

RECEIVED

JUN 11 2020

City of Columbus

60-Day Deadline = 08.10.2020
120-Day Deadline = 10.09.2020



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16319 Kettle River Blvd. • Columbus, MN 55025
phone: (651) 464-3120
website: ColumbusMN.us

RECEIVED

FEB 28 2020

City of Columbus

60 Day Deadline
Tuesday, April 28, 2020
Receipt #: 21915

Incomplete
03.09.20
+
03.17.20

APPLICATION FOR CONSIDERATION OF CONDITIONAL USE PERMIT, INTERIM USE PERMIT
RE-ZONING, SITE PLAN REVIEW, VARIANCE

APPLICANT:

Name: OUTFRONT MEDIA LLC Phone: 763-251-1954 (Alt.): 612-701-5164
Address: 901 Marquette Ave, Ste 600 Email: John.Bodger@outfrontmedia.com
City: Minneapolis State: MN Zip: 55402

OWNER: (If other than applicant)

Name: Donald Steinke
Sonja Axness Phone (work) _____ (Alt.) _____
Address: 8423 Lake Dr. NE Email: donald.steinke@plantpioneer.com
City: Forest Lake State: MN Zip: 55025

Legal description of property: 24-32-22-43-0002

Lot(s) _____ Block(s) _____ Additions(s) _____

Existing use of property: Billboard-Vacant Present zoning: CS-Commercial Showroom

Action Requested: Please check (✓) Re-zoning Site Plan Review Variance

Conditional Use Permit Interim Use Permit SSTS Administrative Variance

Other (fill in) _____

Description of and reason for request (attach additional information and requirements if necessary)

Interim Use Permit Renewal to allow a large off-premises sign to remain on the property, conforming to the updated code,

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances and current administrative procedures. I further acknowledge the explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

SIGNATURE OF APPLICANT: John Bodger for Outfront DATE: 2-27-20

SIGNATURE OF OWNER: X DATE: X



February 28, 2020

Mr. Ben Gutknecht
City Planning Technician
City of Columbus
16319 Kettle River Boulevard
Columbus, MN 55025

RE: Interim Use Permit Applications

Dear Mr. Gutknecht:

Enclosed are two Interim Use Permit billboard applications for your review. The applications meet the amended Chapter 7B, Section 7B-310 for the I-35 Corridor Large Off-Premises Signs. A check in the amount of \$3,400.00 is included, \$1,700.00 for each application.

The two signs have been on the sites for 20 years and are still in excellent condition. The only changes needed are the addition of support column covers to meet the amended code. Photos and drawings of the sign pole covers and City Logo are attached with each application. The use of imitation stone panels works the best when covering an existing sign pole for weight and wind loads, since the pole was not originally designed for a cover.

Please contact me if you require additional information, thank you.

Sincerely,

A handwritten signature in blue ink that reads "John Bodger".

John Bodger
Real Estate Manager

901 Marquette Avenue, Suite 600, MN 55402
T 763.251.1954 E John.Bodger@outfrontmedia.com C 612.701.5164



16319 Kettle River Blvd. • Columbus, MN 55025
phone: (651) 464-3120
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APPLICATION FOR CONSIDERATION OF CONDITIONAL USE PERMIT, INTERIM USE PERMIT
RE-ZONING, SITE PLAN REVIEW, VARIANCE

APPLICANT:

Name: OUTFRONT MEDIA LLC Phone: 763-251-1954 (Alt): 612-701-5164
Address: 901 Marquette Ave, Ste 600 Email: John.Boelger@outfrontmedia.com
City: Minneapolis State: MN Zip: 55402

OWNER: (If other than applicant)

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Address: 8423 Lake Dr, NE Email: donald.steinke@plantpioneer.com
City: Forest Lake State: MN Zip: 55025

Legal description of property: 24-32-22-43-0002

Lot(s) _____ Block(s) _____ Addition(s) _____

Existing use of property: Billboard-Vacant Present zoning: CS-Commercial Showroom

Action Requested: Please check (✓) Re-zoning Site Plan Review Variance

Conditional Use Permit Interim Use Permit SSTS Administrative Variance

Other (fill in) _____

Description of and reason for request (attach additional information and requirements if necessary)

Interim Use Permit Renewal to allow a large off-premises sign to remain on the property, conforming to the updated code.

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances and current administrative procedures. I further acknowledge the explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

SIGNATURE OF APPLICANT: John Boelger for Outfront DATE: 2-27-20

SIGNATURE OF OWNER: X Donald Steinke DATE: X 2-28-20

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of Applicant: <i>Donald Steinke - Sonja Axxness</i>
Address of Applicant: <i>8423 Lake Dr. NE</i>
City: <i>Forest Lake</i> State: <i>MN</i> Zip: <i>55025</i>
Street Address of Subject Property:
Legal Description of Subject Property: <i>24-32-22-43-0002</i> <i>(see attached Survey)</i>
Signature: <i>X Donald Steinke X</i> Date: <i>2-28-20</i>

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

This affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to final action by the City Council.

Rev. 05.29.19

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of Applicant: <i>Outfront Media LLC</i>		
Address of Applicant: <i>901 Marquette Ave., Suite 600</i>		
City: <i>Minneapolis</i>	State: <i>MN</i>	Zip: <i>55402</i>
Street Address of Subject Property: <i>Eastside I-35 south of 152nd Ave</i>		
Legal Description of Subject Property: <i>24-32-22-43-0002</i> <i>(See attached Survey)</i>		
Signature: <i>John Budge for</i> <i>OUTFRONT</i>		Date: <i>2-27-20</i>

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

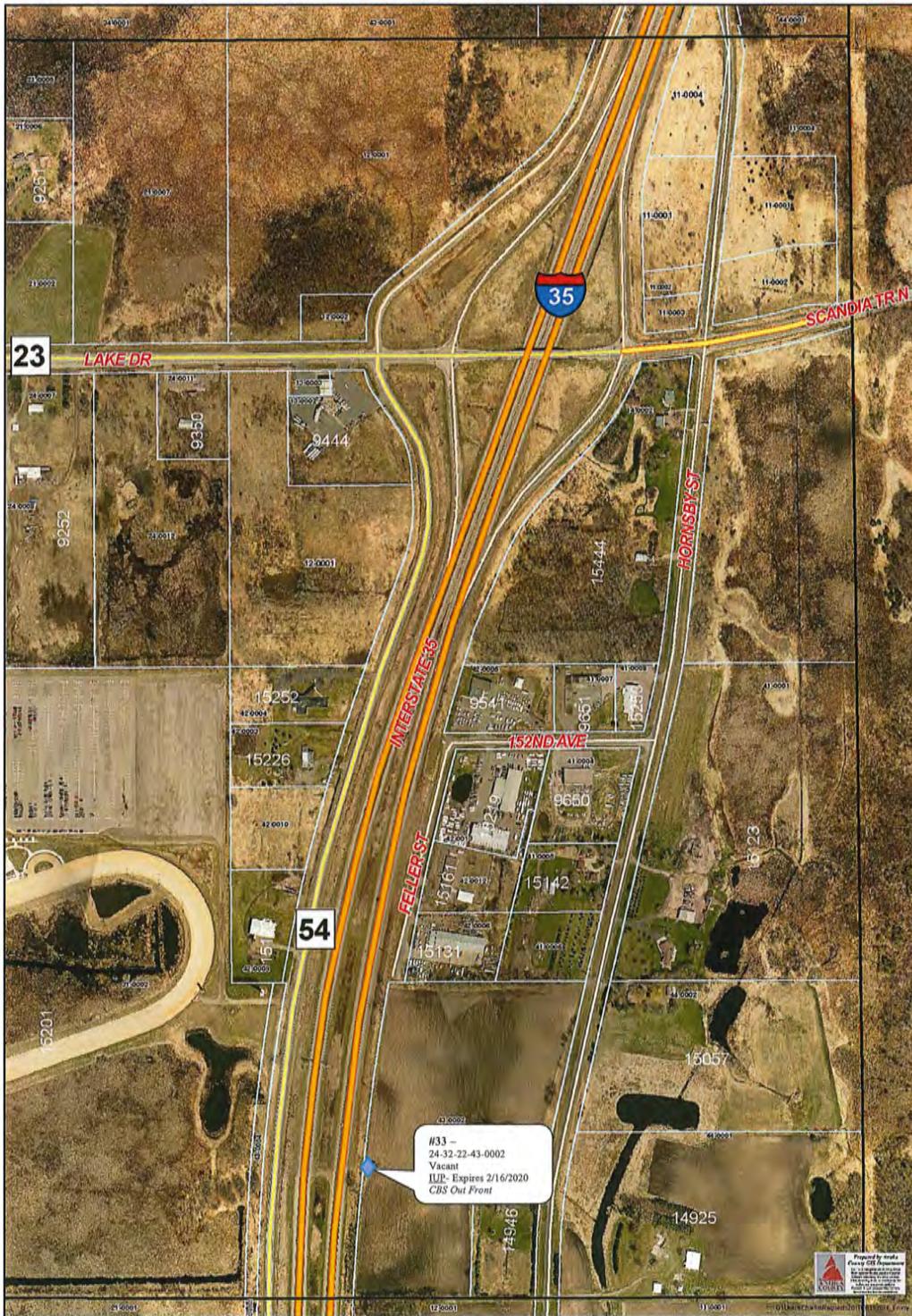
If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

This affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to final action by the City Council.

May 28, 2019
 ◆ = IUP
 ◆ = CUP

City of Columbus 24-32-22



SURVEY FOR OUTFRONT MEDIA

PARENT PARCEL DESCRIPTION

All that part of the South Half of the South East Quarter (S 1/2 of SE 1/4) Section 20-4 (24), Township Thirty-Two (32) North, Range Twenty-Two (22) West, line Westerly of the center line of County Road No. 21 as now laid out and established, and Easterly of the right-of-way of Interstate 35 acquired by the State of Minnesota, excepting the following described tract:

Commencing at the intersection of the center line of Old County State Aid Highway No. 21 with the South line of said Section Twenty Four (24), said point being One Thousand Three Hundred Thirty-Seven and Ninety Eight Hundreds (1337.98) feet West from the South East corner of said Section Twenty Four (24) as measured along said South line; thence South Eighty-Eight degrees (88°), Nineteen Minutes (19'), Thirty Seconds (30") West along said South line a distance of Three Hundred Twenty and Ninety Hundreds (320.90) feet; thence on a bearing due North a distance of Seven Hundred Four (704.0) feet; thence North Eighty Nine degrees (89°), Fifty-Three minutes (53'), Fifty seconds (50") East a distance of Three-Hundred Seventy-One and Ten Hundreds (371.10) feet to its intersection with the center line of said County State Aid Highway, as now laid out and traveled; thence South Eleven degrees (11°), Twenty-Eight minutes (28'), Fifty-Five seconds (55") West and along said center line a distance of Ten and Nine Hundreds (10.09) feet; thence Southerly on a tangential curve concave to the East having a radius of Two Thousand Three Hundred Fifty-Three and Six Hundreds (2353.06) feet for a distance of Four Hundred Fifty-Eight and Fifty-Four Hundreds (458.54) feet; thence South zero degrees (0°), Nineteen minutes (19') West and tangent to said curve a distance of Two Hundred Thirty (230.0) feet to the point of commencement. Subject to an easement for highway purposes over the Easterly Fifty (50) feet thereof as measured at right angles of said center line.

NOTES

1. This survey was prepared without the benefit of a title commitment and may not depict all easements, appurtenances, and encumbrances affecting the property.
2. The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.
3. All distances are in feet.
4. See sheet 2 of 2 sheets for vicinity map and depiction of access to public right-of-way.

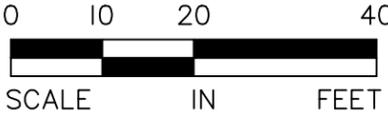
LEGEND

-  ELECTRIC BOX
-  ELECTRIC METER
-  UNDERGROUND ELECTRIC
-  CHAIN-LINK FENCE
-  MNDOT RIGHT-OF-WAY

Design File: 200020	Checked By: PG	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota. PETER GOERS Print Name  Signature 3/16/2020 Date 44110 License Number
Scale: 1" = 20'	Drawn By: DPE	
Date: 3/16/2020	Field Crew: CE	

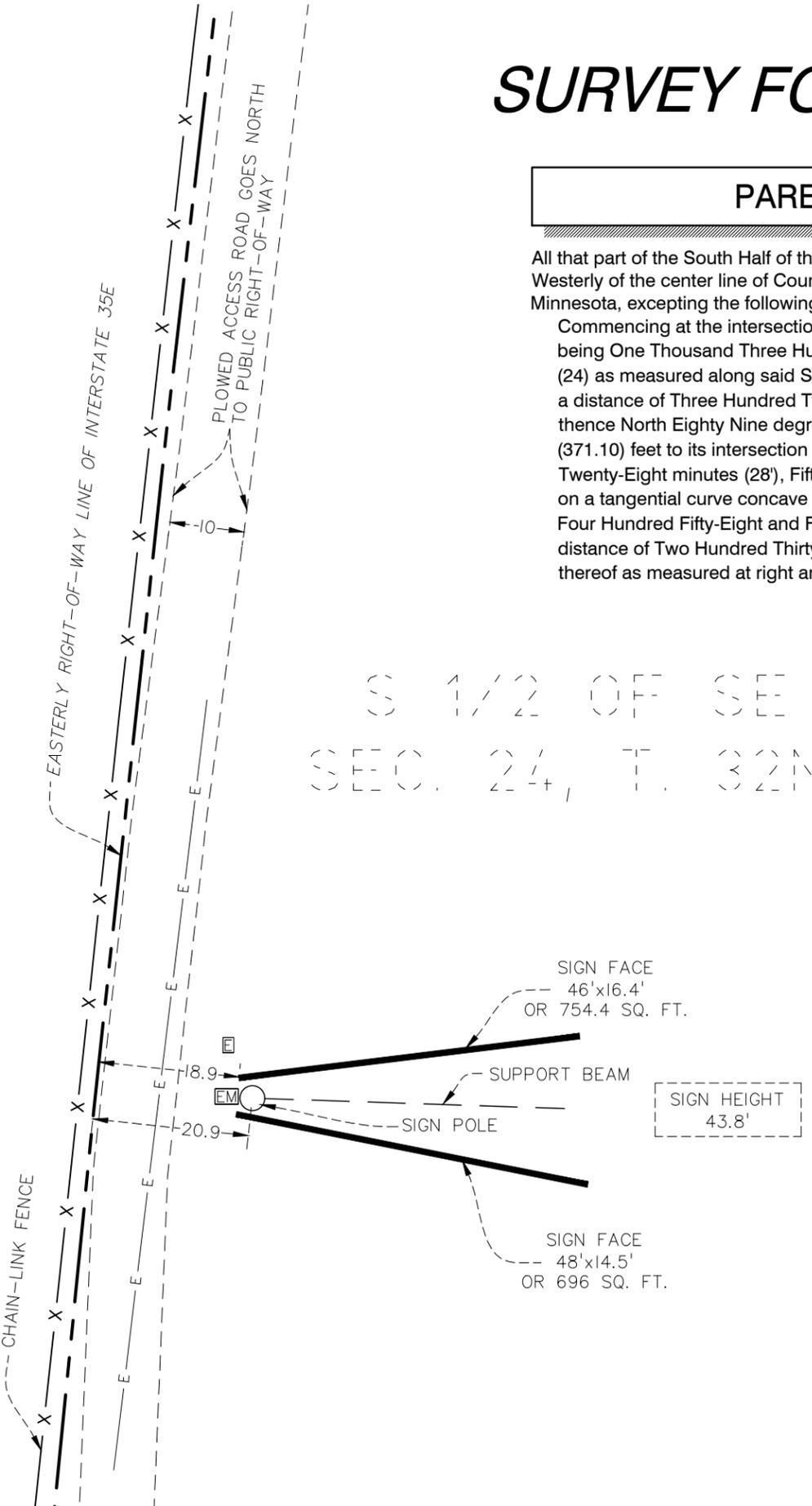
COLUMBUS BILLBOARD SIGN
(NORTH)
COLUMBUS, MINNESOTA

Alliant Engineering, Inc.
733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com



S 1/2 OF SE 1/4 OF
SEC. 24, T. 32N, R. 22W

INTERSTATE 35 E



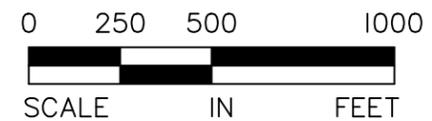
SURVEY FOR OUTFRONT MEDIA



NOTES

The sign is located:

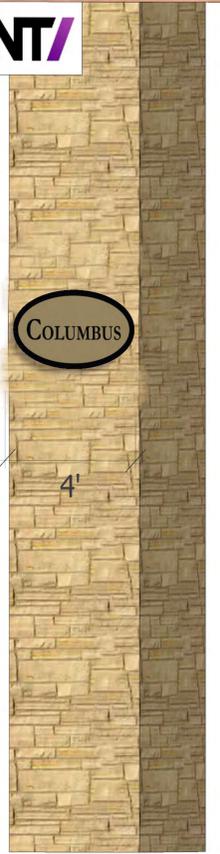
- ±834 feet from Sign A.
- ±1181 feet from Sign B.
- ±851 feet from Sign C.
- ±531 feet from Sign D.
- ±820 feet from Sign E.



Design File: 200020	Checked By: PG	VICINITY MAP
Scale: 1" = 20'	Drawn By: DPE	
Date: 3/16/2020	Field Crew: CE	
COLUMBUS BILLBOARD SIGN (NORTH) COLUMBUS, MINNESOTA		 Alliant Engineering, Inc. 733 Marquette Ave, Ste 700 Minneapolis, MN 55402 612.758.3080 MAIN 612.758.3099 FAX www.alliant-inc.com



OUTFRONT/



4'



OUTFRONT/

COLUMBUS





Grand Country
Nights

SEE YOU IN 2017

AUG 13 - 15
JAKE OWEN
LOCASH
LONESTAR
RANDY HOUSER

GRAND CASINO
BRAND

WALK THE LINE
Sponsored by Grand Casino



MONUMENT POST BILLBOARD | I-35 & I-35E
COLOMBUS, MN



I-35E PARCEL 1 SOUTH BILLBOARD | NB-250'
COLUMBUS, MN



I-35E PARCEL 1 SOUTH BILLBOARD | SB-250'
COLUMBUS, MN



I-35 PARCEL 2 NORTH BILLBOARD | NB-250'
COLUMBUS, MN



Google Earth

I-35 PARCEL 2 NORTH BILLBOARD | NB-150'
COLUMBUS, MN



I-35 PARCEL 2 NORTH BILLBOARD | SB-250'
COLUMBUS, MN

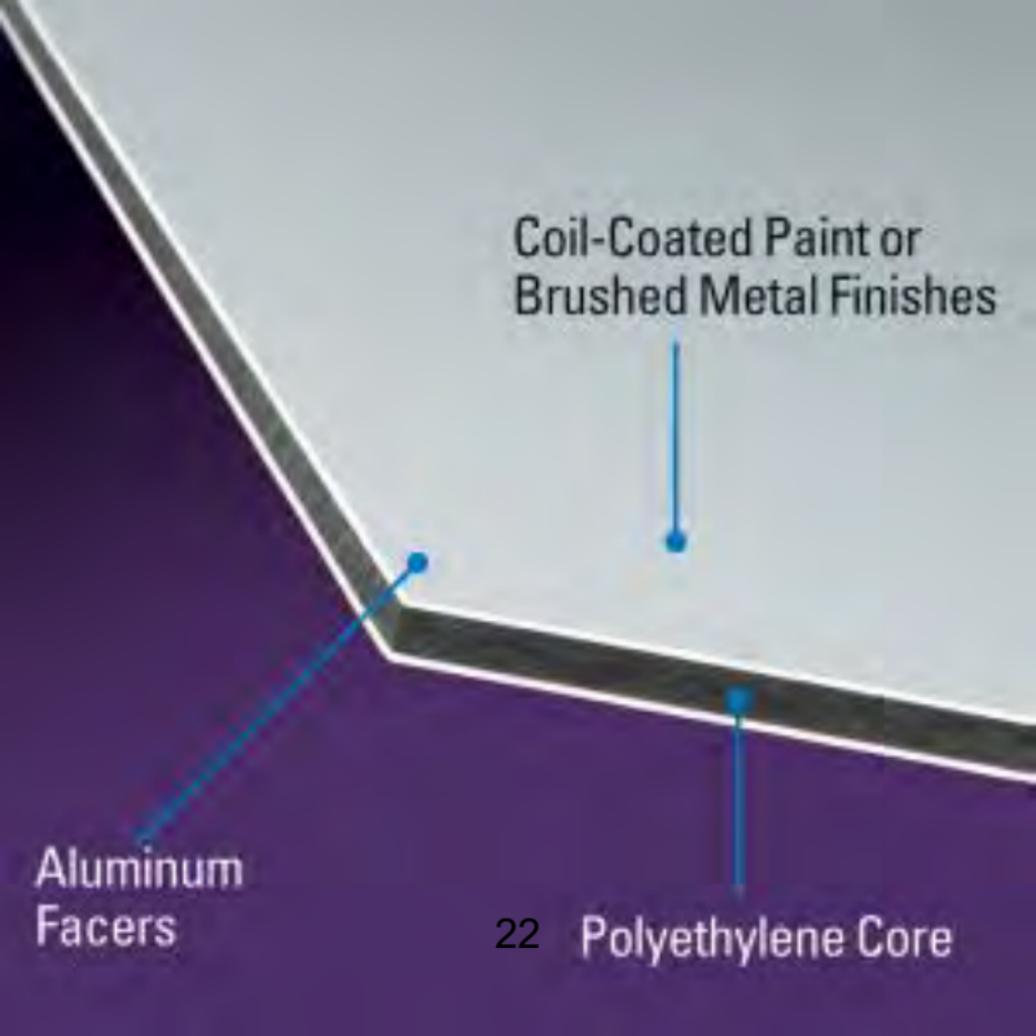
Examples Provided by
Applicant: 08.20.2020



TWIN CITY DISCOUNT **\$29**
GRANITE
WE HAVE QUARTZ, TOO!



COLUMBUS



Coil-Coated Paint or
Brushed Metal Finishes

Aluminum
Facers

22 Polyethylene Core

Billboard stone pole surrounds

Bodger, John <john.bodger@outfrontmedia.com>

Wed 7/8/2020 10:37 AM

To: Ben Gutknecht <planningtech@ci.columbus.mn.us>

 1 attachments (3 MB)

Outdoor Advertising Pole Surrounds - Look Book.pdf;

Ben, an example of one of the pole cover suppliers. In some cases imitaon s tone 4'x8' panels are used to mount on the pole frame, which can be purchased at Menards.

JOHN BODGER

Real Estate Manager

T 763.251.1954

901 Marquette Ave. Ste 600 Minneapolis, MN 55402





PROUDLY USING



LOOK BOOK

OUTDOOR ADVERTISING POLE SURROUNDS



DALE THOMAS

972.400.8174

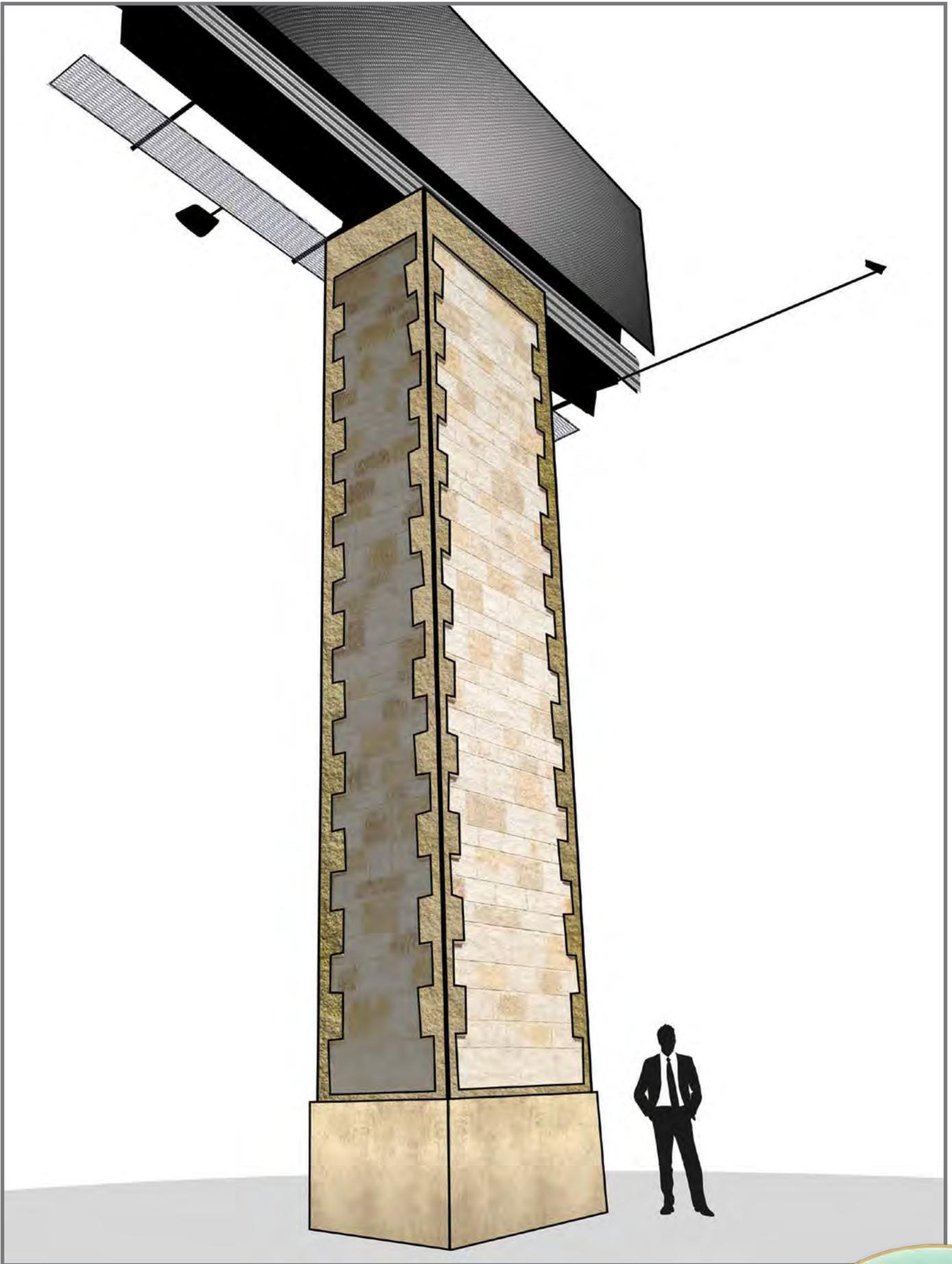
DALE@VALSTONEART.COM

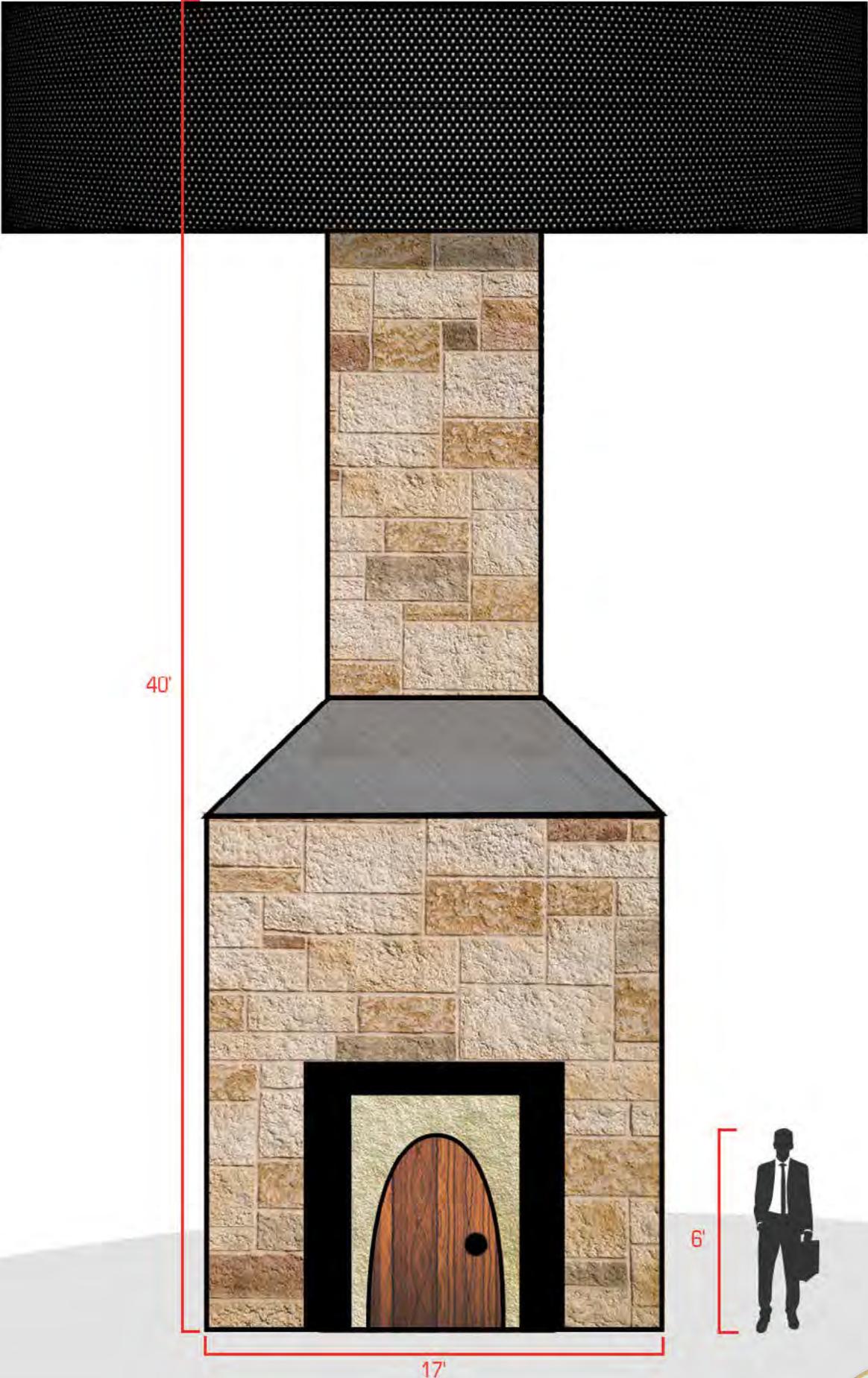
SHAZ SCHADT

336-944-5578

SHAZ@BRAZOSTONE.COM









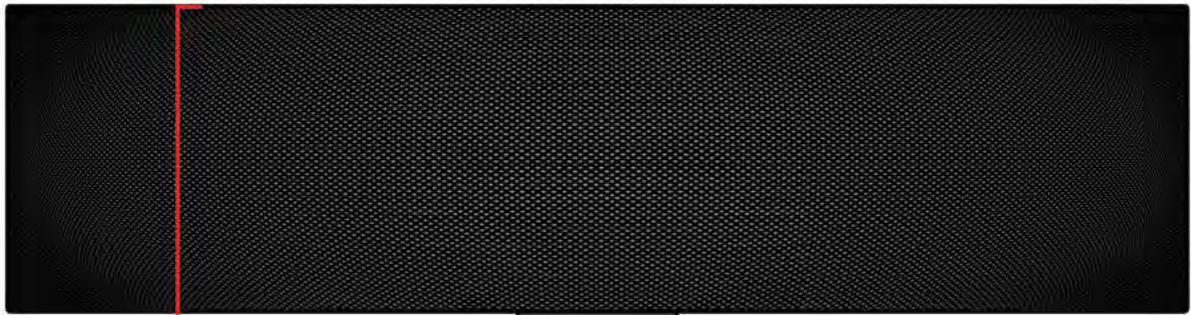
60'



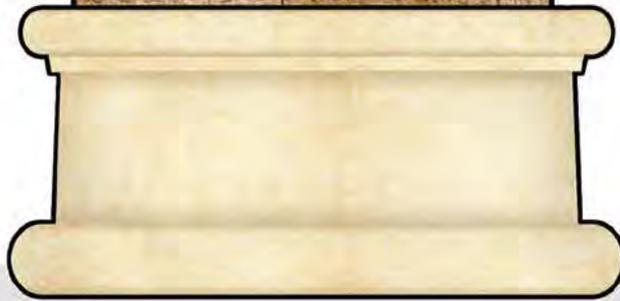
6''

16'





30'



6'

12' square



Outfront billboard lighting and City of Columbus logo sign

Bodger, John <john.bodger@outfrontmedia.com>

Tue 6/9/2020 11:23 AM

To: Ben Gutknecht <planningtech@ci.columbus.mn.us>

📎 3 attachments (1 MB)

Sign-Vue LED fixtures.pdf; Outfront Media Columbus Sign 3.20.jpg; ACM.jpg;

Ben, we use Sign-Vue LED II light fixtures on our signs, these fixtures have been on the Steinke location sign for over 3 years. The City of Columbus logo sign is painted aluminum, see attached. I believe you have the completed survey for the application. Thanks, John

JOHN BODGER

Real Estate Manager

T 763.251.1954

901 Marquette Ave, Ste 600

Minneapolis, MN 55402

The logo for Outfront Media, featuring the word "OUTFRONT" in a bold, black, sans-serif font. The letter "T" is stylized with a purple diagonal stroke through it.

From: [Bodger, John](#)
To: [Ben Gutknecht](#)
Subject: City of Columbus existing led light fixtures info
Date: Tuesday, March 17, 2020 10:10:51 AM

Ben, 4 led lights per sign face, 120 V at 11.7W per unit, our standard exterior sign lighting equipment on timers, John.

JOHN BODGER
Real Estate Manager

T 763.251.1954
901 Marquette Ave, Ste 600
Minneapolis, MN 55402

OUTFRONT 

From: Yang, Andy
Sent: Monday, March 16, 2020 1:06 PM
To: Bodger, John <john.bodger@outfrontmedia.com>
Subject: RE: Incomplete Letter: IUP Application_Rehbein Properties

John,

The lights run off 120v at 111.7W per unit. And each face has 4 light fixtures. Im not sure where we get the Logo's from but I can see if Luke can refer me to where he got it from. Thanks

Andy Yang
Operations Manager

Office 763.540.0031
Mobile 612-968-9623
815 Hwy 169 North, Minneapolis, MN 55441

OUTFRONT 



To: City of Columbus Planning Commission
From: Ben Gutknecht, City Planning Technician
Date: July 6, 2020: Revised July 16, 2020
RE: Interim Use Permit for a Large Off-Premise Sign: Outfront Media

Background: The applicant (Outfront Media) is applying for an Interim Use Permit (IUP) for a Large Off-Premise Sign (billboard). The purpose of the IUP application is twofold. First, the existing IUP permitting the billboard has expired. Secondly, the IUP application includes improvements to the existing billboard that are consistent with recent Chapter 7B amendments. The Chapter 7B Section 310 amendments were the result of a moratorium on Billboards established in 2018 through 2019 to research and review the current standards and specifications for billboards in the City of Columbus. The City Council adopted the amended Chapter 7B on November 13, 2019 with amendments to include the requirement for column support improvements, decreasing the length of an approved IUP, additional standards for dynamic billboards, among other changes. As a result, the applicant is coming forward with an IUP application that contains proposed column cover improvements for review and approval. The Planning Commission has made the determination that they will review each application and design for consistency with the amended Chapter 7B of the City Code. This is the first *formal* IUP application to come to the Planning Commission since the amendment.

After review of the Interim Use Permit Application for an improved Large Off-Premise Sign along Interstate 35, the City of Columbus Planning Staff provides the following Findings of Fact and Recommendations:

Findings of Fact

1. The Interim Use Permit (IUP) application for a Large Off-Premise Sign (billboard) owned by Outfront Media, LLC (Outfront) was received on February 28, 2020 and upon review was deemed incomplete for review with a letter sent on 03.09.20. Additional materials were submitted on 03.16.20 and the application was again deemed incomplete with a letter sent 03.17.20.
2. The applicant submitted additional materials 06.09.20, and upon review was deemed complete with a letter sent 06.11.20.
3. The 60-day review deadline is August 11, 2020.
4. The 120-day review deadline is October 9, 2020.
5. The billboard is located within a leased area on “Property” that is approximately 19 acres (PIN: 24-32-22-43-0002) on property legally described as part of South Half of Southeast

Quarter (S ½ of SE ¼) of Section 24, Township, 32, Range 22, Lying Westerly of Center Line of Hornsby St and Easterly of Right of Way of I35.

6. The Property is zoned as the Community Retail (C/R) district.
7. The use of erecting a Billboard is an interim use in the CR District, subject to the conditions and requirements of Section 7B-310 of the City Code.
8. The existing billboard is static and has been in place approximately 20 years. The first IUP for the billboard was approved on February 16, 2000.
9. The neighboring property due east consists of a legal nonconforming residential land use, the neighboring properties to the north and south are both commercial land uses. Due west is Interstate 35.
10. Outfront Media currently owns and operate five (5) billboards in the City of Columbus, all of which are permitted via IUP.
11. Two (2) of the five (5) billboard IUPs expired as of February 16, 2020.
12. Initially, Outfront applied for two IUPs for billboards currently operating with an expired IUP. However, one of the two applications was withdrawn by Outfront on 05.05.2020 and a demolition permit application was sent shortly after.
13. The proposed column enclosure consists of an imitation stone panel. According to the applicant's narrative dated 02.28.20, this has been found to be most successful when covering an existing pole while not increasing weight or wind loads.
14. The imitation stone is proposed to extend the entire length the support pole, with the oval "Columbus" sign situated near the top of the column. The "Columbus" sign, illustrated on a drawing dated 06.09.20, will be constructed of aluminum with a coil-coated paint or brushed metal finish.
15. The lighting on the billboard will remain the "Sign-Vue LED II" which was installed on this billboard three (3) years ago.
16. The design appears to fulfill the intent of Section 7B-310 (E.16.a-d.) of the City Code. However, the proposed design does require Planning Commission approval in conjunction with the IUP application approval process as outlined in Section 7B-310 (E.16.a)
17. The Planning Commission held a public hearing to consider the Interim Use Permit on July 15th, 2020.

Recommendations

Based upon the above Findings of Fact, the Interim Use Permit for Outfront Media LLC should be approved subject to the following Recommendations:

1. The IUP is subject to the review and recommendations of the Building Official.
2. The IUP is subject to the review and recommendations of the City Attorney.
3. The IUP shall comply with and is subject to all provisions of the City's Zoning Ordinance regarding Large Off-Premises Signs, including but not limited to the provisions of Section 7B-310.

4. The IUP shall be valid for a term of ten (10) years from the date of approval, subject to earlier expiration or revocation as otherwise provided herein.
5. Upon expiration of the Interim Use Permit, the applicant may apply for another Permit or appropriately notice the Zoning Administrator of plans to remove the billboard, as outlined in Section 7B-310 (F) of the City Code.
6. The billboard shall be updated with improved column cover design, dated 02.28.20, and "Columbus" ~~sign logo~~, dated 06.09.20, and located as indicated on the Certified Survey dated 03.16.20.
7. The "Columbus" sign shall be placed on the column over at two thirds (2/3) the height of the billboard column.
8. Any plans to convert the static sign to a dynamic sign during the term of this Permit must follow the amendment process outlined in Section 7B-310 (F.3.) of the City Code.
9. In the event the City Council determines, in its sole discretion, that the billboard is not being conducted in accordance with any term or condition contained herein, the Permit may be revoked by the City Council upon proper notice and a hearing.
10. The applicant shall be obligated to pay all costs and expenses incurred by the City in connection with any proceeding to revoke the Permit, including reasonable attorney's fees and consultant fees.
11. The Permit provided herein is issued solely for the benefit of Outfront Media LLC and may not be sold, assigned, or otherwise transferred in any manner whatsoever.
12. The applicant shall reimburse the City for all out of pocket expenses incurred in the review and issuance of the IUP and for all ongoing inspections and enforcement actions required for the IUP.