

City of Columbus
Public Hearing – Chapter 7A Text Amendment (PC 18-120)
SEPTEMBER 19TH, 2018

The September 19th, 2018 Public Hearing to consider amending the Columbus City Code by adding the following language to Section 7A-773:

**CHAPTER 7A - SECTION 7A-773 COMMERCIAL SHOWROOM (C/S) DISTRICT
CONDITIONAL USES.**

K. Production, assembly, warehousing, distribution, and similar light industrial uses;
except waste management service industries and facilities.

was called to order at 7:22 p.m. by Chair Garth Sternberg at the City Hall. Present were Commission members: James Watson, Pam Wolowski, Jesse Preiner and Jody Krebs; City Administrator Elizabeth Mursko; and Recording Secretary Rochelle Busch.

Also in attendance were City Council members Bill Krebs, and Denny Peterson; Teresa Seltma, Patricia and Merle Chollett, Joyce Fredrickson, Joe and Deb Pribyl, Larry Olson, and Mary and Pat Frohrib.

Sternberg: Now we have a public hearing and discussion for zoning code amendment Chapter 7A-773 Commercial Showroom District Conditional Use Request, pages 19-21. And at this time, I'd like to ask the secretary to read the notice as published.

Notice was read at this time by the recording secretary.

Mursko: What you have before you is, an application from the Pribyl's for a text amendment. The text amendment is to add a conditional use in the showroom district. City Council looked at this a couple weeks ago and indicated that they felt they would support the text amendment, as long as it was a conditional use permit in the commercial showroom, as next year when we guide this particular area it's going to be guided as light industrial through our comprehensive plan amendment. In this particular case you had an applicant who needed this use because he'd like to build this year versus waiting for the comprehensive plan amendment, or the comprehensive plan to be adopted with the light industrial zoning. So, looking at the actual use, what I included in your agenda packet was, first you did see the draft ordinance, or zoning code amendment from the attorney and you also saw the application from Mr. Pribyl he is here. If you want to come up to the table, you are certainly welcome to do that. Also, what I provided for you was a description for the proposed conditional use, so that you had an idea of what they did, or what they plan to do in that building and why they wanted the text amendment to include the production assembly, warehousing, and distribution of items. So, what I have up on the screen now is the commercial showroom, these are the permitted uses that are currently up there. During our discussion at least at the staff level, we looked at it and we said ok looking at what their use is, and looking at what their presenting, and maybe I should stop there. Maybe I should let you (Joe Pribyl), what your business Bare Homes is. And I will follow up with what we thought on how it related to that area.

J. Pribyl: So, it's an e-commerce business, which is like a mini Amazon. We bring in products, mainly from overseas, some domestic. Products come in on containers, it gets unloaded put in the warehouse. And then we get orders, all the orders come in over the internet, and their fulfilled packed and shipped out. It's like 24-hour same day ordering, same day shipment type of operation. Its bedroom linens, so it's like comforters and sheets, and pillows cases and mattress protectors and on and on and on. So, it's a growing business we currently, it's our son's business, he's in Blaine Minnesota. He just moved in 14 months ago. To a 44,000 square foot building out grew it. So now we're looking at this 100,000 square foot building with ability to add on another 100,000 so it would be 200,000 when its filled out. Phase one, phase two. Very safe, very clean, very quiet. Not a lot of traffic, relative to some other businesses. Right now, we are probably averaging one container a day coming in, and one semi-trailer going out. And those, then there's delivery vans too. Picking up stuff and dropping off. When we have this 100,000 square foot building at capacity, we're probably at 4-6 containers set trucks coming in a day, and probably the same amount going out per day. So, it's not like a truck every 30 minutes or something, you know out of some sites. So, it's relatively quiet and safe and clean. Elizabeth toured our current facility.

Mursko: So, with that, I can further discuss it during our discussion to kind of give you an idea from a staff prospective what we're thinking. If you now you want to open to the public, then we can close the hearing and then we can have discussion.

Sternberg: OK at this time I'd like to open the hearing to the public. Anyone from the public want to speak?

"Resident": Where's this going to be?

Sternberg: In the commercial showroom district.

J. Pribyl: On Hornsby St. It's basically across the freeway from Gander Outdoors. Across the interstate on the east side.

"Resident": On the east side of 35?

J. Pribyl: Yes. It's a corn field right now.

Sternberg: Anyone else from the public want to speak? OK I'm going to close the hearing with the right to reopen.

At this time Chair Sternberg closed the Public Hearing. Hearing closed at 7:28 p.m.

Respectfully submitted:

Rochelle Busch, Recording Secretary

2 of 2