

City of Columbus
Public Hearing – 13621 Lake Drive CUP Amendment Application (PC-15-116)
(Adolfson & Peterson)
Applicant: 5A Partnership I
December 16, 2015

The December 16, 2015 Public Hearing to receive testimony regarding the request of Adolfson & Peterson for a Conditional Use Permit amendment to allow for one additional storage building at 13621 Lake Drive, Columbus, MN was called to order at 7:04 p.m. by Chair Garth Sternberg at the City Hall. Present were Commission members Jim Watson, 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 members Denny Peterson and Bill Krebs; Jon Wycislak, Eric Thomsen, and Pat Preiner.

Sternberg: Now we're going to have a Public Hearing and discussion for 13621 Lake Drive Northeast CUP amendment request, pages 1 through 11. And at this time I would like to ask the secretary to read the notice as published.

Notice was read at this time.

Sternberg: Thank you. At this time I'd like to ask the applicants to please come forward. And, if you could, please state your name and address for the record.

Thomsen: Uh, my name is Eric Thomsen. Um, and my home address is 6210 Green Valley Road, Ramsey, Minnesota.

Sternberg: Thank you. And you can have a seat. And if you could just give us a little background on what it is that you're asking?

Thomsen: Okay, we, uh, if you're familiar with the site, we have a few buildings there now. But, we also have a lot of outside material that is stored outside. And we want to get that inside. The current buildings around the site are too low for housing some of that material that we have there. We're looking at protecting that equipment and getting rid of the truly mess.

Sternberg: And these plans are of the building?

Thomsen: Yeah. Those are, you're looking at it from . . . we put together a bid model of, of the . . . Yes, that's the new building right there (referring to overhead). It'll be going in that green shaded area on the, on the map. It's, uh, the building we're proposing is 60 by 180. And there's, it's currently a fence up there, and it's, it's back about 110 feet or so back from the fence, and about 120 feet, um, yes, about 120 feet away from the other building. It's going to be open, the two long sides. It'll be enclosed on the two, on the two ends of the building. And, if you're familiar with some of the materials stored outside, this allows us to bring a 60-foot steel form into a building without tearing it apart. But from the road you'll be seeing, you'll be seeing that east-west elevation. That's what it'll look like from the road.

Sternberg: Well, do we have any questions of the applicant?

Preiner: I do not.

Wolowski: I don't.

Sternberg: Dean, you see no issues?

Johnson: I don't have any. I'd be happy to answer any questions that you may have. There are a couple of things I'd point out when you're getting ready to make a motion. But, at this time I don't know that there's anything to present.

Sternberg: Okay.

Watson: Mr. Chair?

Sternberg: Yeah.

Watson: One real quick question. This is probably a Dean question. Uh, stormwater drain is in the northeast corner. That's it?

Johnson: Yes.

Watson: Okay. And that's sufficient for . . . ?

Johnson: Uh, based upon the variance that was granted for the site coverage back when the original conditional use permit was granted—and I'll just comment briefly on that—um, we did not have a provision in the commercial industrial district at that time that allowed the City Engineer to review stormwater issues on property that had more than 50% lot coverage. So, there was a variance granted. Since that time, the ordinance has been amended. We do it on a case-by-case basis, and we've had other situations that have exceeded that, and, uh, this is part of Rice Creek. At that time, Rice Creek reviewed those plans along with the City Engineer. But this will not result in any increase in run-off, technically, because Rice Creek regards compacted gravel as impervious. So, this is, this building is being constructed on top of that. One of the conditions that we originally had in the first CUP regarded cleaning the pond. I, I kind of re-phrased that, and indicated that they need to continually clean and maintain the pond for stormwater. So, I'm not aware of any issues, nor did the City Engineer suggest anything to me regarding stormwater.

Watson: Thank you.

Sternberg: Well, is there any more questions?

Krebs: Mr. Chair, I do have one. Um, so, with this, um, structure, how, what percentage of exterior storage will you have then, on site?

Thomsen: Uh, you mean . . .

Krebs: Well, I know there's, in the conditions, you know, that you are able to have the parking of the trailers and the construction forms.

Thomsen: There's still going to be trailers that'll be parked outside.

Krebs: Okay. And construction forms, materials and equipment. So, I'm just, is this decreasing the amount that's going to be sitting outside?

Thomsen: It's decreasing the amount that will be sitting outside. Um, I don't want to use, uh, we, we have blanket racks there where we keep—we have these insulated blankets we use to keep the ground from, you know, keep things from freezing up at our projects, and they're all stored outside right now. They'd be stored inside the building. You know, we have these long red/orange steel forms that we've been storing outside, that'll be stored inside this building. So a lot of the loose stuff that's out there will be inside. Uh, there will still be, um, some miscellaneous, uh, trailer storage there yet.

Krebs: Okay. And so you've read all the findings of facts and the conditions and you . . .

Thomsen: Yes.

Krebs: . . . you understand and you accept those?

Thomsen: Yes.

Krebs: Okay.

Sternberg: Okay. Any more questions? Okay, if you'd like, you can take a seat. Thanks for your . . .

Thomsen: Thank you.

Sternberg: Thanks for coming in. And at this time I'm going to open the meeting to the public—the hearing, to the public. Is there anyone here from the public that wants to speak? Okay, then I'm gonna close the hearing with the right to re-open if it becomes necessary.

Hearing closed at 7:11 p.m.

Respectfully Submitted:

Karen Boland, Recording Secretary