

City of Columbus
Public Hearing –JP Ecommerce Preliminary/Final Plat (PC18-122) Request and
13.2 Vacant Lot Hornsby Street Distribution/Warehouse CUP (PC18-123) Request
October 3rd, 2018

The October 3rd, 2018 Public Hearing was held to consider a request for a preliminary & final plat “JP Ecommerce” creating one (1) new lots in the C/S Commercial Showroom zoning district, along with a request for a conditional use permit to allow a production, assembly, warehousing, distribution service facility (Bare Home) was called to order at 7:02 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; Tim Olsen and Josh Pribyl.

Sternberg: Now we have a public hearing and discussion for JP Ecommerce Preliminary/Final Plat request, and Vacant Lot Hornsby ST Distribution Warehouse CUP Bare Home request, pages 1-13 and enclosures, and 14-21 and enclosures. And at this time if the secretary would read both notices as published.

Notice was read at this time by the recording secretary.

Sternberg: Thank you. So, if the applicant can please come forward. Welcome, and if you could just state your name and address for the record please.

J. Pribyl: Josh Pribyl, 1467 8th Ave SE, Forest Lake MN 55025

Sternberg: Thank you Sir. And if you can just give us a little background of what you’re asking.

Mursko: Josh, they’re going to do the Preliminary Plat first and then the CUP.

J. Pribyl: Okay, A little background of the business?

Sternberg: A little background on the Plat first maybe?

J. Pribyl: I’m not too knowledgeable on this, I mean what do you want to know about the...

Mursko: Okay, I’ll help you out here. So, this is the Plat that’s part of a larger parcel, this is on the east side of Hornsby Street. There’s a parcel on the west side, also but again they are only subdividing the parcel on the east. It’s a 2lot subdivision. Josh and his family are going to be purchasing lot 1 block 1 of JP Ecommerce Plat. So, it’s just a 2-lot plat, its 24.96 acres total. And lot 1 block 1 that the Pribyl’s will be purchasing is 13.2 acres. In your agenda packet the property

is adjacent to MNDOT right of way, MNDOT has reviewed the plat and did send a letter stating they did have “No Comment” as they felt there was going to be no impacts. In addition, this is one of the very few plats that has very little wetland. Its only in the upper west corner of the property so very little impact, as far as wetland.

Sternberg: Any questions on the plat from the Planning Commission? No questions?

Krebs: I do, it looks like TKDA had sent a letter and they talked about the preliminary plat and the soil boring locations, and they wanted us to include the Stormwater Management Document dated on 8/7/2018, to be shown in the preliminary plat. So, I think we should add that to #16 of the findings of facts. And you’ve read all the information that was sent by our planner Mr. Johnson? The facts and the recommendations on the Preliminary Plat.

J. Pribyl: You know my dad’s been managing most of the project.

Krebs: He didn’t seem to have any problems with it?

J. Pribyl: No.

Krebs: Okay, thank you.

Sternberg: So, adding the soil borings in for number 16.

Krebs: If that’s the consensus of the committee, then yes.

Watson: Agreed

Sternberg: Sound good?

Wolowski: Yes

Sternberg: Sounds good. Any other questions on the plat?

Watson: Mr. Chair. Number 8 under the findings of facts, state “And will be subject to the discretion of the City Engineer to determine whether or not to propose stormwater system can support the development”. Having the greatest confidence in Mr. Dennis, why does that not read the City Council vs the City Engineer, at the recommendation of the City Engineer? I would recommend the Planning Commission change “discretion of” to the “City Council with the advice of the City Engineer”. And moving that forward to the other ones as well.

Sternberg: Does that make sense, Elizabeth?

Mursko: We can certainly do it that way, the Code says that we only allow 50% Maximum coverage, and it says the Engineer would have to approve the Stormwater plans to exceed that.

But certainly, look at the plans for the stormwater and then the council can approve that. But I think that's fine.

Watson: And here worrying more about setting precedence for down the road should Dennis not be here.

Mursko: Nope it works.

Sternberg: Any questions on the Plat? How about the CUP? We're going to roll right into the CUP.

Watson: Mr. Chair. On the CUP under the findings or fact. Number 7 qualifies as being Commercial Showroom, in the previous, it was noted that was going to Light Industrial with the new comp plan. Should that be noted?

Mursko: Its guided as Light Industrial for the 2018 Comp Plan. But we haven't adopted it yet. It's still out for comment through the end of the year.

Watson: I was just curious, Elizabeth, because in the Plat information it was noted. In the CUP it's not.

Mursko: I think its noted in the plat that we had a Text Amendment to include this use in the C/S district because they didn't have time to wait until next year, until we change the Comp Plan. And as I recall, in the Findings Dean does indicate that it's going to change. And then I think that he cites in the findings that we had a hearing on the 19th changing the code. And then he notes that it's going to be a permitted use or could be. We're all trying to figure out what's going to happen next year. But it's really at the discretion of the Planning Commission and Council as you look at what uses are going to be and what districts and whether you have two districts or four districts. The last time we did this in 1999, some of you were here, but our two zoning districts were FD1 and FD2. And then we then changed it to Light Industrial, Commercial Showroom, Commercial retail. So, we abandoned the old districts when we did the comp plan, so you have that option too next year. It might not even be labeled Light Industrial, it might be labeled something else, and then you'll determine what uses are in each district. It's just facts today.

Watson: Okay, works for me. Thank you, Sir.

Sternberg: So, do you want to give us a little background on what it is you do?

J. Pribyl: Sure. So, we are a bedding company. So, we have our brand of bed sheets, comforters, blankets, mattress pads, that we get manufactured in our brand overseas. We import them currently to our warehouse in Blaine. And then we sell it only online. We are also adding to our product selection with a rolled foam mattress. I don't know if you guys are familiar with that trend of memory foam mattresses being condensed in a box and then shipped. A lot of those

mattress are going ecommerce and were part of that. So, yeah this would be our distribution facility and we also want to have a showroom, not to for purchasing the product, but you know, people driving by wondering what we are, they'd come by and see some of our products and then purchase it online. Or purchase it from maybe a kiosk we have there, and it will ship to them.

Sternberg: Any questions on the CUP?

Watson: No, Sir.

Sternberg: Okay, at this time I'm going to open the hearing to the public, both hearings. Anyone from the public want to speak. Last chance from the public? Okay, I'm going to close the hearing with the right to reopen.

At this time Chair Sternberg closed the Public Hearing. Hearing closed at 7:13 p.m.

Respectfully submitted:

Rochelle Busch, Recording Secretary