

**City of Columbus**  
**Public Hearing – Blake Drilling CUP Application (PC-16-118)**  
**(MN Management Partners, LLC –applicant)**  
**September 7, 2016**

The September 7, 2016 Public Hearing to receive testimony regarding the request for a conditional use permit request for a contractor business (dewatering subcontractor in the utility industry) was called to order at 7:18 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 member Denny Peterson; Todd Voelker, Mike Meyer, John Williams, Lani Blake Thorne, Jeff Joyer, Mary Preiner, and Pat Preiner.

**Sternberg:** Now we're going to move into another Public Hearing and discussion for the Blake Drilling –if you guys want, you can probably just sit there. You look comfortable anyway. –Public Hearing and discussion for the Blake Drilling CUP request, pages 8 through 25 and enclosures. And, at this time, I'd like to ask the recording secretary to read the notice as published.

Notice was read at this time.

**Sternberg:** Thank you. And if you could just give us a little background on your CUP request.

**Williams:** Basically, we're a dewatering contractor, which a lot of people ask us what that is. Um . . .

**Sternberg:** I think we know what that is.

**Preiner:** We know what that is.

**Sternberg:** From sitting up here.

**Williams:** So, um, basically, what we're wanting to do is, uh, move our business over onto one property. We actually currently have three existing properties in the City of Blaine right now. And, uh, would like to try to get everything moved into one central location. A little bit easier to run a business and everything. Uh, we basically load the equipment and trucks in the morning, transport 'em out to job sites. The guys are out working on that all day. Um, at the end of the day they'll come back in the work trucks. Um, they'll have that parked in the lot overnight. They'll take their personal vehicles and go home. So, for the most part, the day-to-day stuff that actually would happen on the site is office personnel; we have a few mechanics, and some yard help that would be, uh, loading trailers and different things throughout the day for tomorrow's business. Um, for the most part, uh, we're looking to have some outside storage of piping that we use on a day-to-day basis, discharge hose, um, obviously extra trucks or trailers would be on the site. Um, bobcats or caterp--, like a, skid loaders, off-road forklifts, some boom trucks, different things that would come and go throughout the season. Most of our work is, um, summertime –summer,

spring, fall. We do bring everything back for the most part, and it would sit in the yard through the winter, with very little activity, for the most part, in wintertime. Um, we don't try to move water below freezing temperatures.

**Sternberg:** I was going to say, that would be a de-icing business, right?

(laughter)

**Williams:** Um, it, it proves to be a little difficult sometimes. Um, so most of the equipment would be back through the winter season. Our intentions are to try to shield as much of what we have from any public sight. We don't want to have anybody seeing what we've got back there, just from a security standpoint. And, we are not interested in upsetting anybody with us being there to work. Um, so we're looking at, uh, we would have a fence around the property. Uh, security reasons for that --try to keep people out that we don't want in there. Um, we've gone through, uh, we're going to have trees, basically, planted between our properties and the residential property that were beyond us, to try to shield anybody from being able to see anything. We were looking at, uh, I believe it was pine trees, that were going to go in, in there -- try to stagger 'em throughout that, so it would create kind of a nice natural shield, that, nobody would have to see that. Also, to try to keep any noise down or anything else. We don't want to bother people with that, as well. We do have two other divisions. We have a rental division that rents the equipment that we use on a day-to-day basis. We also have a, a wholesale company that sells most of the piping and stuff that we use in our day-to-day business in dewatering. Um, and with this piece of property coming in, if we get the approval to do that, like I say, we'd like to bring it all into one spot, so that it's all centralized and we can work a little more efficiently hopefully.

**Sternberg:** Well, thank you for the background. Any questions for the applicants?

**Mursko:** I have the site plan up on the screen for you. So they are proposing two buildings; there's a shop building and then an office building with parking in the front, and then the storage area to be in between the shop and the office building.

**Williams:** The proposed office building is Phase 2, just so you guys are aware of that as well.

**Preiner:** And so you build the shop building and the yard.

**Meyer and Williams:** Yes.

**Williams:** The trees will all go in; the fencing will all go in. Um, the only thing that won't be there is, essentially, the proposed building to—we're all, you know, we're hoping that, uh, the economy keeps rolling the way it is and, uh, you know, we can, get things in order to go ahead and get that other building up as soon as possible.

**Meyer:** ‘Cause that phase really is what brings our company together. ‘Cause right now we’re officing out of a couple of offices, and we want to eliminate that. So, the Phase 2 will bring all of our offices together. So, really, that’s the part that we want to push.

**Sternberg:** Right.

**Meyer:** But . . .

**Sternberg:** I mean, that’s the end result of why you’re doing the whole thing anyways, is to get everything . . .

**Meyer:** Yes. Yeah. Correct. So, if—uh, Elizabeth, can you go back to that previous one where it shows the property with the buildings? Um, we’re going to, across the, where the shop is –or, not where the shop is, where the office is going to be going. The westerly face of that, we will be temporarily putting up a, uh, a shielded fence across there. So, so, where it says, ‘Proposed office Building’ on the west side – so, basically, the, uh, yard side-- we’ll have an entrance down at the bottom, coming in off the driveway, and then that’ll all be a, uh, a shielded fence all the way to our shop. And then we’ll take that down when the new building is put in, and we’ll use that back further on the property. So, um, right away, we will have a fence up across there, shielding it from the, uh, Lake Drive.

**Mursko:** My understanding is that you’re going to build a parking lot.

**Meyer:** Yeah, we’d like to get the complete parking lot all in, all the pavement down. The dirt work is gonna be ready for the building. The two sites will be done right away –well, we’re hoping yet this fall, that we’ll have all the dirt work, I mean, all of that will be done. All of the, uh, uh, they brought it up to grade for the second building—Phase 2—all of that’s gonna be done, um, right away. And then, so, really when Phase 2 comes, it’s taking down the fence to put up that large building.

**Sternberg:** Seems like a good plan. Any other questions? No further questions. I’m going to open the hearing to the public. Is there anyone here from the public that wants to speak? Anyone from the public? Okay. I’m going to close the hearing with the right to reopen if it’s necessary.

Hearing closed at 7:27 p.m.

Respectfully Submitted:

Karen Boland, Recording Secretary