

City of Columbus
Public Hearing – Preiner Rezoning from CS Commercial Showroom to CR Community Retail (PC-16-106)
March 2, 2016

The March 2, 2016 Public Hearing to receive testimony regarding the request for rezoning of two land parcels from CS Commercial Showroom to CR Community Retail was called to order at 7:11 p.m. by Chair Garth Sternberg at the City Hall. Present were Commission members Jim Watson, Pam Wolowski, 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; Jim Faulkner, Aaron Lindeman, Alyssa Reimers of SMJ International, Mike Schwartz, Kevin Dunaway, Curt Nelson, Steve Matthews, Kristina Matthews, Pat Preiner, Mary Preiner, and Jesse Preiner.

Sternberg: Next we're going to have a Public Hearing and discussion: Preiner rezone request, pages 18-24. And, at this time, I will ask the recording secretary to read the notice as published.

Mursko: Mr. Chair, I just want to make sure that the minutes recognize that Planning Commissioner Preiner has stepped down.

Notice was read at this time by the recording secretary.

Sternberg: Thank you. Please state your name and address for the record.

P. Preiner: Uh, Patricia Preiner, 14536 West Freeway Drive; and Mary Preiner, 145 . . .

M. Preiner: 0-8

P. Preiner: 0-8 West Freeway Drive; and Jesse Preiner is . . .

J. Preiner: 8220 Lake Drive.

P. Preiner: Lake Drive. And we are the applicants and the landowners. Uh, Mr. Chair and Planning Commission members. And this is Mr. Jim Faulkner, who is going to do our . . . Address, Jim?

Faulkner: Jim Faulkner, Faulkner Property, LLC, 2350 County Road J, White Bear Township, Minnesota.

Sternberg: Thank you.

P. Preiner: We are here tonight to ask for a rezoning of our property from Commercial Showroom to Community Retail, because we are working on an assisted living/senior apartment project in the frontage. Uh, you can see by the map, it, Gander Mountain's in the lower corner

here—that's 147th. And then right across from there is about five acres we're trying to use to do this assisted living project. And that's the part that's zoned Community, or Showroom right now—Commercial Showroom. So in order to fit under the ordinance we need to ask for a rezoning on that piece of property.

Sternberg: Sounds pretty simple.

P. Preiner: Any questions? Jim I think gave a packet of what we're proposing, so you can see what . . . and then he talked about it at the last meeting, so . . . But that is not allowed under Commercial Showroom, so that's why we're asking.

Sternberg: And we've been told we have too much Commercial Showroom, correct?

Krebs: Yup.

Watson: Yup.

Mursko: I think it's all relative. Yes.

Sternberg: Any questions?

Krebs: No questions. I think, Mr. Chair, we have heard, um, from Mr. Faulkner, um, last meeting, so it gave us some kind of insight as to the structure of how this all will lay out if the ordinance is, um, usable, and this is zoned for that property. So I think it's pretty straightforward for us this evening on this.

Sternberg: I think so too.

Wolowski: Just, uh, one quick question. Have you guys, um, had any contact with Gander Mountain or any concerns on that? Have you spoke with them?

P. Preiner: We have not spoke with them, but I assume they were noticed.

Mursko: Yes, they were.

Wolowski: And was there any response to that?

Mursko: None. We received no letters.

Wolowski: Thank you.

Sternberg: Any other questions?

Mursko: Would you, do you want me to put the proposed pictures up on the screen?

Sternberg: You can if you want.

P. Preiner: And, also, you'll notice that there are two parcels, actually, that we're asking. It's parcel nine, which is a little, um, line, uh, narrow area along the freeway, and that connects to our parcel five. But we're going to need that for access also, so . . . Why don't you tell them what the facility shows.

Faulkner: That is, that is our Fridley assisted living facility, and that's the one-story portion, and our eastern, our eastern part of this development will be very similar to that. And our western portion will be similar to, uh, White Bear. The center and western—the common area and western portion will be similar to our White Bear facilities, which is also a photograph of that in the packet. And that shows some of the two-story detail in that one we're using. So, if you've got that one, Elizabeth, you could just up the White Bear . . . So, we'll have a blend of detailing similar to the ones on the slides.

Sternberg: They look nice.

Faulkner: Thank you.

P. Preiner: I think it'll be a nice addition along the freeway.

Sternberg: Yeah.

P. Preiner: And that'll tie to our other property, which will eventually be the townhome portion of it, but that's a different property.

Krebs: Mr. Chair, just a question for Elizabeth. Um, I see the description in number three. Do we have that other portion in description as well, that she was speaking of? Just to make sure it's in here?

Mursko: Are you talking about the, are you talking about just the sliver of land?

PC Members: Parcel nine and parcel five.

Mursko: Yeah. It is. It is in there.

Krebs: Okay. Okay. I just wanted to make sure.

Sternberg: Any other questions?

Wolowski: Nope.

Sternberg: Okay, at this time, you guys want to take a seat? I'll open the hearing to the public. Is there anyone here from the public that wants to speak on the matter? Anyone from the public? Okay, at this time I'm going to close the hearing with the right to reopen if it becomes necessary.

Hearing closed at 7:18 p.m.

Respectfully Submitted:

Karen Boland, Recording Secretary