time I will close the meeting with the right to re-open if necessary.

Hearing closed at 7:10 p.m.  
Respectfully Submitted:

Karen Boland, Recording Secretary