



RECEIVED

MAY 11 2020

16319 Kettle River Blvd.
Columbus, MN 55025
Phone: (651) 464-3120 Ext.1008
Website: www.ColumbusMN.us

City of Columbus

60 Day Deadline = 07.10.2020
120 Day Deadline = 09.08.2020

APPLICATION FOR CONSIDERATION OF: **CONDITIONAL USE PERMIT**

Application Information Form

APPLICANT:

Name: Bare Home Phone: 9524843362 (Alt.): _____
Address: 14744 Hornsby St NE Email: hello@barehome.com
City: Columbus State: MN Zip: 55025

OWNER: (If other than applicant)

Name: _____ Phone (work) _____ (Alt.) _____
Address: _____ Email: _____
City: _____ State: _____ Zip: _____

Legal description of property: LOT 1 BLOCK 1 JP ECOMMERCE

Lot(s) 1 Block(s) 1 Additions(s) na

Existing use of property: Distribution Present zoning: _____

Action Requested: Please check (✓):

Conditional Use Permit Conditional Use Permit Amendment

Brief description of the Conditional Use (this does not serve as the narrative submittal requirement)

We would like to update our exterior paint design.



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 Columbus, MN 55025
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Submittals Check List:

Application Information Sheet (Permit)	<input type="checkbox"/>	<u>Information Recommended by Zoning Administrator:</u>
Scaled Site Plan (Showing all current <i>and</i> proposed site conditions such as buildings, traffic circulation, signs, landscaping, etc.)	<input type="checkbox"/>	
Civil Plans (including utility, lighting, etc.)	<input type="checkbox"/>	
Building Elevations	<input checked="" type="checkbox"/>	
Certified Survey	<input type="checkbox"/>	
Narrative Statement (What is the use you're applying for, what activities will be included in such use, how will it affect the community, how will it affect the direct neighborhood, (addressing noise, light glare, odors, fumes, etc)	<input checked="" type="checkbox"/>	
Watershed Approval/Permit (if applicable)	<input type="checkbox"/>	
Required Fees Paid	<input checked="" type="checkbox"/>	
Additional Information (further information that you believe is relevant and helps explain the Conditional Use)	<input checked="" type="checkbox"/>	
<p><i>Note: this checklist is an outline intended to provide a general statement of the required submittals for a Conditional Use Permit. For exact requirements you should refer to the Columbus City Ordinance (Section 7A-540 through 7A-549) found in the Zoning Code available on the City website www.ColumbusMN.us</i></p>		

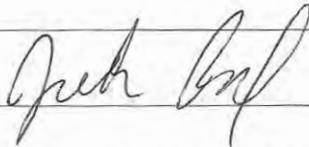
In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances and current administrative procedures. I further acknowledge the explanation as outlined in the application procedures and hereby agree to pay all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

SIGNATURE OF APPLICANT: DATE: 5/5/20
 SIGNATURE OF OWNER: DATE: 5/5/20

For Office Use Only			
Date Application Received	<u>05.11.20</u>	PC # <u>PC20-111</u>	60-Day Deadline <u>07.10.2020</u>
Permit Fee	<u>100.00</u>	Escrow Amount	<u>1,000.00</u> Total Amount Paid <u>\$1,100.00</u>
Date Paid	<u>05.20.20</u>	Check # <u>2116</u>	Receipt # <u>21079</u> ⁶⁰⁰ <u>21078</u> ^{1,000}

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: Bare Home		
Address of Applicant: 14744 Hornsby St NE		
City: Columbus	State: MN	Zip: 55025
Street Address of Subject Property: 14744 Hornsby St NE		
Legal Description of Subject Property: LOT 1 BLOCK 1 JP ECOMMERCE		
Signature: 		Date: 5/5/20

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.

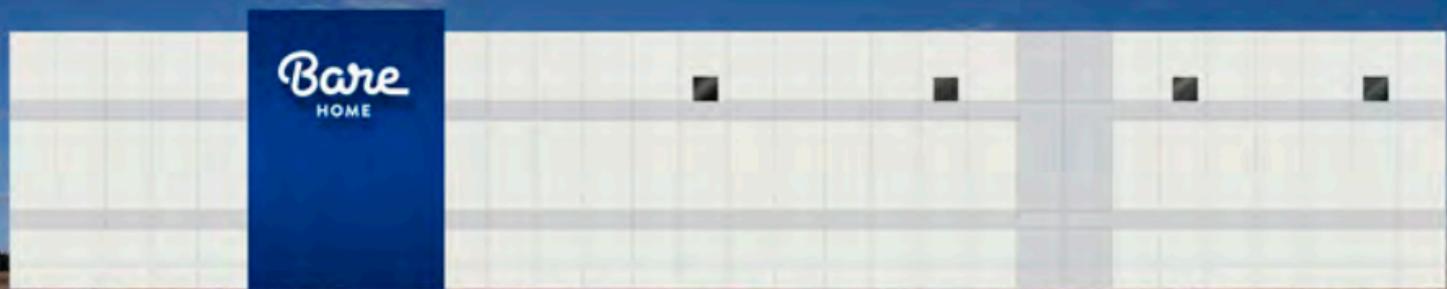
This affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to final action by the City Council.



Headquarters Exterior Design Proposal



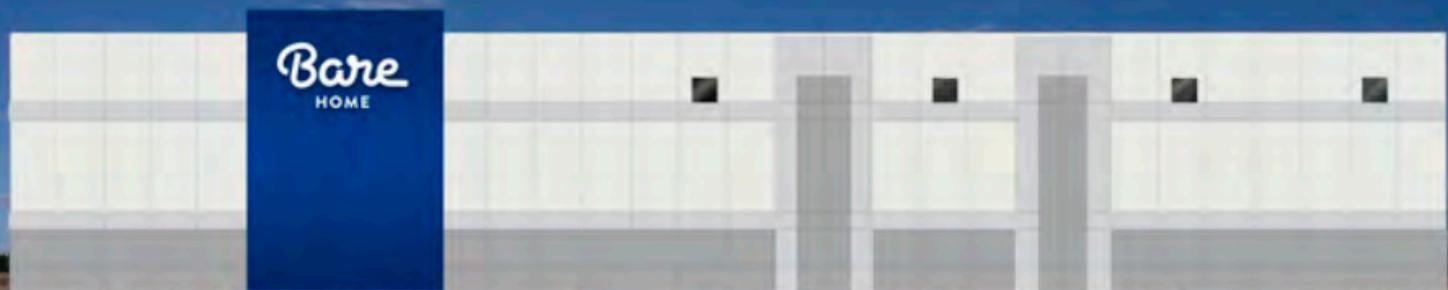
Current Design

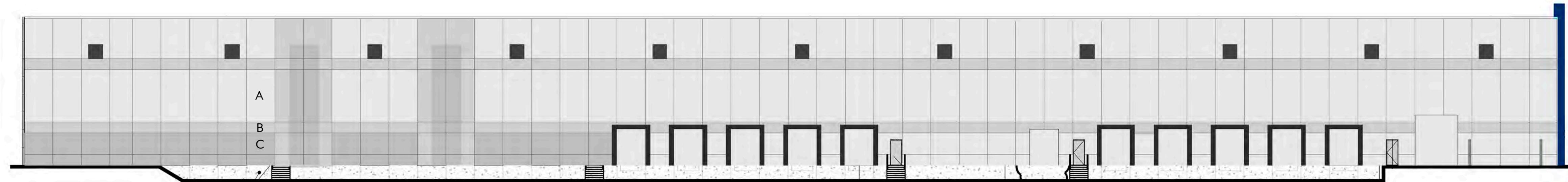


Approved Alteration Design

Headquarters Exterior Design Proposal







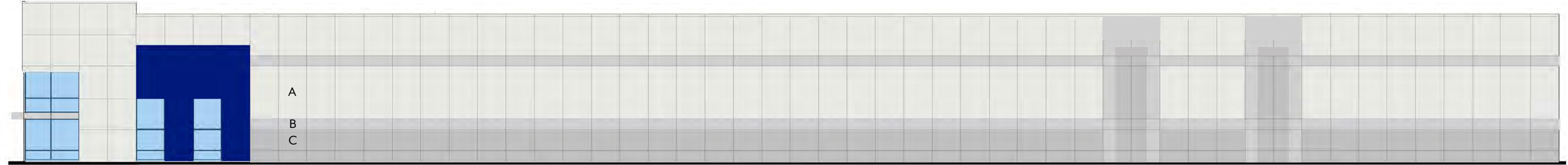
4
A300

SOUTH EXTERIOR ELEVATION

1/16" = 1'-0"

Revision 11.25.2019

One Coat White MEN7400-1	Elemental MEN7060-2	UFO MEN7060-3
A	B	C

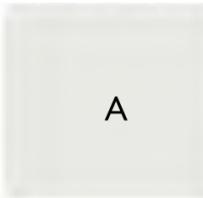


NORTH EXTERIOR ELEVATION

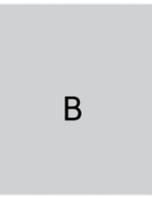
1/16" = 1'-0"

Revision 11.25.2019

One Coat White
MEN7400-1



Elemental
MEN7060-2



UFO
MEN7060-3



TC36



One Coat White
MEN7400-1

Elemental
MEN7060-2

UFO
MEN7060-3

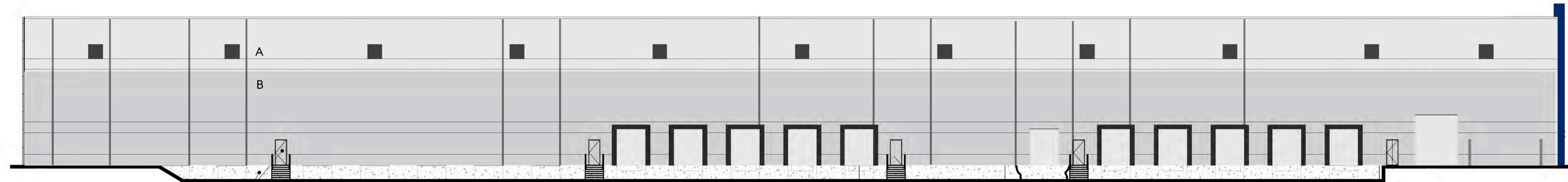
Proposed Design 6/17/2020

Headquarters Exterior Design Proposal





Bare
HOME



4 **SOUTH EXTERIOR ELEVATION**
A300 1/16" = 1'-0"
Proposed 5.14.2020

One Coat White
MEN7400-1

Elemental
MEN7060-2

A

B



NORTH EXTERIOR ELEVATION

1/16" = 1'-0"

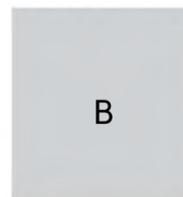
Proposed 5.14.2020

One Coat White
MEN7400-1



A

Elemental
MEN7060-2



B

TC36



One Coat White
MEN7400-1

Elemental
MEN7060-2

Proposed Design A 7/15/2020

Headquarters Exterior Design Proposal



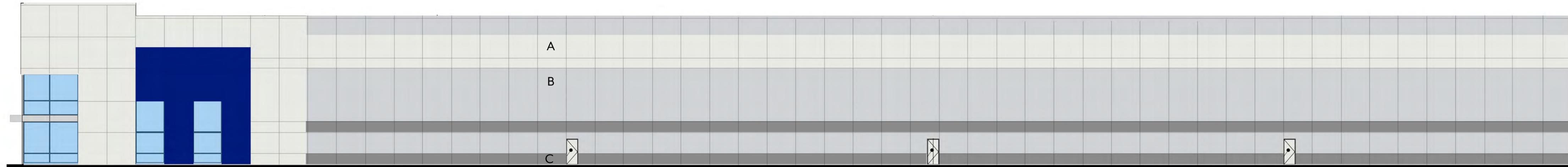


Bare
HOME



4 **SOUTH EXTERIOR ELEVATION**
 A300 1/16" = 1'-0"
 Proposed 7.15.2020

One Coat White MEN7400-1	Elemental MEN7060-2	UFO MEN7060-3
A	B	C



NORTH EXTERIOR ELEVATION

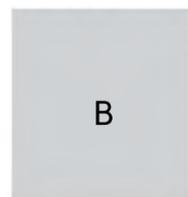
1/16" = 1'-0"

Proposed 7.15.2020

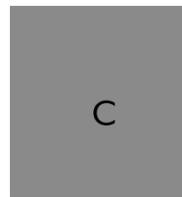
One Coat White
MEN7400-1



Elemental
MEN7060-2



UFO
MEN7060-3



TC36



One Coat White
MEN7400-1

Elemental
MEN7060-2

UFO
MEN7060-3

Proposed Design B 7/15/2020

Headquarters Exterior Design Proposal



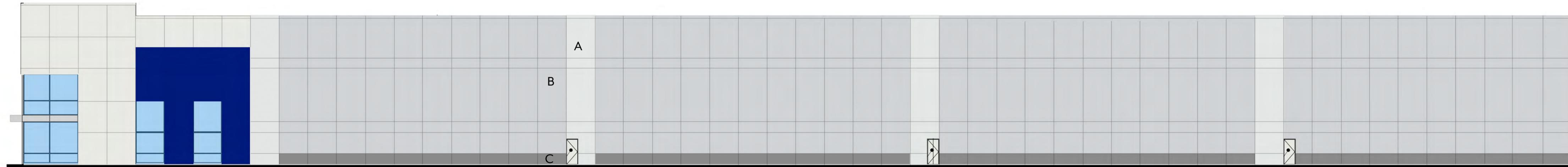


Bare
HOME



4 SOUTH EXTERIOR ELEVATION
 A300 1/16" = 1'-0"
 Proposed 7.15.2020

One Coat White MEN7400-1	Elemental MEN7060-2	UFO MEN7060-3
A	B	C



NORTH EXTERIOR ELEVATION

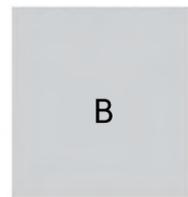
1/16" = 1'-0"

Proposed 7.15.2020

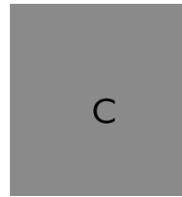
One Coat White
MEN7400-1



Elemental
MEN7060-2



UFO
MEN7060-3



TC36



One Coat White
MEN7400-1

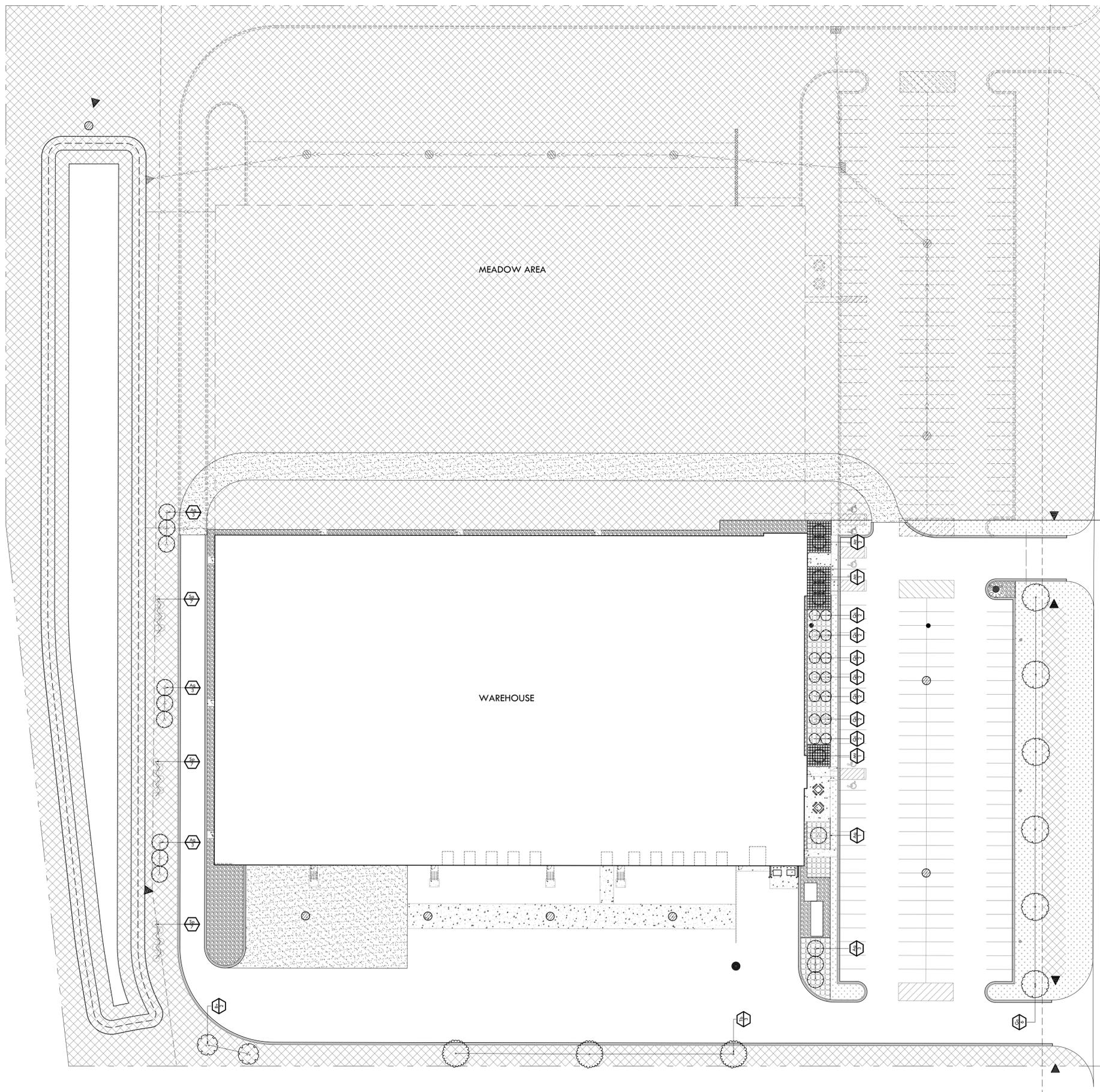
Elemental
MEN7060-2

UFO
MEN7060-3

Landscape Plan 7/15/2020

Headquarters Exterior Design Proposal





GENERAL NOTES

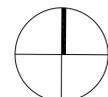
1. USE OF THE WORD 'CONTRACTOR' IN THE DRAWINGS INDICATES BOTH THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ON THE PROJECT.
2. ALL CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE WORK OF OTHERS. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR COORDINATION OF THE WORK. NO ADDITIONAL COMPENSATION WILL BE MADE TO ANY CONTRACTOR FOR EXTRA WORK RESULTING FROM FAILURES OF COORDINATION.
3. THE CONTRACTOR MUST ASSURE COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK OR MATERIALS SUPPLIED.
4. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR, OBTAINING, AND PAYING FOR ALL NECESSARY PERMITS UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL HAVE A COPY OF ALL DRAWINGS WITH THEM ON SITE AT ALL TIMES AND SHALL RECORD ALL MODIFICATIONS/CHANGES TO THE WORK ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE A COMPLETE AS-BUILT SET OF DRAWINGS TO THE LANDSCAPE ARCHITECT AT PROJECT COMPLETION.
6. EXCEPT FOR ITEMS SPECIFICALLY MARKED AS 'BY OTHERS' OR 'NOT IN CONTRACT', IT IS THE INTENT OF THESE DRAWINGS TO DESCRIBE A COMPLETE PROJECT. THE CONTRACTOR MUST THOROUGHLY REVIEW THE DRAWINGS PRIOR TO SUBMITTING A BID AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ERRORS OR OMISSIONS DISCOVERED. NO ADDITIONAL COMPENSATION WILL BE MADE FOR ITEMS OF WORK NOT SHOWN OR DESCRIBED ON THE DRAWINGS THAT COULD BE REASONABLY INFERRED FROM THE DRAWINGS IN PROVIDING THE OWNER WITH COMPLETE SYSTEMS AND A COMPLETE PROJECT.
7. EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE FROM A SURVEY PERFORMED BY OTHERS. EXISTING TOPOGRAPHIC FEATURES MAY NOT BE EXACT AS TO THEIR LOCATION, CHARACTER, OR NUMBER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE CONDITIONS OF THE SITE PRIOR TO BIDDING AND CONSTRUCTION AND FOR IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR VARIATIONS FROM THE DRAWINGS.
8. THE CONTRACTOR MUST MAINTAIN AND PROTECT ALL BENCH MARKS, SURVEY MONUMENTS, PROPERTY IRONS, LAYOUT STAKES AND OTHER REFERENCE POINTS. ALL FINES AND REPLACEMENT COSTS FOR DAMAGE TO ANY OF THESE ITEMS THAT IS DUE TO THE CONTRACTOR'S ACTS OR NEGLIGENCE ARE THE CONTRACTOR'S RESPONSIBILITY AT NO COST TO THE OWNER.
9. THE CONTRACTOR SHOULD EXPECT TO FIND TELEPHONE, ELECTRIC, GAS, CABLE TELEVISION, AND FIBER OPTIC LINES, IRRIGATION SYSTEMS, AND OTHER PUBLIC AND PRIVATE UTILITIES. THE CONTRACTOR, IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANY, IS RESPONSIBLE TO VERIFY THE LOCATION, SIZE, AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITY. AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL AT 800 252 1166 OR TO NOTIFY THE APPROPRIATE UTILITY COMPANIES AND VERIFY THE EXACT LOCATION, SIZE, AND DEPTH OF ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES.
10. PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND SUBMIT A TRAFFIC CONTROL PLAN COMPLYING WITH THE LATEST EDITION OF THE MNDOT ROADWAY REQUIREMENTS.
11. ALL PLANTED AREAS TO BE MULCHED WITH A 3" LAYER OF SHREDDED HARDWOOD MULCH.
12. ALL PLANTED AREAS TO BE SEPARATED FROM ADJACENT SODDED AREAS WITH COMMERCIAL GRADE STEEL EDGING.
13. ALL SODDED AREAS TO BE IRRIGATED WITH SPRAY OR ROTORS.
14. ALL PLANTED AREAS TO BE IRRIGATED WITH DRIP IRRIGATION.

CODES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL CODES AND ALL OTHER GOVERNING AUTHORITIES HAVING JURISDICTION.
2. APPLICABLE CODES: THIS PROJECT IS TO COMPLY WITH THE CITY OF COLUMBUS MUNICIPAL CODE AND SUB-CODE REQUIREMENTS AND STATE OF MINNESOTA CODE REQUIREMENTS.
3. VERIFY IF THIS PROJECT WILL REQUIRE SPECIAL REVIEW AND APPROVALS FROM THE LOCAL WATERSHED DISTRICT.

-  TURFGRASS SOD
IRRIGATED WITH SPRAY OR ROTOR HEADS
-  MEADOW AREAS
DRILL SEEDED W/ AVENA SATIVA @ 50LBS/ACRE
-  ROCK MAINTENANCE STRIP
3-6" CRUSHED TRAP STONE W/ NON-WOVEN GEOTEXTILE AND COMMERCIAL GRADE STEEL EDGING

1 SITE PLAN
1" = 40' - 0"



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of Minnesota.
Signature: MICHAEL KEENAN, P.L.A.
Printed Name: MICHAEL KEENAN, P.L.A.
Date: 10/23/2019 License Number: 52226

SITE PLAN

BARE HOME
COLUMBUS, MN

REVISIONS
DATE: 7/29/2019
DESCRIPTION: Update Tree Totals. Owner directive.
DATE: 9/25/2019
DESCRIPTION: Add Trees. Owner directive.
DATE: 10/8/2019
DESCRIPTION: Add Shrubs.

DATE: 7.25.2019
DRAWN: SLG
CHECKED: MWK
APPROVED: RLH

PROJECT NO:
155-60-1

SHEET:
L1

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of Minnesota.
Signature: MICHAEL KEENAN, P.L.A.
Date: 7/29/2019 License Number: 52239

PLANTING PLAN

BARE HOME
COLUMBUS, MN

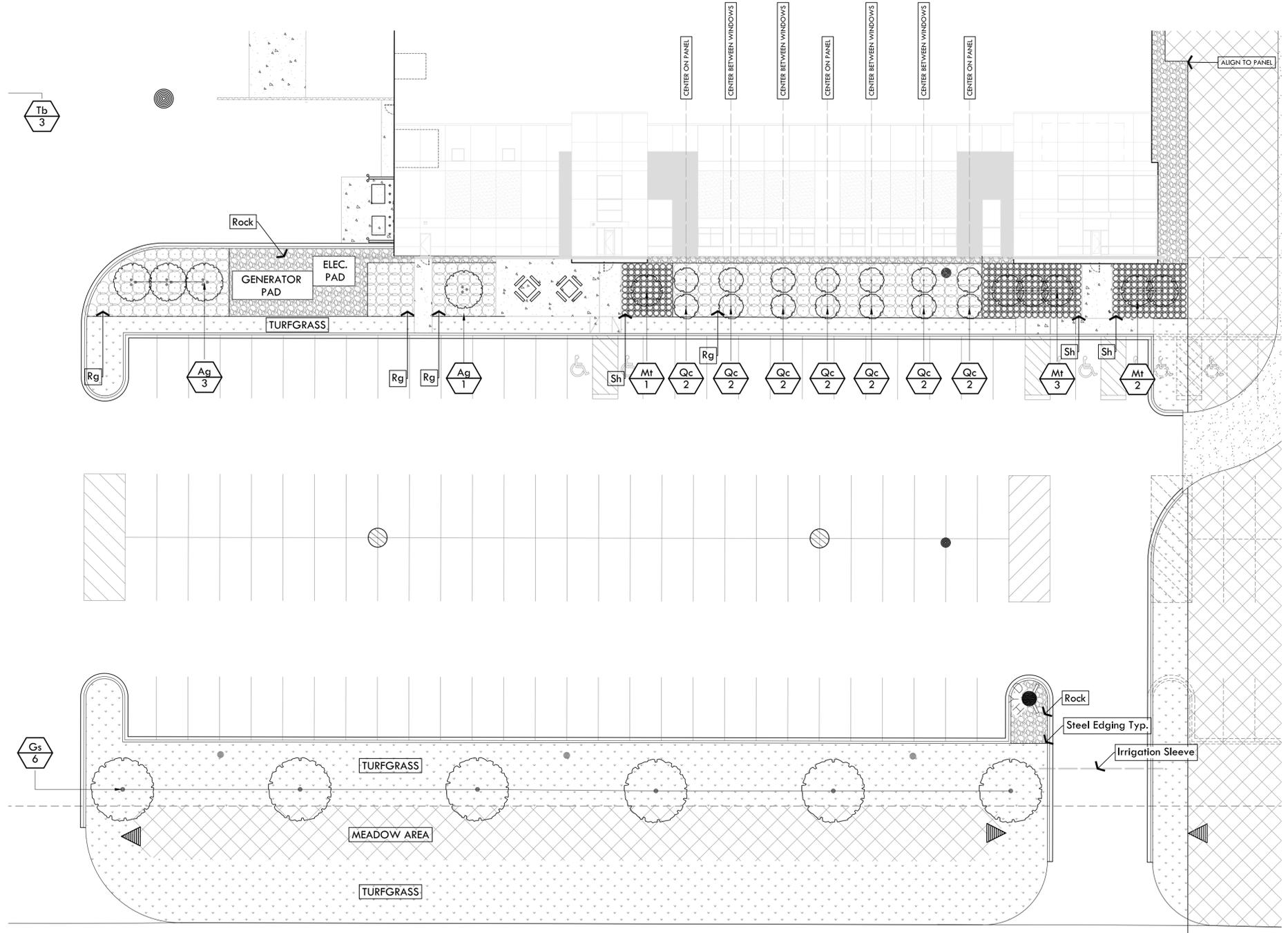
REVISIONS

DATE: 7/29/2019	DESCRIPTION: Tree Total.
Owner Directive.	
DATE: 7/29/2019	DESCRIPTION: Tree layout.
O.D.	

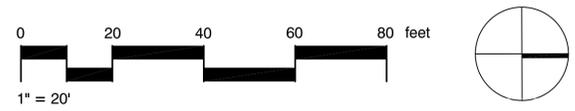
DATE: 7.25.2019
DRAWN: MWK
CHECKED: SLG
APPROVED: RLH

PROJECT NO:
155-60-1

SHEET:
L2



1 PLANTING PLAN
1" = 20' - 0"



TREES	QTY	BOTANICAL / COMMON NAME	CONT
Ag	13	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	8" B&B
Bv	2	Betula papyrifera 'Varen' / Prairie Dream Birch	8" B&B
Gs	6	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	2.5" B&B
Mt	6	Malus x 'Tina' / Tina Crab Apple	2" B&B
Qc	14	Quercus robur x alba 'Crimson Spire' / Crimson Spire Oak	2.5" B&B
Tb	3	Tilia americana 'Boulevard' / Boulevard Linden	2" B&B

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
Rg	231	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#2
Sp	21	Salix purpurea 'Nana' / Dwarf Arctic Willow	#5

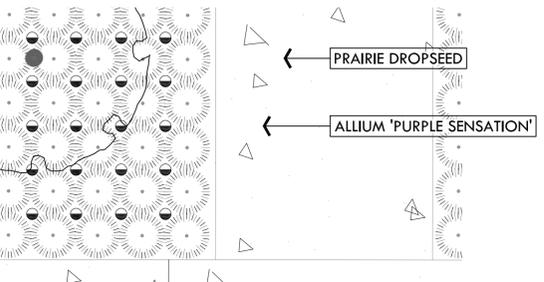
PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT
Ap	264	Allium hollandicum 'Purple Sensation'	Bulb
Sh	324	Sporobolus heterolepis / Prairie Dropseed	#1

PLANTING NOTES

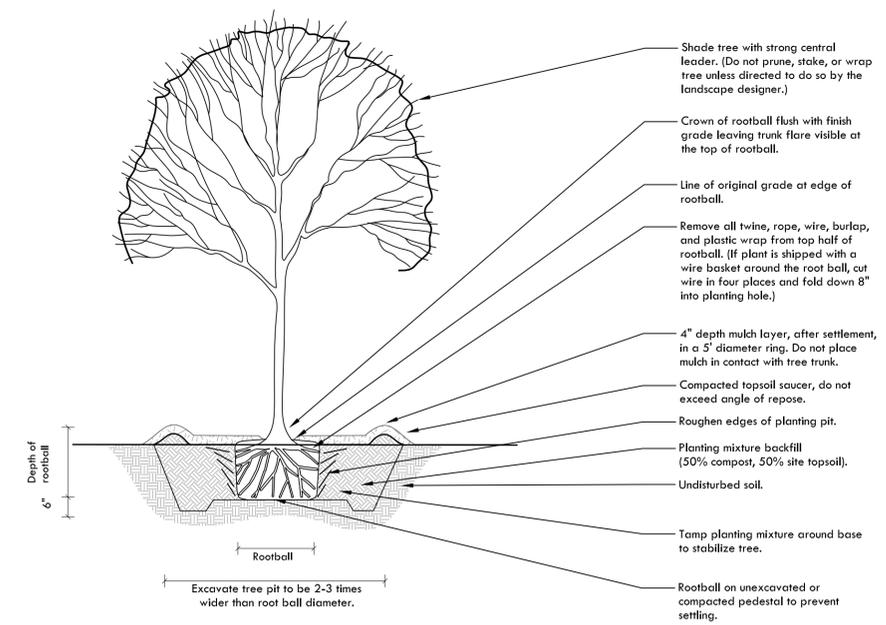
- ALL PLANT MATERIAL SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER OWNER'S WRITTEN ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO THE OWNER'S WRITTEN ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- LANDSCAPE ARCHITECT MUST APPROVE THE DECOMPACTED SUBGRADE AFTER DECOMPACTION WORK IS COMPLETE AND PRIOR TO TOPSOIL PLACEMENT.
- ADJUSTMENT IN LOCATION OF PROPOSED PLANT MATERIAL MAY BE NEEDED IN THE FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.
- ALL PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- IF THE LANDSCAPE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, LANDSCAPE CONTRACTOR SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

PROPOSED IRRIGATION LAYOUTS AND MATERIAL LISTS MUST BE SUBMITTED WITH BIDS. ACCEPTABLE PRODUCT MANUFACTURERS INCLUDE HUNTER, RAINBIRD, TORO, AND NETAFIM. THE IRRIGATION CONTROLLER SHALL BE SIZED TO ACCOMMODATE ALL PROPOSED ZONES, INCLUDING ANY AREAS INDICATED AS FUTURE IRRIGATION, AND SHALL BE FULLY AUTOMATIC WITH A VOLATILE MEMORY CHIP.

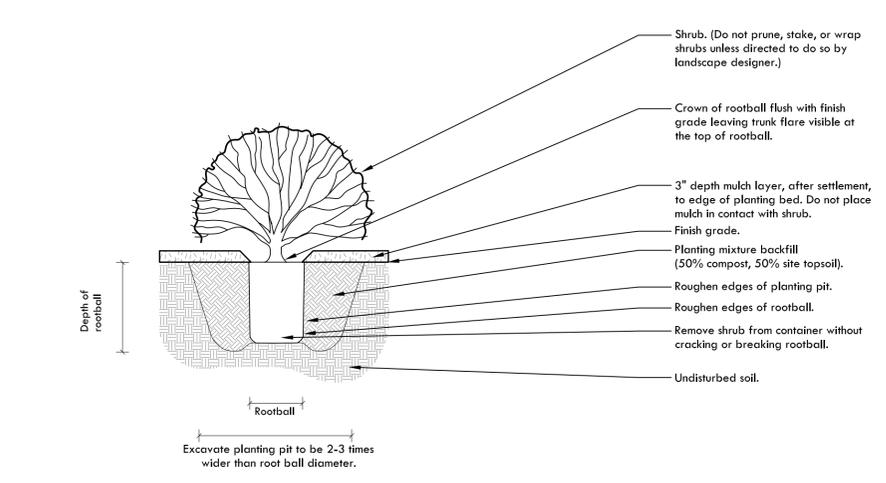
- IRRIGATION CONTRACTOR MUST VERIFY THE LOCATION OF ALL IRRIGATION SLEEVES. IF ADDITIONAL SLEEVING IS REQUIRED, IRRIGATION CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND THE LANDSCAPE ARCHITECT. ONLY TRENCHLESS METHODS WILL BE APPROVED AFTER PAVING IS COMPLETED.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE IRRIGATION SYSTEM FROM THE POINT OF CONNECTION AT THE COLD WATER STUB OUT LINES FROM THE BUILDING, THE STUB OUT(S) FROM THE BUILDING, THE BACKFLOW PREVENTER, AND OTHER CODE REQUIRED PLUMBING ELEMENTS MUST BE PROVIDED BY A LICENSED MECHANICAL CONTRACTOR.
- THE IRRIGATION CONTRACTOR MUST INSTALL THE IRRIGATION CONTROL PANEL IN THE LOCATION INDICATED ON THE MECHANICAL DRAWINGS OR AS APPROVED BY THE OWNER.
- THE IRRIGATION CONTRACTOR MUST PROVIDE OPERATIONS AND MAINTENANCE MANUALS AND ON-SITE INSTRUCTION TO THE OWNER IN THE SYSTEM OPERATION. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INITIAL SYSTEM STARTUP, WINTERIZATION FOR THE FIRST WINTER, AND STARTUP THE FOLLOWING SPRING.
- ALLIUM 'PURPLE SENSATION' BULBS CAN ONLY BE INSTALLED IN THE FALL AND SHOULD BE PLANTED 4" BELOW GRADE.



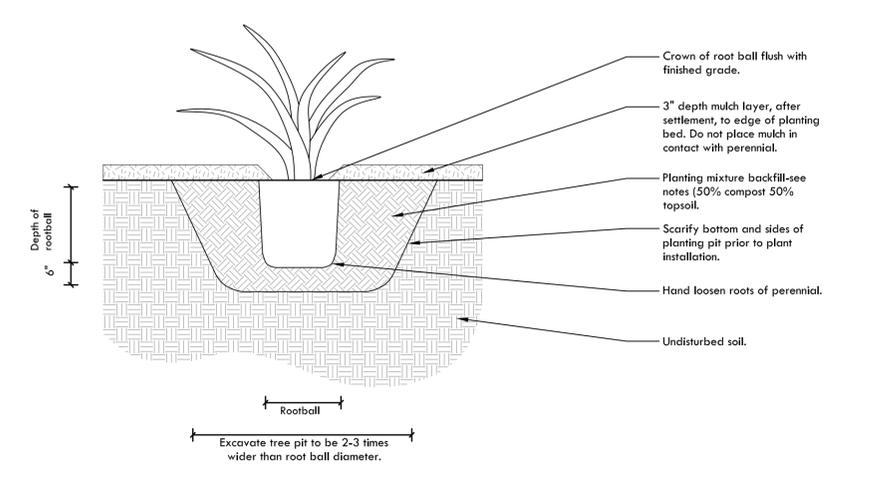
2 GRASS PLANTING INSET
1" = 4' - 0"



3 TYPICAL TREE PLANTING



4 TYPICAL SHRUB PLANTING



5 TYPICAL PERENNIAL PLANTING



**City of Columbus
NOTICE OF PUBLIC HEARING
ALTERNATIVE MEETING FORMAT
(Statutes Section 13D.021)
Interim Use Permit**

Notice is hereby given that a Public Hearing will be held by the City of Columbus Planning Commission on Wednesday, July 15, 2020 at 7:00 p.m., or as soon thereafter as parties may be heard, and will be conducted by alternative means (teleconference) from remote locations to consider a request for an interim use permit for a large off-premises sign in compliance with the amended Chapter 7B of the City Code in the I-35 Corridor located at 24-32-22-43-0002. The meeting will occur under the conditions outlined in statutes section 13D.021. Members of the public interested in monitoring the meeting by telephone can find the phone number and passcode on the City website or contact the City Offices at 651.464.3120. The hearing shall continue until all evidence and testimony has been received.

Applicant:

Outfront Media, LLC (John Bodger)

Property Owners:

Donald J. Steinke & Sonja M. Axness

Property Location:

Vacant Property, Columbus, Minnesota

Legal Description:

PIN#24-32-22-43-0002

THAT PRT OF S1/2 OF SE1/4 OF SEC 24 TWP 32 RGE 22 LYG WLY OF C/L OF HORNSBY ST & ELY OF ELY R/W OF I-35, EX THAT PRT DESC AS FOL, COM AT INTER OF C/L OF HORNSBY ST WITH THE S LINE OF SD 1/4, SAID PT B EING 1337.98 FT W FROM SE COR OF SD 1/4 TH S 88 DEG 19 MIN 30 SEC W ALG SD S LINE 320.90 FT, TH ON A BEARING OF DUE N 704 FT, TH N 89 DEG 53 MIN 50 SEC E 371.10 FT TO SD C/L, TH S 11 DEG 28 MIN 55 SEC W ALG SD C/L 10.09 FT, TH SLY ON TAN CURVE CONCAVE TO E HAVING A RAD OF 2353.06 FT 458.54 FT, TH S 0 DEG 19 MIN W & TANGENT TO SAID CURVE 230 FT TO POB, EX RD, SUBJ TO EASE OF REC, ANOKA COUNTY, MINNESOTA

Elizabeth Mursko

Elizabeth Mursko, Zoning Administrator

Submitted to the Forest Lake Times on 06.29.20

Published in the Forest Lake Times on 07.02.20

Posted on 06.29.20

16319 Kettle River Boulevard, Columbus, MN 55025

651.464.3120 Twin Cities 651.464.5922 Fax

www.ColumbusMN.com

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JUN 11 2020

City of Columbus

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



COLUMBUS
Rural Nature. Urban Access.

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
website: ColumbusMN.us

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)

Name: Donald Steinke
Senja 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) _____ 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.

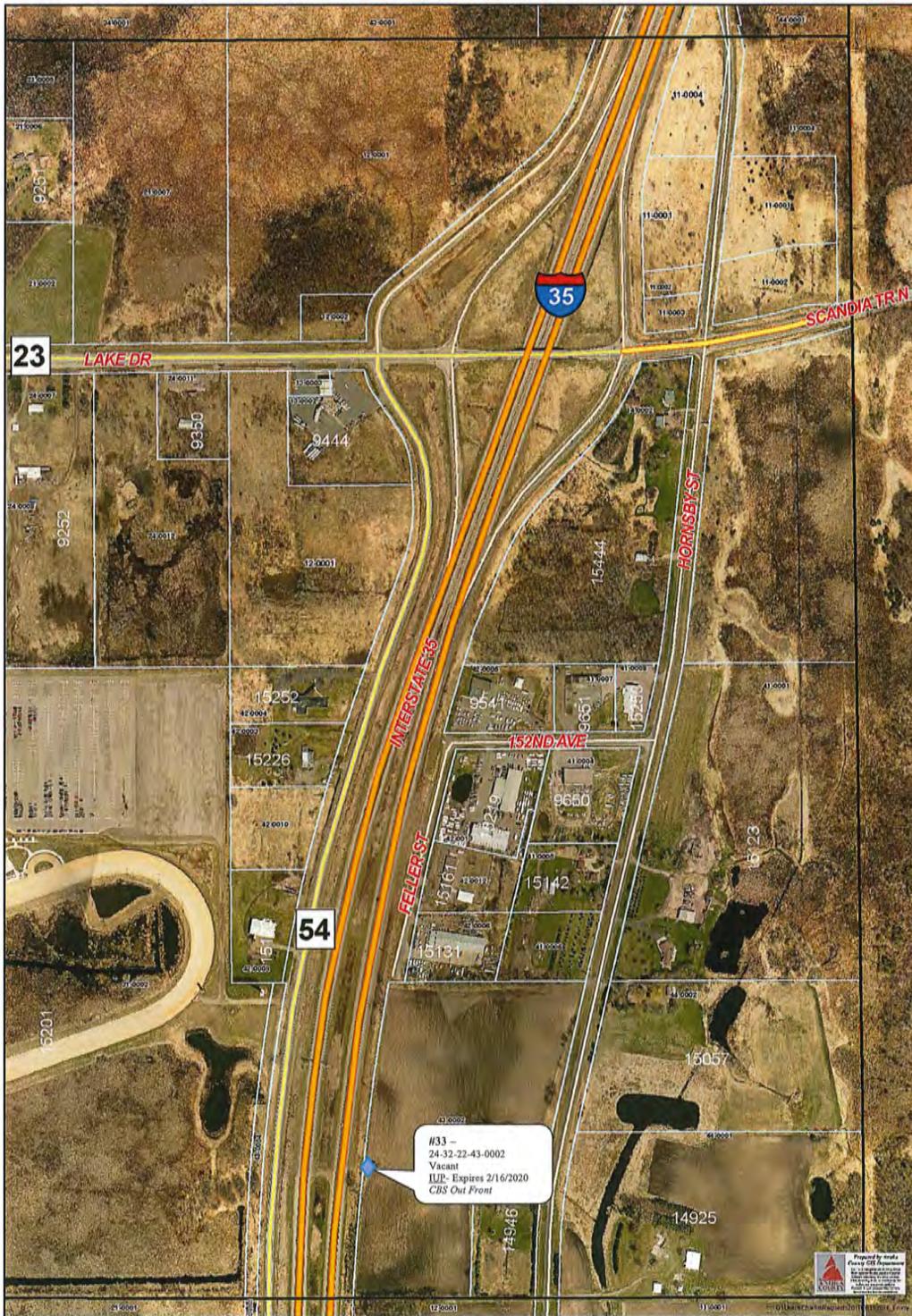
If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

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

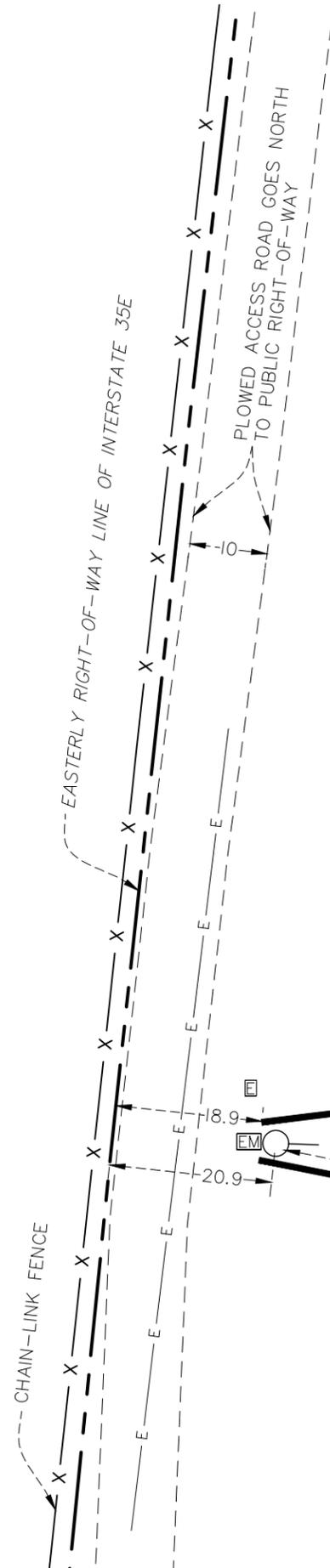
- ELECTRIC BOX
- ELECTRIC METER
- UNDERGROUND ELECTRIC
- CHAIN-LINK FENCE
- MNDOT RIGHT-OF-WAY

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	

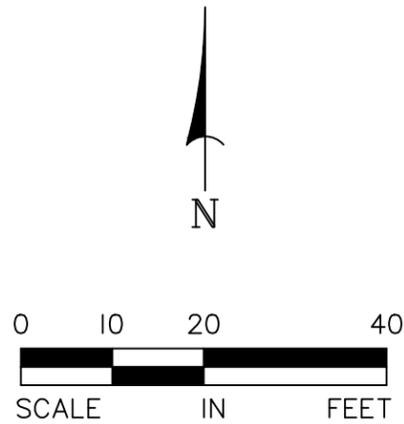
COLUMBUS BILLBOARD SIGN
(NORTH)
COLUMBUS, MINNESOTA

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

INTERSTATE 35 E



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



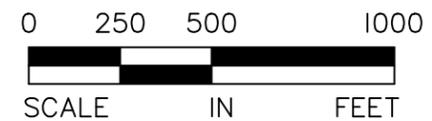
SURVEY FOR OUTFRONT MEDIA



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







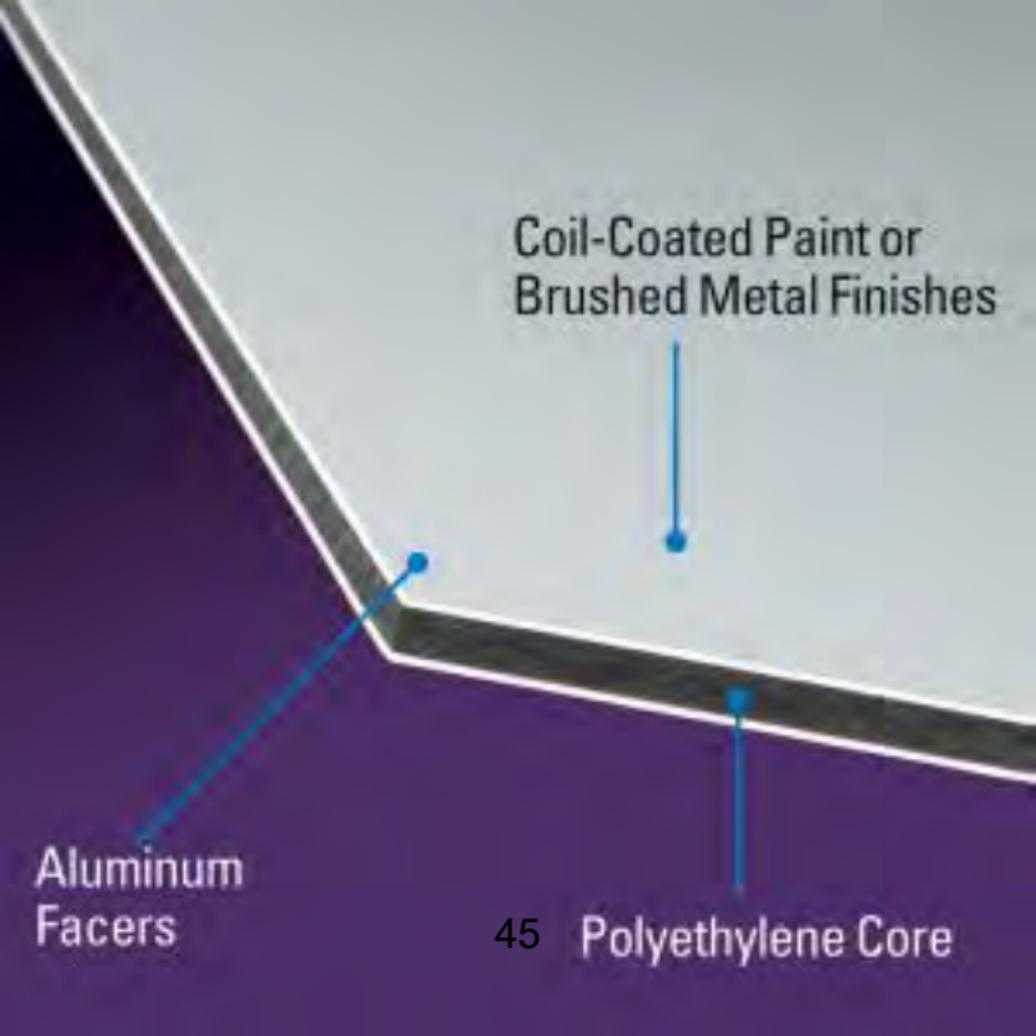
I-35 PARCEL 2 NORTH BILLBOARD | SB-250'
COLUMBUS, MN



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



COLUMBUS



Coil-Coated Paint or
Brushed Metal Finishes

Aluminum
Facers

45 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 imitation stone 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





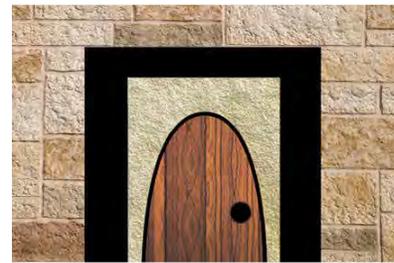
PROUDLY USING



BRAZOSTONE®

LOOK BOOK

OUTDOOR ADVERTISING POLE SURROUNDS



DALE THOMAS

972.400.8174

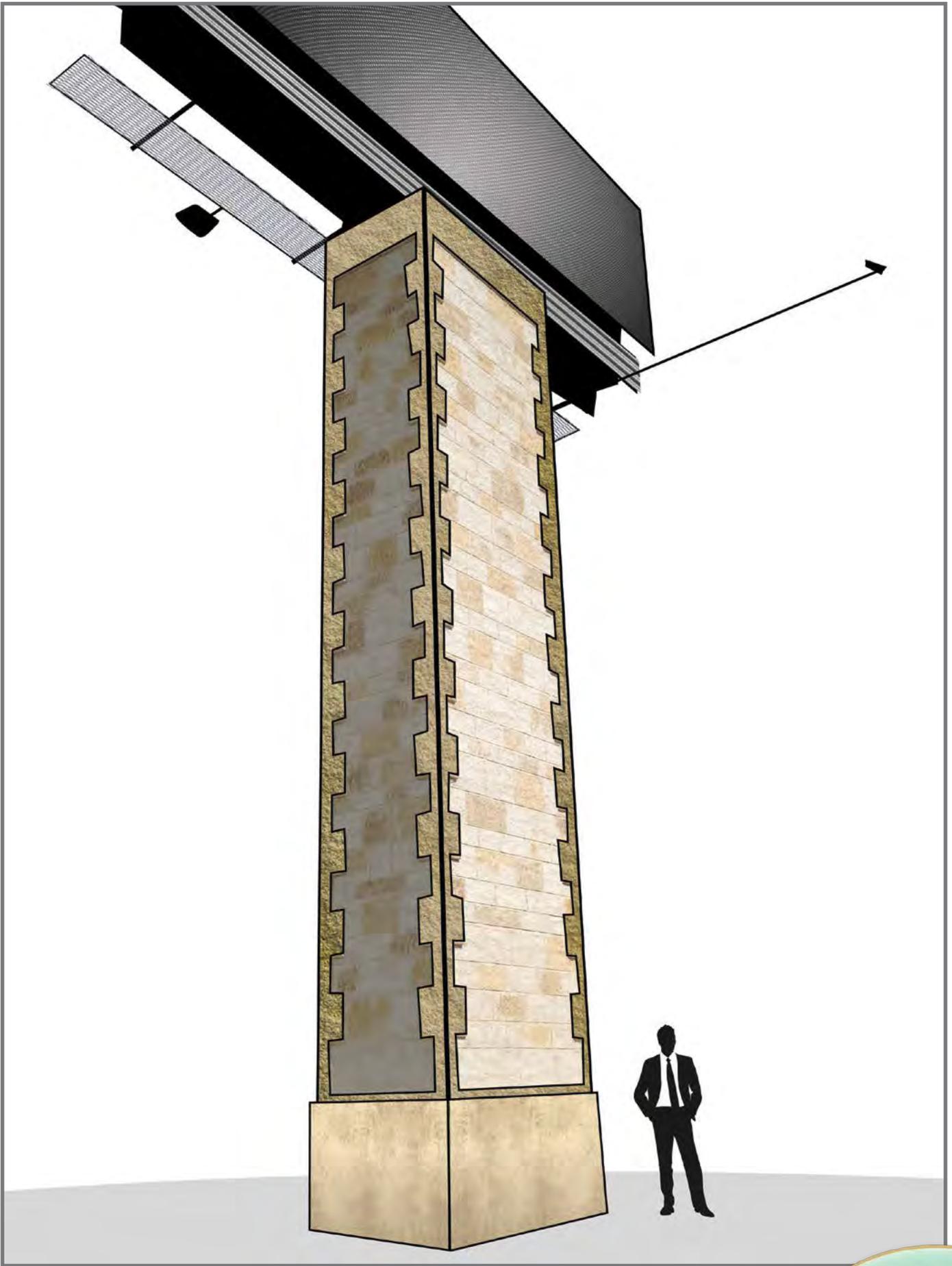
DALE@VALSTONEART.COM

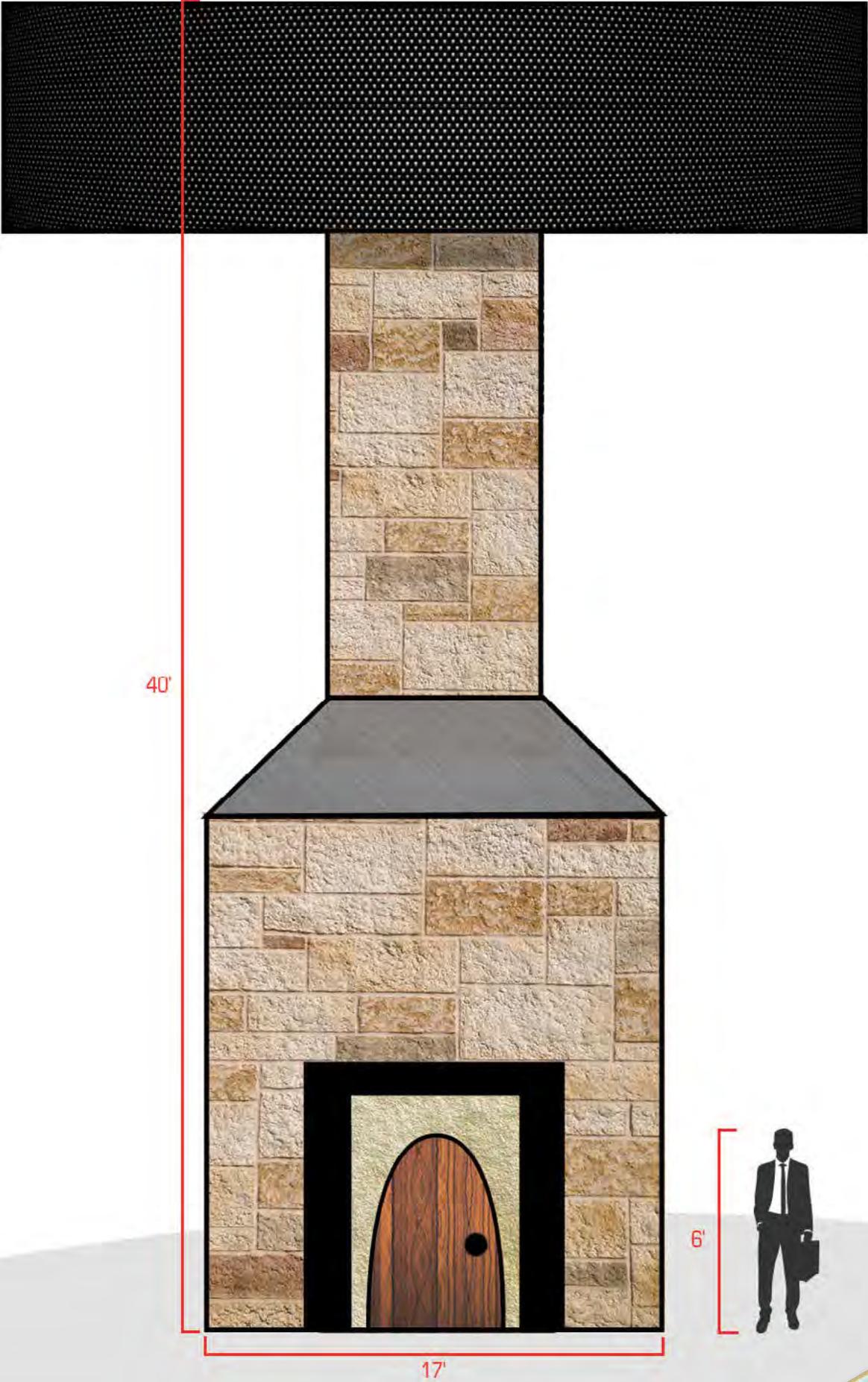
SHAZ SCHADT

336-944-5578

SHAZ@BRAZOSTONE.COM









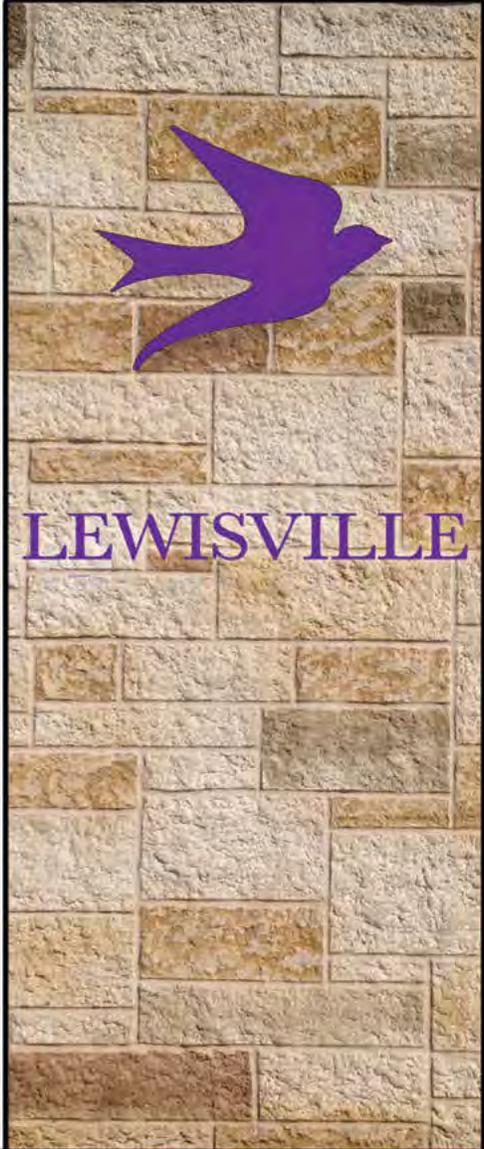
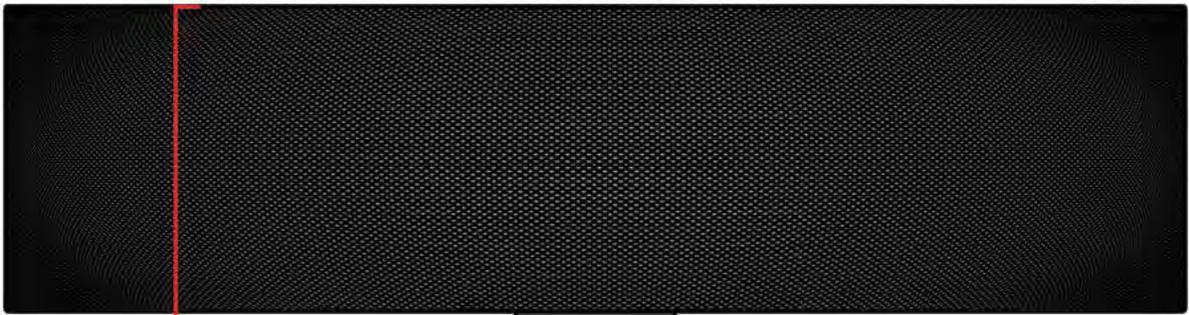
60'



6''

16'





30'



12' square



6'



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 

Sign-Vue® LED II

The Sign-Vue LED II is the next generation product designed to meet the needs of the media sign lighting market. Built on breakthrough LEDs and dedicated optics for specific poster and bulletin applications, the Sign-Vue LED II provides exceptional uniform illumination while saving energy and reducing maintenance costs. Built on the design philosophy "**MORE LIGHT WHERE YOU NEED IT—ON THE BOARD**", watt for watt, the Sign-Vue LED II delivers twice as much light *on the board* as our leading LED competitors."



Key Benefits

78% more energy efficient than comparable HID luminaires:

- + 12,000 through 16,000 lumens – replaces 175W through 400W HID sign lighting products

Dedicated optics for poster panel and bulletin applications:

- + Panel-Vue® optics for poster applications
- + Sign-Vue® optics for bulletin and super bulletin applications
- + AdVue® optics for bulletin and super bulletin applications where two luminaires are required
- + Most light on the board equals "most efficient" in the industry
- + Illuminates entire board apron, copy and extensions

Leading edge optics and "white light" improve visibility on signage:

- + 5000K CCT, 70 CRI minimum
- + Exceptional uniformity
- + Uniform apron lighting promotes "brand" of operator
- + Uplight and spill light minimized to be environmentally friendly

Improved fixture efficacy reduces energy usage vs competitive LED luminaires:

- + Efficacy improvements up to 130 LPW
- + Lowest total cost of ownership in the media industry
- + Maximized energy savings over HID results in faster payback

Longevity and low maintenance make it the ultimate sustainable solution for renovation and new construction media sign lighting projects:

- + L70 & driver life > 100,000 hours
- + Robust IP66 rated prismatic borosilicate optics increase durability and reduce dirt depreciation
- + ANSI C136 10kV/5kA surge protection
- + 5,000 hour rated salt spray finish

Sleek attractive dayform with weight less than ½ of comparable HID sign lighting luminaires ensures no issues when retrofitting to existing structure:

- + Weight < 25 lbs.
- + Luminaire mounts to existing 1.25 inch round or 1.5 inch square tube
- + Low profile ensures luminaire not visible in sign messaging

Optional controls for design flexibility and energy savings:

- + AO field-adjustable module provides design flexibility
- + Provides choice of lumen and wattage for both rural and urban applications with one luminaire

Smart Solutions that Simply Work

Sign-Vue® LED II

How to Construct a Catalog Number

Example:

SVLED2	SVL	PK3	MVOLT	50K	AMT	GHSDP	AO
1 SERIES SVLED2	2 DIRECT DISTR. ADL PNL SVL	3 LED OUTPUT PK1 PK3 PK4	4 VOLTAGE MVOLT 24VDC	5 COLOR TEMP. 50K	6 MOUNTING AMT	7 COLOR BNSDP GYSDP GHSDP	8 OPTIONS AO

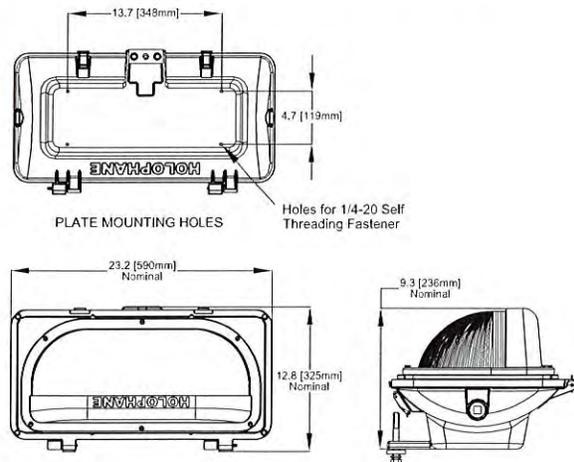
Catalog Number Information

STEP 1: SERIES	
SVLED2	Sign-Vue LED II
STEP 2: DIRECT DISTRIBUTION	
ADL ¹	AdVue optical distribution refractor
PNL	Panel-Vue optical distribution refractor
SVL	Sign-Vue optical distribution refractor
¹ available with PK4 only	
STEP 3: LED LIGHT OUTPUT	
PK1 ²	6,000 lumen performance package
PK3	12,000 lumen performance package
PK4	16,000 lumen performance package
² 24VDC only	
STEP 4: VOLTAGE	
MVOLT	Auto sensing voltage 120, 208, 240, 277V
24VDC	24V DC

STEP 5: DIRECT LED COLOR	
50K	5000K Color Temperature
STEP 6: MOUNTING	
AMT	Standard pipe mount 1.25IN round, 1.5IN square mounting with refractor up or refractor down with single wire access
STEP 7: COLOR	
BNSDP	Brown super durable paint finish
GYSDP	Gray super durable paint finish
GHSDP	Graphite super durable paint finish
	
STEP 8: OPTIONS	
AO ³	Field adjustable output
³ MVOLT only	

Application Reference

Fixture	Board Size	# of Fixtures
PNL - Panel-Vue	12'x24' Poster	1
PNL - Panel-Vue	10'6"x36' Bulletin	2 or 3
SVL - Sign-Vue	14'x48' Bulletin	3 or 4
SVL - Sign-Vue	20'x60' Super	5
AVL - AdVue	14'x48' Bulletin	2



Acuity Brands Lighting, Inc.

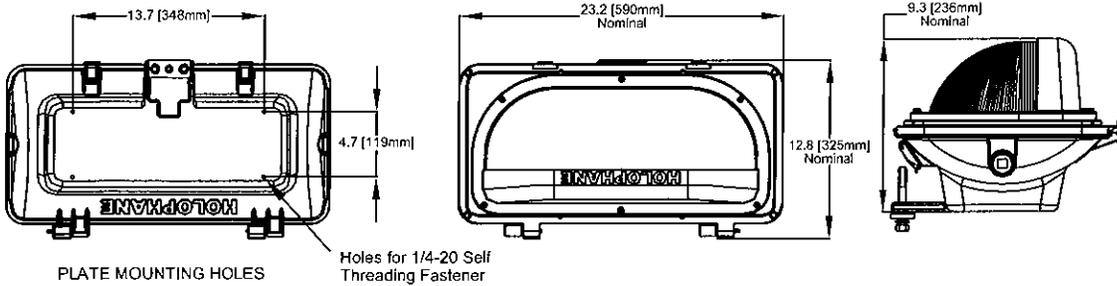
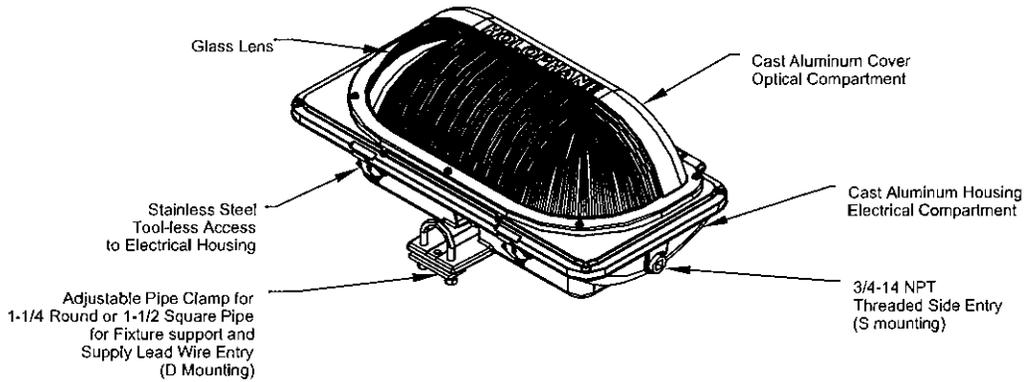
Holophane Headquarters, 3825 Columbus Road, Granville, OH 43023
For more information on this product contact your Holophane Media Group at MediaSalesSupport@holophane.com or call 855-803-1345

Warranty Five-year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Visit our web site at www.holophane.com



MVOLT/ HVOLT Max Weight: 26.1 lbs (11.8 Kg)
 Max EPA = .67 ft² (.06 m²)
 CSA Certified to U.S. and Canadian Standards
 Ambient Rating: 40°C
 Wet Location



Sign-Vue[®] LED II

Infrastructure
Specialty



Customer Preferred: (Most Frequently Ordered Catalog Numbers)
 SVLED2 PNL PK3 MVOLT 50K AMT GYSD

<p>SVLED2</p> <p>Series</p> <p>SVLED2 = Sign-Vue LED 2</p>	<p>Direct Distribution</p> <p>ADL = Ad-Vue Optic¹ PNL = Panel-Vue Optic² SVL = Sign-Vue Optic²</p>	<p>Direct LED Light Output</p> <p>PK1 = 6,000 Lumens³ PK3 = 12,000 Lumens PK4 = 16,000 Lumens</p>	<p>Voltage</p> <p>MVOLT = Auto-sensing Voltage (120, 208, 240, 277v) 24VDC = 24V DC</p>
<p>Direct LED Color</p> <p>50K = 5,000 K</p>	<p>Mounting Method</p> <p>AMT = Standard Pipe Mount; 1.25" Round, 1.5" Square, with refractor up or down, with single wire access</p>	<p>Color</p> <p>BNSDP = Brown Super Durable GYSDP = Gray Super Durable GHSDP = Graphite Super Durable</p>	<p>Options</p> <p>AO = Field Adjustable Output</p>

ORDERING INFORMATION:

NOTES:

- PK4 only.
- PK3 only.
- 24VDC only.

THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE SUPPLIED, BUT ONLY AFTER APPROVAL BY THE CUSTOMER IN WRITING. HOLOPHANE SHALL BE RESPONSIBLE FOR THE PROPER FIT AND FINISH OF THE MATERIAL. HOLOPHANE WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE PROVIDED. THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS WRITTEN REQUEST. HOLOPHANE ASSUMES NO LIABILITY IN ANY WAY BEING INCIDENTAL TO OUR INTERESTS, AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.

ORDER #:	
TYPE:	
DRAWN:	BGW
DATE:	9-23-15
DWG #:	LUM_SVLED2

Specifications

General Construction

Rugged door cast, high silicon-copper A413.0 aluminum alloy housing, allows for corrosion resistance and long life. "U" bolt arm mount with +0/-5 degree vertical adjustment. "U" bolt arm provides easy, secure installation and adjustability for arms 1.25 in round or 1.5 in square pipe, top or bottom mount. Also available with plate style mount with two 3/4-14 NPT threaded side entries. Stainless steel tool-less latch disengages top optical door for easy access to terminal block, surge protection module, LED drivers. Removable optical door for ease of installation. Quick disconnect connectors for ease of installation and maintenance. PCB mounted LED design focused on providing long life and substantially reducing energy and maintenance costs with L70 >100,000 hour life resulting in high lumen application efficacy for sign lighting applications.

Environmental

Luminaire design and tested to comply with ANSI C136:31 2001 for 100,000 cycles at 3.0G acceleration for normal applications.

The range of luminaire operation is -40°C to +40°C.

Optical assembly meets dust and moisture rating of IP-66, Electrical meets IP-65 per IEC 60529, ensures long component life and protection from the environment.

The luminaire is finished with polyester paint applied after a pretreatment process to ensure maximum durability. The finish shall pass the 1000 hour salt fog test per ASTM B117 and D1654 standard.

The luminaire passed Humidity testing per IEC 60068-2-3 1987 and passed Temperature-Voltage Cycling and Condensing Humidity testing per Acuity Brands Validation Test Specification 902-00007-001

Regulatory

The luminaire is safety listed to CSA-C22.2 number 250, wet location 40°C.

The luminaire is ROHS compliant. Luminaire meets EMI compliance per FCC Title 47 CFR Part 15, Class A.

Electrical

The surge protection is tested to ANSI/IEEE62.41 specification. For the MVOLT voltage option (120-277v), the device meets 10kV, 5kA. For HVOLT voltage ratings (347 and 480V), the protection level is 6kV, 3kA. The surge protection module (SPD) protects all downstream electronics such as led drivers, transfer switch, and relays for the purpose of protecting from electrical disturbances such as nearby lightning strikes.

The luminaire is designed to conform to ANSI C82.77:2002 for Maximum Total Harmonic Distortion (THD) <20%. Inrush current complies with NEMA410:2004 table B-2 and line Fluctuations and Ramp input voltage per UL 991:2004.

The luminaire conforms to Electromagnetic compatibility tests for Electrostatic Discharge (ESD) per IEC 61000-4-2:2001, Level 4.

All drivers have (0-10 volt) dimming capability. Driver life at 25C is 100,000 hours.

Optical

PCB mounted LED technology comprised of multi-cluster LEDs on single metal core board, more reliable, and light source provides better and uniform optical control. Highly engineered reflector with 90+% reflectivity provides overlapping and repeatable distribution from each LED cluster eliminating dark spots. The luminaire is available with LED color temperature of 4000K or 5000K. The minimum color rendering index (CRI) is 70 minimum. Reference www.Holophane.com for individual photometric tests on Sign-Vue LED luminaire that are tested per LM79 guidelines. Consult factory for LM80 data as that varies per LED chip manufacturer.

Direct Distribution	LED Light Output	5000 K CCT			LLD @ 25C		
		Lumens	Input Watts	LPW	50K Hours	75K Hours	100K Hours
ADL	PK4	16,500	147	112	89	84	80
PNL	PK3	12,730	108	118	89	84	80
SVL	PK3	12,980	108	120	89	84	80

WARRANTY

Limited warranty located at [www.acuitybrands.com/CustomerResources/Terms and conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms%20and%20conditions.aspx)

NOTE

Specifications subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

Actual wattage may differ by +/- 8% when operating at nominal input voltage +/- 10%.

Sign-Vue® LED II

Infrastructure
Specialty

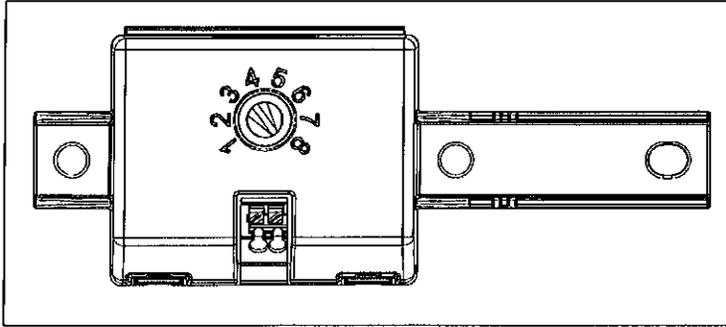


© 2010 Acuity Brands Lighting, Inc. All Rights Reserved

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ORDER #:	
TYPE:	
DRAWN:	BGW
DATE:	9-23-15
DWG #:	LUM_SVLED2

The Field Adjustable Output (AO) module



Configuration	FAO Position	Lumens	Watts
SVLED2 PK4 ADL	8	16,500	147
	7	16,500	147
	6	16,335	146
	5	14,190	132
	4	12,045	118
	3	10,065	101
	2	7,920	84
	1	5,775	63

Configuration	FAO Position	Lumens	Watts
SVLED2 PK3 PNL	8	12,730	108
	7	12,730	108
	6	12,603	107
	5	11,075	97
	4	9,420	85
	3	7,765	73
	2	6,237	60
	1	4,582	45

Configuration	FAO Position	Lumens	Watts
SVLED2 PK3 SVL	8	12,980	108
	7	12,980	108
	6	12,850	107
	5	11,293	97
	4	9,605	85
	3	7,918	73
	2	6,360	60
	1	4,672	45

Sign-Vue® LED II

Infrastructure
Specialty

HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS
An Acuity Brands Company
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ORDER #:
TYPE:
DRAWN: BGW
DATE: 9-23-15
DWG #: LUM_SVLED2



To: City of Columbus Planning Commission
From: Ben Gutknecht, City Planning Technician
Date: July 6, 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 logo, dated 06.09.20, and located as indicated on the Certified Survey dated 03.16.20.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.



**City of Columbus
NOTICE OF PUBLIC HEARING
ALTERNATIVE MEETING FORMAT
(Statutes Section 13D.021)
Interim Use Permit**

Notice is hereby given that a Public Hearing will be held by the City of Columbus Planning Commission on Wednesday, July 15, 2020 at 7:00 p.m., or as soon thereafter as parties may be heard, and will be conducted by alternative means (teleconference) from remote locations to consider a request for an interim use permit to operate a residential zone business consisting of truck storage for over the road hauling, trailer repair and/or fabrication business located at 16811 Notre Dame Street. The meeting will occur under the conditions outlined in statutes section 13D.021. Members of the public interested in monitoring the meeting by telephone can find the phone number and passcode on the City website or contact the City Offices at 651.464.3120. The hearing shall continue until all evidence and testimony has been received.

Applicant: Kendall Friese
Property Owners: Kendall K. & Tina M. Friese
Property Location: 16811 Notre Dame Columbus, Minnesota
Legal Description: PIN#11-32-22-42-0005
LOT 1 BLK 2 TESSIER ESTATES SUBJ TO EASE OF REC, ANOKA COUNTY, MINNESOTA

Elizabeth Mursko

Elizabeth Mursko, Zoning Administrator

Submitted to the Forest Lake Times on 06.29.20
Published in the Forest Lake Times on 07.02.20
Posted on 06.29.20

RECEIVED

MAY 28 2020

City of Columbus

60 Day Deadline - 07.27.2020

120 Day Deadline - 09.25.2020



COLUMBUS
Rural Nature. Urban Access.

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

Date paid 05/28/2020
Amount: 1,700.00
(200.00 fee)
(1,500.00 ESROW)
R# 2110

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

APPLICANT:

Name: Kendal Friese Phone: 612-991-7064 (Alt.): _____

Address: 16811 Notre Dame st Email: Kfriese@cfaitth.com

City: Columbus State: MN Zip: 55025

OWNER: (If other than applicant)

Name: _____ Phone (work) _____ (Alt.) _____

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Legal description of property: Tessier Estates 11.32.22.42.0005

Lot(s) 1 Block(s) 2 Additions(s) _____

Existing use of property: Small Business Trucking Present zoning: Residential

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)

per Existing Business
Trucking And occasional Trailer Repair or Fabrication.

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: [Signature] DATE: 2-6-20

SIGNATURE OF OWNER: [Signature] DATE: 2-6-20

To the City of Columbus,

I have lived in Columbus, MN since 1992. I have been doing trucking and trailer repair since I have moved here. When I moved here I didn't have a shed to work on my equipment so in 1999 I built a pole shed to do my work in. The pole shed was really to small to get a semi trailer in and to be able to shut the doors. I did my best to limit the noise and was respectful to my neighbors regarding the noise. In June of 2017 my pole shed burnt to the ground. I then had the task of rebuilding.

I spoke to the city of Columbus on my options for building was.

I now have a building that helps me get my equipment in and the noise level is nothing per my neighbor who I asked if she can hear me working when she has her windows open and she said cant hear me.

The traffic for my business is very minimal to none. There is no equipment idling on my property. Any previous issues have been addressed since I have rebuilt by building.

I run a really low-key business that doesn't leave much of a footprint in the neighborhood.

Sincerely,
Kendall Friese

City of Columbus interim use permit questionnaire

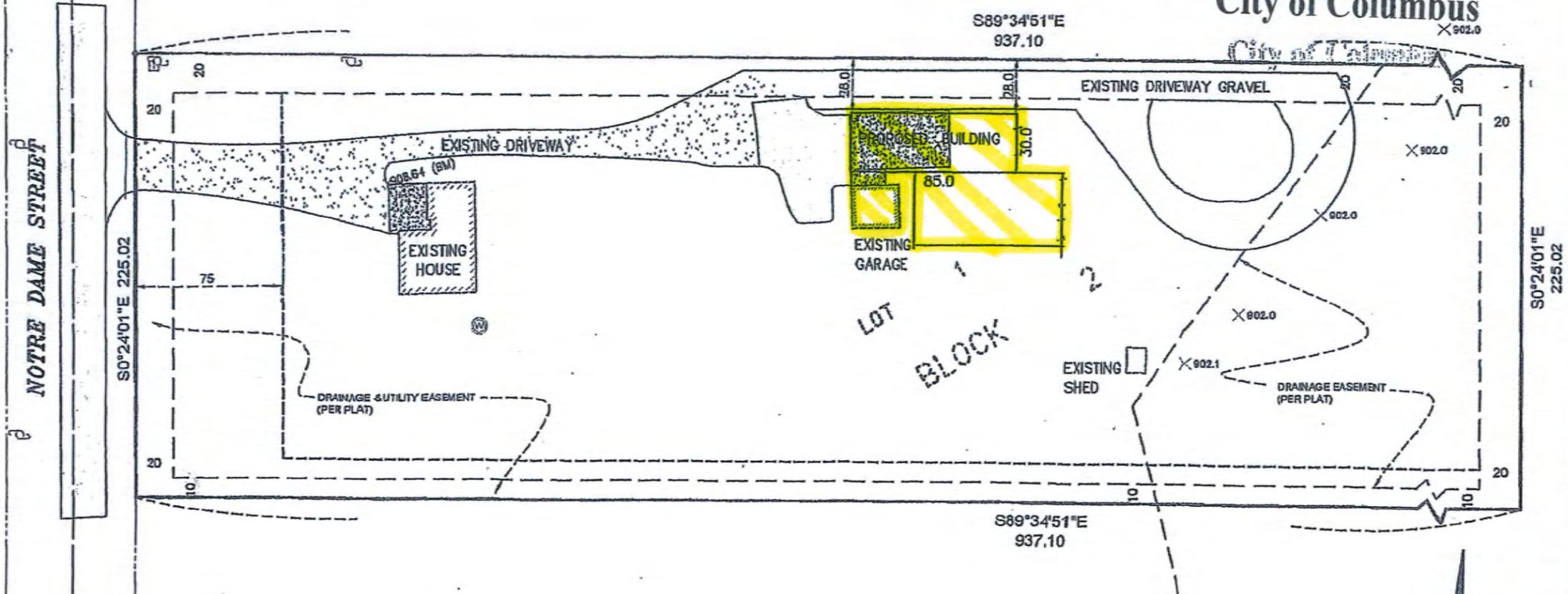
- A. Property 16811 Notre Dame St. is in zone RR district.
- B. Property 16811 Notre dame sty meets all minimum dimensional standards.
- E. The principal use of property is residential and owner
Resides there.
- F. I do not have any outside employees at this time. I do not
Have plans for any employees in the near future.
- G. Any waste is properly disposed of or recycled (metals/ aluminum} all equipment is licensed. I use the building to fix equipment or to house equipment during the cold weather. The building is used approximately 80% for business. The building is used 10 to 15 days a month or 1 to 2 weeks a month. The building used for operation is the building we just reconstructed, behind the homestead.
- H. The business complies with the City of Columbus codes
Hours of operation are manly daylight hours. The noise issue has been addressed by
now having a facility capable of putting equipment inside to elimatte the noise.
- I. Business operations occur within the building. No outside building operations is needed.
The building has been built to house the equipment.
- J. The business is invisible to both my next-door neighbors. You can only see the house and
the back building.
- K. I have no plans for any additions or renovations to the property.
- L. The daily routine is to walk to the shop and office and drive to town for parts or supplies 2
to 3 times a week. Truck leaves once every 10 days. I have no clients or customers.
- M. Basically 7am to 7 pm are my operations hours. *days of the week?
M-F*
- N. No additional parking is needed for this business.
- O. The business is out of sight of any close neighbors.
- P. No sign is needed for the business.

CERTIFICATE OF SURVEY

RECEIVED

JUN 15 2020
OCT 27 2017

City of Columbus



DESCRIPTION

RESIDENTIAL ESTATES, Anoka County, Minnesota.

LEGEND

- FOUND PIPE
- ⊕ ELEC POLE
- ⊙ WATER WELL
- BUILDING SETBACK LINE
- ▭ BITUMINOUS SURFACE
- ▨ CONCRETE SURFACE
- ▩ GRAVEL SURFACE
- ▨ (Yellow) Existing Garage and Pole Building- Location of Business

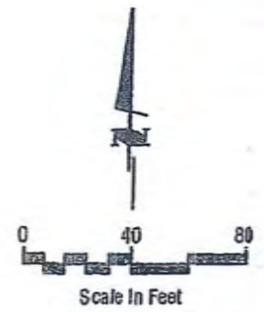
ZONING: "RR" RURAL RESIDENTIAL DISTRICT

MINIMUM BUILDING SETBACKS:

FRONT YARD/R. O. W.	75
SIDE YARD	20
REAR	20

SURVEY NOTES:

- The orientation of this bearing system is based on the Anoka County Coordinate System NAD 83.
- The vertical datum is NAVD 88. On site bench mark, N.W. corner concrete slab at existing house = 908.64.
- Existing Parcel 16811 Notre Dame St., Columbus, MN 55025, Parcel ID 11.32.22.420005
- Property area = 210,847 Sq. Ft.



DATE: October 18, 2017	DATE: _____	APPROVED: _____	BY: _____	PREPARED FOR: HENDALL FRIESE	© 2017 WIDSETH SMITH NOLTING
SCALE: AS SHOWN				WE HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED LAND SURVEYOR IN THE STATE OF MINNESOTA.	WIDSETH SMITH NOLTING Engineering Architecture Surveying Environmental
DRAWN BY: DJM-SF				July 1, 2017 [Signature] LICENSE NO. 112 112 4324	
CHECKED BY: KJJ				FILE NUMBER: 1200F0157 COQ	

From: Ben Gutknecht
Sent: Monday, June 15, 2020 2:15 PM
To: kfriese@cfaith.com
Subject: Narrative Clarification and Site Plan Revision

Hi Kendall,

Thanks for speaking with me earlier, per our conversation I wanted to give you an opportunity to look at the small revision I made on your Site Plan and make sure you are agreeable to that. The highlighted portion is where you will be storing all equipment associated with your business and where you will be conducting your business correct? **Yes.**

Additionally, I would like to have you answer the following questions in a response just so that I can have it on record as a clarification for your narrative you provided earlier.

1. You will be the sole employer/employer and have no intentions of hiring someone in the future? **Correct.**
2. You will be driving your personal truck and making repairs to your personal truck and trailer with no plans to extend that repair business to other? **It is my personal Equipment..**

Again, thank you for your time earlier and let me know if you have any additional questions.

Ben Gutknecht

From: Kendall K Friese <kfriese@cfaith.com>
Sent: Monday, July 6, 2020 2:49 PM
To: Ben Gutknecht <planningtech@ci.columbus.mn.us>
Subject: RE: Letter of Completeness_ Interim Use Permit Application for a Residential Zone Business

----- Original Message -----

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

To: kfriese@cfaith.com

Sent: Thu, 25 Jun 2020 14:42:41 -0400 (EDT)

Subject: RE: Letter of Completeness_ Interim Use Permit Application for a Residential Zone Business

Good afternoon Kendall,

I'm reaching out to see if you have had a chance to take a look at the questions I posed in the earlier attached email? I was also wondering if you would be able to further describe what kind of repairs you do to both the trucks and the trailers? General repair.. Etc. is what ever equipment needs for repair , to meet DOT specs.

Thank you for your time,
Ben Gutknecht

Ben Gutknecht, Associate Planner

[City of Columbus](#)

16319 Kettle River Blvd. N.E.

Columbus, MN 55025

Main: 651-464-3120 ext. 1008

columbuslogo Logono city name

From: [Kendall K Friese](#)
To: [Ben Gutknecht](#)
Subject: RE: Letter of Completeness_ Interim Use Permit Application for a Residential Zone Business
Date: Thursday, June 25, 2020 5:51:15 PM

----- Original Message -----

From: Ben Gutknecht <planningtech@ci.columbus.mn.us>
To: kfriese@cfait.com
Sent: Thu, 25 Jun 2020 14:42:41 -0400 (EDT)
Subject: RE: Letter of Completeness_ Interim Use Permit Application for a Residential Zone Business

Good afternoon Kendall,

I'm reaching out to see if you have had a chance to take a look at the questions I posed in the earlier attached email? I was also wondering if you would be able to further describe what kind of repairs you do to both the trucks and the trailers? **General repair. [NO oil changes]. I farm that messy stuff out.**

Thank you for your time,

Ben Gutknecht

Ben Gutknecht, Associate Planner

[City of Columbus](#)

16319 Kettle River Blvd. N.E.

Columbus, MN 55025

Main: 651-464-3120 ext. 1008



From: Kendall K Friese <kfriese@cfaith.com>
Sent: Tuesday, July 7, 2020 3:08 PM
To: Ben Gutknecht <planningtech@ci.columbus.mn.us>
Subject: Re: Letter of Completeness_ Interim Use Permit Application for a Residential Zone Business

----- Original Message -----

From: Ben Gutknecht <planningtech@ci.columbus.mn.us>
To: Kendall K Friese <kfriese@cfaith.com>
Sent: Tue, 07 Jul 2020 13:39:23 -0400 (EDT)
Subject: Re: Letter of Completeness_ Interim Use Permit Application for a Residential Zone Business

Good afternoon Kendall,

I appreciate you answering those older questions that I had sent on the 25th of June, but I was hoping you could answer the questions that we spoke about on July 1st, I had sent an email after our phone conversation, I apologize if it never reached you. The questions outlined in the July 1st email are as follows:

1. What do "general repairs" consist of for Trucks? Axle, spring, suspension, and air line and ac or electrical, and brake and some rework, and lile exhaust work.
2. What do "general repairs" consist of for Trailers? Brake, air line, and suspension work. some trailers i repair rails or side panels, and a lile roof work.
3. Do you do any body work (riveting for Trailers) and how often? I do some welding or riveting on trailers. it is maybe 10-20 hrs a year. very lile..
4. How often will you be selling any of the trailers or trucks per year? If i buy or sell anything. it is through a dealer. not a sales lot here.
5. Will these sales happen on site? No
6. If yes you will have clients visiting the Property? No

Again, I really appreciate you doing this before the meeting, any information you can provide to the Planning Commission and myself prior to the meeting helps a lot.

Thanks again,

Ben Gutknecht

From: [Kendall K Friese](#)
To: [Ben Gutknecht](#)
Subject: Re: Planners Staff Report_ Friese Interim Use Permit Application for Residential Zone Business_16811 Notre Dame
Date: Thursday, July 9, 2020 1:08:35 PM

Question on 13 D is 10-20 hrs riveting. fab is about 10 days a month.

----- Original Message -----

From: Ben Gutknecht <planningtech@ci.columbus.mn.us>
To: kfriese@cfaith.com
Sent: Thu, 09 Jul 2020 13:26:11 -0400 (EDT)
Subject: Planners Staff Report_ Friese Interim Use Permit Application for Residential Zone Business_16811 Notre Dame

Good morning Kendall,

Please find attached the Planners Staff Report for your Interim Use Permit application for a residential zone business, dated 05.28.20. Please be prepared to have yourself or representative available to discuss the application and answer any questions that the Planning Commissioners should have at the scheduled public hearing next week, Wednesday July 15, 2020 at 7:00 pm. This meeting will be call in only, I plan on sending out the Planning Commission Agenda and Agenda Packet later today that will also include the process for how to call in.

Please let me know if you have any questions about the meeting process or the attached report.

Thank you again for all of your cooperation,

Ben Gutknecht

Ben Gutknecht, Associate Planner

[City of Columbus](#)

16319 Kettle River Blvd. N.E.

Columbus, MN 55025

Main: 651-464-3120 ext. 1008



To: City of Columbus Planning Commission
From: Ben Gutknecht, City of Columbus Planning Associate
Date: July 9, 2020
RE: Kendall Friese Residential Zone Business Interim Use Permit

Background: The applicant (Kendall Friese) has been a Columbus resident since the early 1990's. Mr. Friese has been in the trucking industry since the 1980's and has also been practicing truck and trailer repair for the same amount of time. During the time 1999-2017 Mr. Friese had been working in a small accessory building on his residential property as well as storing associated equipment on said property. However, in 2017 a building fire burned the small accessory building beyond repair. A new building was erected in its place, the increased size of which allowed the applicant to conduct repairs and store equipment within the building. Recently (late 2019) it has come to the City of Columbus's attention that there continues to be on-site storage of vehicles associated with a Residential Zone Business (RZB), to remedy this and bring the operation into compliance the applicant was asked to apply for an Interim Use Permit (IUP) and made aware of the requirements outlined in City Code *Section 7A-806 Residential Zone Businesses*. The applicant made an Interim Use Permit Application with the City of Columbus on May 28, 2020 for a Residential Zone Business.

After review of the Interim Use Permit Application for a Residential Zone Business consisting of a trucking company and private truck and trailer repair, 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 Residential Zone Business (RZB) operated by Kendall Friese was received on May 28, 2020.
2. The application was found complete for review with a letter sent on 06.17.20
3. The 60-day review deadline is July 27, 2020.
4. The 120-day review deadline is September 25, 2020.
5. Friese has been operating the business on his residential Property for at least 20 years, first consisting of a small accessory building with outdoor storage of equipment, trucks, and trailers and repair and fabrication of semi-trailers. After a fire in 2017, a newly constructed accessory building of approximately 5,630 s.f. currently houses equipment and serves as a place to make semi-truck and trailer repairs indoors, noncompliant outdoor storage of trailers appears to have continued since the construction of the new building.

6. The Property is a total of 4.84 acres located at 16811 Notre Dame St NE, (PIN: 11-32-22-42-0005) on property legally described as Lot one, Block two, Tessier Estates, Subject to Easement of Record, Anoka County Minnesota (“Property”).
7. The Property meets dimensional standards outlined and required by *Section 7A-806 (B.)*.
8. The Property is zoned Rural Residential (RR).
9. The neighboring properties in directly connected to the Property in all cardinal directions consist of residential properties of similar or larger acreage.
10. Residential Zone Businesses are an interim use in the RR District, subject to the conditions and requirements of Section 7A-806 of the City Code.
11. Friese currently resides on the Property, with the principal use being residential.
12. Currently Friese does not appear to be in compliance with City Code *Section 7A-806 (G.)*, as it appears there is approximately (13) tractor trailers stored outside on the Property, as indicated in aerial photography dated April 5, 2020 on the Anoka County GIS Public Pictometry page.
13. The current business operation consists of the following activities:
 - a. Friese leaving the property with the semi-truck once every ten (10) days.
 - b. Driving to town for parts and supplies two to three (2-3) times a week.
 - c. All truck and trailer repairs are entirely within the newly constructed accessory building, highlighted on site plan dated 06.15.20, with no repair operation being staged outside.
 - d. Trailer repairs consists of breaks, airline, and suspension work as well as riveting and fabrication of the outer shell on a semi-trailer. Friese spends approximately ten to twenty (10-20) hours per year on riveting, and approximately ten (10) days per month on fabrication.
 - e. Truck repairs consist of axel, springs, suspension, airline, breaks, tire work, minor exhaust, and electrical work.
 - f. Approximately 80% of the accessory building is used for tractor and trailer repair. Typically, the building is used for the repair and storage operation ten to fifteen (10-15) days per month, or one to two (1-2) weeks a month, or during colder months for equipment storage.
 - g. Occasionally Friese will purchase or sell equipment, but per correspondence on 07.07.20, this is done through a dealer and not on premise.
14. The operating hours of the business are 7:00 a.m. - 7:00 p.m. Monday through Friday.
15. Friese is the only employee of the business, with no plans to hire any additional staff.
16. Friese does not expect the need for customer parking as he does not have any clients or customers.
17. Friese has stated that currently there is no need for a business sign.
18. There is no planned expansions or renovations to the accessory building in which the business takes place.
19. Any waste, such as metal/aluminum, produced by repairs and maintenance within the accessory building are properly disposed of or recycled.
20. All equipment used for the business is properly licensed.

21. In the narrative dated 05.28.20, Friese states the business does not generate noise and is low impact. Continuing that the business is invisible to all neighbors, who will only see the residence, and an accessory building.
22. 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 Kendall Friese should be approved subject to the following Recommendations:

1. The Residential Zone Business shall comply with and is subject to all of the provisions of the City's Zoning Ordinance regarding Residential Zone Business, including but not limited to the provisions of *Section 7A-806*.
2. The permit shall be valid for a term of two (2) years from the date of approval, subject to earlier expiration or revocation as otherwise provided herein.
3. The Residential Zone Business shall be limited to the indoor storage and accessory repair work of Semi-trucks and trailers, and limited trucking of commerce of once per ten days.
4. All waste produced by the business shall be properly disposed of. The Property shall in no way be operated as a salvage yard.
5. All storage of vehicles, trailers, and related materials shall be stored indoors and out of public view.
6. The Residential Zone Business will be conducted entirely within the accessory buildings in the rear of the Property, indicated on the Site Plan dated 06.15.20.
7. The conduct of the business shall be consistent with descriptions provided in Friese's correspondence with Staff, outlined in Finding of Fact number 13.
8. Business hours shall be 7:00 a.m.- 7:00 p.m. Monday through Friday.
9. Absolutely no outdoor storage or display of trucks, trailers, and equipment associated with the business shall be permitted and any associated vehicles or equipment currently on site shall be removed or properly stored at the time of issuance of this permit.
10. No other business shall be conducted on the property.
11. Friese shall remain the sole employee of the Residential Zoned Business.
12. The Residential Zone Business shall comply with all relevant noise and pollution standards outlined by the Minnesota Pollution Control Agency (MPCA).
13. The Residential Zone Business shall not generate odors, gases, hazardous waste, fumes, or other conditions that interfere with or infringe upon the quiet possession and enjoyment of surrounding properties.
14. Friese shall comply with all local, State, and federal laws, regulations, and ordinances in the conduct of the Residential Zone Business.
15. In the event the City Council determines, in its sole discretion, that the Residential Zone Business 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.

16. Friese 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.
17. The Permit provided herein is issued solely for the benefit of Friese and may not be sold, assigned, or otherwise transferred in any manner whatsoever.
18. 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.