RECEIVED
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

Rev. 05.29.19

OUTFRONT

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,

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

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

APPLICANT:

Name: OUTFRONT MEDIA LLC Phone: 763-251-1954 (Alt.): 612-701-5164

Address: 901 Marquette Ave, Ste 600 Email: John.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 Donald Steinke DATE: X 2-28-20

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

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.

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

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.

Rev. 05.29.19

May 28, 2019
◆ = IUP
◆ = CUP

City of Columbus 24-32-22

MONUMENT POST BILLBOARD | I-35 & I-35E

COLOMBUS, MN

ALLIANT

8-19-2020

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To: City of Columbus Planning Commission

From: Ben Gutknecht, Associate Planner

Date: July 6, 2020: Revised July 16, 2020: Revised September 21, 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, with the exception of the column cover being proposed as imitation stone and not the required masonry material, 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 ll" 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.
18. <u>The Planning Commission recommended approval of the Interim Use Permit Application for a large off-premise sign based on adopting the Findings of Fact 1-17 and Recommendations 1-12 in the Columbus Staff Report dated 07.16.20, with the recommendation that the Columbus Name Sign be located 2/3rd high on the column.</u>
19. <u>The City Council reviewed the application and Planning Commission's report on July 22, 2020.</u>
20. <u>The applicant offered the City Council the option of reviewing two locations in which proposed imitation stone is currently affixed on existing billboards managed by the applicant in the City of Blaine and Vadnais Heights.</u>
21. <u>The City Council continued the review of the application to the August 12, 2020 City Council Meeting, stating that they would review the imitation column covers on billboards in the City of Blaine and Vadnais Heights.</u>

22. A written notice of a 60-day extension was sent by the City of Columbus to the applicant on August 5, 2020.
23. The City Council held a meeting on August 12, 2020 and stated upon review of the exiting billboards with the imitation stone panels, the imitation stone panels did not meet the intent of City Code Section 7B-310 E (16.a.)
24. The City Council continued the application to August 26, 2020 to allow the applicant time to amend the application so that the column cover meets the City Code.
25. On August 26, 2020 the City Council reviewed plans that showed a wider column cover pole, but the proposed material remained imitation stone.
26. The City Council continued the application to September 9, 2020 allowing the applicant time to revise plans or apply for a variance with City Staff.
27. The applicant, John Bodger, reached out to Staff on September 3, 2020 and requested that the next City Council review commence on September 23, 2020, instead of the September 9, 2020.

Recommendations

Based upon the above Findings of Fact, City Planning Staff recommends that the Interim Use Permit for Outfront Media LLC at vacant property, PIN # 24-32-22-43-0002 should be ~~approved~~ denied subject to the following ~~recommendations~~ considerations:

1. The City of Columbus City Council finds that the imitation stone panels do not meet the standards outlined in Section 7B-310 (16.a.) of the City Code, where it is stated that "Support columns shall be concealed by materials that are primarily natural stone, brick, approved masonry, or stucco panels, or similar materials…"
2. A variance outlining the required hardships was not applied for by the applicant to allow such deviations from the design standards outlined in the City Code, Section 7B-310 (16.a.)

1. ~~The IUP is subject to the review and recommendations of the Building Official.~~
2. ~~The IUP is subject to the review and recommendations of the City Attorney.~~
3. ~~The IUP shall comply with and is subject to all provisions of the City's Zoning Ordinance regarding Large Off-Premises Signs, including but not limited to the provisions of Section 7B-310.~~
4. ~~The IUP shall be valid for a term of ten (10) years from the date of approval, subject to earlier expiration or revocation as otherwise provided herein.~~
5. ~~Upon expiration of the Interim Use Permit, the applicant may apply for another Permit or appropriately notice the Zoning Administrator of plans to remove the billboard, as outlined in Section 7B-310 (F) of the City Code.~~
6. ~~The billboard shall be updated with improved column cover design, dated 02.28.20, and "Columbus" sign logo, dated 06.09.20, and located as indicated on the Certified Survey dated 03.16.20.~~

7. ~~The "Columbus" sign shall be placed on the column over at two thirds (2/3) the height of the billboard column.~~
8. ~~Any plans to convert the static sign to a dynamic sign during the term of this Permit must follow the amendment process outlined in Section 7B-310 (F.3.) of the City Code.~~
9. ~~In the event the City Council determines, in its sole discretion, that the billboard is not being conducted in accordance with any term or condition contained herein, the Permit may be revoked by the City Council upon proper notice and a hearing.~~
10. ~~The applicant shall be obligated to pay all costs and expenses incurred by the City in connection with any proceeding to revoke the Permit, including reasonable attorney's fees and consultant fees.~~
11. ~~The Permit provided herein is issued solely for the benefit of Outfront Media LLC and may not be sold, assigned, or otherwise transferred in any manner whatsoever.~~
12. ~~The applicant shall reimburse the City for all out of pocket expenses incurred in the review and issuance of the IUP and for all ongoing inspections and enforcement actions required for the IUP.~~

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RECEIVED
AUG 11 2020

City of Columbus

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

APPLICATION FOR CONSIDERATION OF: **VARIENCE REQUEST**

Application Information Form

APPLICANT:

Name: Michael Conway Phone: 651-271-6062 Alt.):

Address: 18217 Bender St NE Email: mike@americaneagleMN.com

City: Columbus State: MN Zip: 55025

OWNER: (If other than applicant)

Name: Michael Conway Phone (work) 651-271-6062 (Alt.)

Address: 18217 Bender St NE Email: mike@americaneagleMN.com

City: Columbus State: MN Zip: 55025

Legal description of property: Columbia Estates

Lot(s) 4 Block(s) 1 Additions(s)

Existing use of property: Residential Present zoning:

Action Requested: Please check (√): Variance ☑

Brief description of and reason for request (this does not serve as the narrative requirement)

Addition to existing garage that is in front of my home

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

Submittals Check List:

Application Information Sheet (Permit)	☐	Information Recommended by Zoning Administrator:
Read and Understood the "Variance Information" sheet attached to this Application.	☐	
Scaled Site Drawing (Showing *all* current and proposed site conditions)	☐	
Certified Survey (if applicable)	☐	
Narrative Statement (What code are you requesting a variance from, what is the practical difficulty placed on you by the current City Code, why should the variance be granted, etc.)	☐	
Required Fees Paid	☐	
Watershed Approval/Permit (if applicable)	☐	
Additional Information (further information that you believe is relevant and helps explain your request)	☐	

***Note:** this checklist is an outline intended to provide a general statement of the required submittals for a Variance. For exact requirements you should refer to the Columbus City Ordinance (Section 7A-524) found in the Zoning Code available on the City website www.ColumbusMN.us*

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: 8/7/20

SIGNATURE OF OWNER: _____ DATE: 8/7/20

For Office Use Only

Date Application Received 08/13/20 **PC #** PC20-113 **60-Day Deadline** October 10, 2020

Permit Fee $150.00 **Escrow Amount** $500.00 **Total Amount Paid** $650.00

Date Paid 08/13/2020 **Check #** CASH **Receipt #** 21305

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: Michael Conway		
Address of Applicant: 18217 Bender St NE		
City: Columbus	State: MN	Zip: 55025
Street Address of Subject Property: 18217 Bender St NE		
Legal Description of Subject Property: Columbia Estates Lot 4 Blk 1		
Signature:	Date: 8/7/20	

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.

August 5, 2020

To whom it may concern:

My name is Michael Conway and I live at 18217 Bender St NE here in Columbus. It has come to my attention that there is an issue with my detached garage and getting a permit to do an addition to the structure. As it sits closer to the road than my home.

We bought this home in the spring of 2017 and this structure was already on the property. It is my understanding that this structure was approved by the city and inspected by the city inspector to be placed in its current location and that it is properly screened from the road and all neighbors.

As you can see by the pictures I am attaching to this letter this structure is not visible from the road, or by the neighbors only by ourselves. The structure is screened with native vegetation and can not be seen at any time of the year due to the density of the vegetation.

According to Section 1. Chapter 7A. Article VIII I am under the maximum allowable square footage, and side wall height. As the plans show it will be sided and shingled to match our existing home.

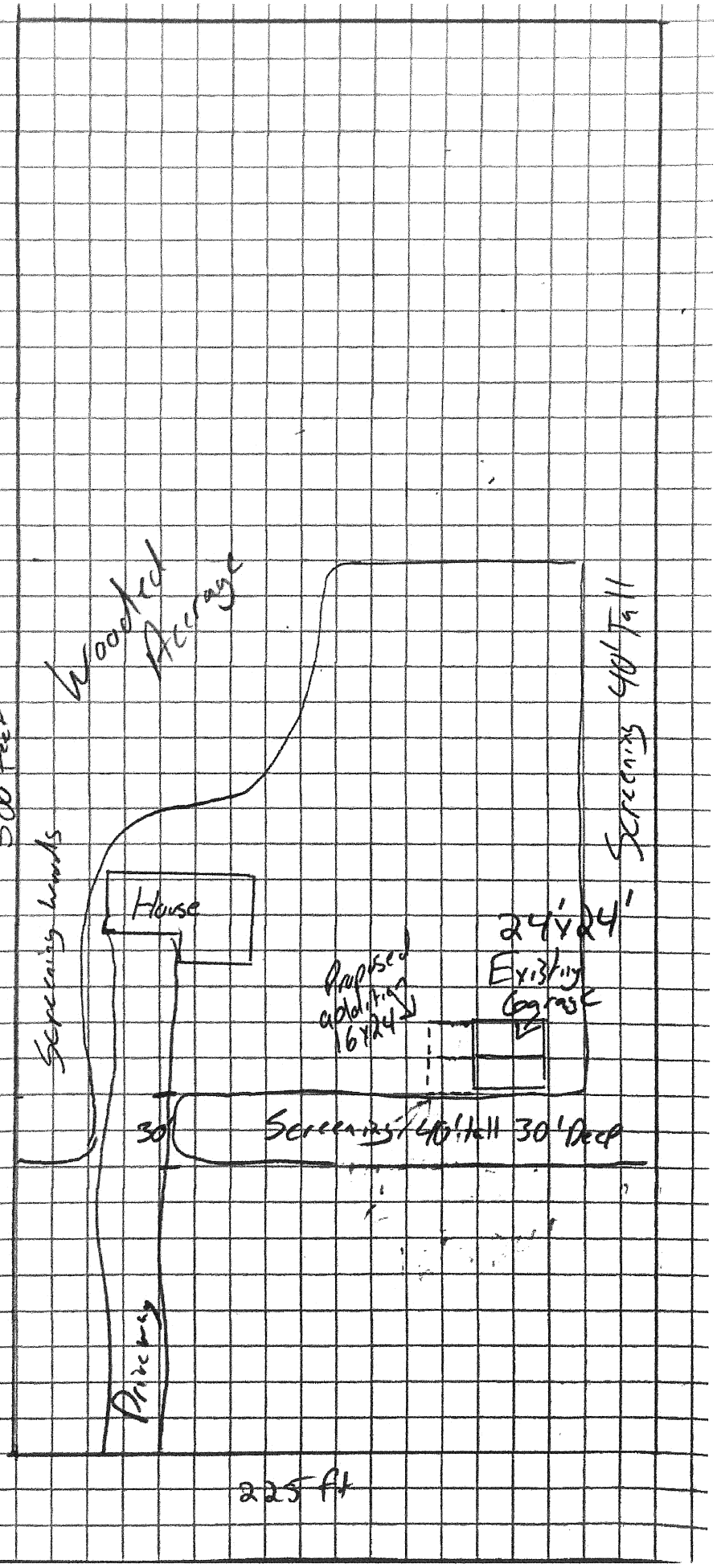
We live on a wooded lot that has hardly any visibility from the street. I would just like to add a few more square feet to be able to keep my things inside and out of the elements as others are able to do around the community with much larger structures than I am proposing. This will not affect or be visible to anyone in the community. This variance will not change the character or the use of the property or the community in anyway and again will not even be visible to anyone in the community unless on our property.

Thank you for your time and I look forward to continuing on this project.

Sincerely

Michael Conway

Lot Layout


Wooded Acreage
500 feet
Screening trees
House
24'x24'
Existing Garage
Proposed addition 16x24
30
Screening 6ft tall 30' Deep
Screening 6ft Tall
Driveway
225 ft

BUILDINGS IN FRONT
OF THE HOUSE

James Smith
18217 Bender Street
Forest Lake, MN 55025

On October 7, 1998, I went out to view the above property to make sure 80% of the requested building will not be visible from the road.

I felt this would meet the Town Code where you cannot see 80% of the building year round from the road.

Mary A. Hoyt

Mary A. Hoyt
Zoning Administrator

City of Columbus Variance
Staff Report
18217 Bender St NE
09.16.20

Project Name:	Variance for an Expansion of Non-Conforming Garage
Applicant:	Michael Conway
Property Owner:	Michael Conway & Jennifer Jordan
Legal Description of property:	COLUMBIA ESTATES LOT 4 BLK 1 COLUMBIA ESTATES (SUBJ TO EASEMENTS AS SHOWN ON PLAT), ANOKA COUNTY, MN
Property Identification #(s):	36-33-22-34-0005
Property Zoning:	Rural Residential (RR) District
Report approved by:	Elizabeth Mursko, City Administrator

Date of Application: 08.11.20
Date Application found incomplete: N/A
Materials missing: None
Date Application complete: 08.14.20
Date of Public Hearing: 09.16.20
Date notice published: 09.03.20
Date notice mailed / posted: 08.27.20
60-limit for action: 08.24.20
60-day extension / letter sent: N/A

Project Description:

The applicant is seeking a variance to City Code Section 7A-805 (E-1) to repair and expand an existing legal nonconforming structure consisting of a detached 24'X24' accessory building with an additional 16'X24' section. The "Property" is located at 18217 Bender St NE, is approximately 2.6 acres, and is zoned Rural Residential (RR). In the RR District, an accessory building conforming to all standards and specifications outlined in Section 7A-801 and 7A-805 are permitted accessory to the principal use. Due to the lot of record being less than 5 acres, the existing accessory building is currently not in compliance with Section 7A-805 (E-1), which requires the lot dimension and width must meet the current standards of Section 7A-801; however, the structure was lawfully constructed in 1998 by means of a building permit and letter from the Town Manager approving the front yard placement with existing 80% opacity year-round vegetated screening from the Right of Way. The applicant believes the variance should be approved as the existing accessory building was permitted in 1998, the current screening exceeds the 80% opacity required by Section 7A-805 (E), and the proposed improvements do not form any further noncompliance issues. The project

consists of constructing a 16'x24' addition on the north facing side of the existing accessory building. The applicant's proposal also includes adding three courses of block to the bottom to raise the building by two (2) feet and shingle to match the existing dwelling. The neighboring parcels in all cardinal directions are similar sized legal nonconforming residential lots of record.

Variance Findings:

A variance is a legally permitted deviation from the literal requirements of the City Zoning Ordinance. Variances may be granted in instances where the landowner establishes that there are practical difficulties in complying with the Zoning Ordinance and the landowner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance. The Planning Commission, acting as the Board of Adjustment, must hold a public hearing and make a recommendation on the application to the City Council. In examining practical difficulties, pursuant to City Code Section 7A-525 the Board of Adjustment and City Council must make the following findings:

1. The landowner proposes to use the property in a reasonable manner.
2. The practical difficulty or plight of the landowner is unique to the subject property and is not created by the landowner.
3. The variance, if granted, will not alter the essential character of the neighborhood or City.
4. The terms of the variance are consistent with the Comprehensive Plan.
5. The variance, if granted, is in harmony with the purpose and intent of the Zoning Ordinance.
6. The practical difficulty is not created solely by economic considerations.

Staff has analyzed the following variance application: A variance to City Code Section 7A-805 (E-1.) to repair and expand an existing legal nonconforming accessory building in the RR district to allow for the addition of 384 square feet, and makes the following findings:

---

1. The landowner proposes to use the property in a reasonable manner.

Staff finds that the landowner proposes to use the Property in a reasonable manner. The Property is developed as an existing single-family dwelling on a legally nonconforming substandard lot in an area of single-family residential uses, the majority of which are also on legally nonconforming substandard lots, many with detached accessory buildings. The proposed expansion is a reasonable use and consistent with the historic use of the Property, as well as the use of several surrounding parcels.

---

2. The plight of the landowner is due to circumstances unique to the property and is not created by the landowner.

The Property is a 2.6-acre legal non-conforming platted lot of record that is substandard as to the minimum required lot area in the RR District. The lot was platted prior to the landowner

obtaining title, and the original accessory building was constructed in 1998 by a prior owner pursuant to a building permit issued by the Town of Columbus. These circumstances were not created by the landowner.

---

3. Granting the variance is in harmony with the purpose and intent of the Zoning Ordinance.

The purpose and intent of the RR District is to provide residents in Columbus's primary zoning category adequate areas and use restrictions for residential development that provides for pleasant living environments and protect the public health, safety, and welfare. Furthermore, Section 7A-805 (E) requires that accessory buildings placed in the front yard be screened year-round with at least 80% opacity, a purpose this proposal will continue to meet. The proposed variance will allow for the continued residential use of the Property in a manner that is not detrimental to the public health, safety, and welfare, and will further allow for a continued front yard screened accessory building, consistent with the purposes and intent outlined in City Code.

---

4. Granting the variance is consistent with the City's Comprehensive Plan.

The City's 2040 Comprehensive Plan includes several Land Use Goals that support the application, including: preserving existing rural residential character and providing a range of land use that meets the needs of residents. While the Property does not conform to the current RR district standards for residential lot size, it will continue to be reflective of the current residential character and the various range of residential housing and land uses. Granting the variance is consistent with the City's comprehensive plan.

---

5. The variance if granted, will not alter the essential character of the neighborhood or City.

The character of the neighborhood is largely made up of similarly sized residential lots within the same platted subdivision, approximately two and a half (2.5) acres. The majority of these lots also support detached accessory buildings of similar capacity as the applicant's proposal. If the variance is granted the essential character of the neighborhood and City will not be altered.

---

6. The practical difficulty is not created solely by economic considerations.

The practical difficulties necessitating the variance request are not created solely by economic considerations, but rather the legal nonconformity of the applicant's existing lot dimensions and accessory building location.

Staff Recommendation(s):

Staff recommends that the Planning Commission and City Council adopt the above findings and **approve** the application for a variance to City Code Section 7A-805 (E-1.) to repair and expand an existing legal nonconforming accessory building in the RR district as shown in the proposed drawings in the application packet dated 08/11/2020, subject to the following conditions of approval:

1. Applicant's proposed accessory building addition shall not exceed the proposed 16'X24' foundation addition.
2. Applicant must meet all other standards outlined in Section 7A-805, including compliance with well and septic requirements, accessory building must be harmonious with the principal dwelling, accessory building size requirements, and meet requirements outlined by the City Building Official
3. The applicant must submit any and all other materials required by the building official to complete a Building Department review.

4843-9163-3098, v. 1

COLUMBUS

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City of Columbus
PUBLIC HEARING NOTICE
Variance

Notice is hereby given that a Public Hearing will be held by the City of Columbus Planning Commission on Wednesday, September 16, 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 variance request from the requirements outlined in City Code Section 7A-805 requesting the expansion of an existing legal nonconforming structure (accessory building) that was placed in the designated front yard on a lot that does not meet the 5.0 acre lot size dimensional standard. 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:	Michael Conway
Property Owner(s):	Michael Conway & Jennifer Jordan
Property Location:	18217 Bender St NE. Columbus, MN
Legal Description:	PIN#: 36-33-22-34-0005 COLUMBIA ESTATES LOT 4 BLK 1 COLUMBIA ESTATES (SUGJ TO EASE AS SHOWN ON PLAT) ANOKA COUNTY, MN

Elizabeth Mursko

Elizabeth Mursko, Zoning Administrator

Submitted to the Forest Lake Times on 08.27.20
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(651) 280-5333

We have no problem with this
Jennet Tim McCloske 18155 Bender St
J P. McCly
Joanne McCloskey 651 280 9334

16319 Kettle River Boulevard, Columbus, MN 55025
651.464.3120 Twin Cities **651.464.5922** Fax
www.ColumbusMN.com

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SEP 02 2020

City of Columbus

COLUMBUS

Rural Nature. Urban Access.

APPLICATION FOR CONSIDERATION OF NON-BINDING CONCEPT REVIEW

Applicant Name: Josh Brobeck/Davids Hydro Vac **Phone** 651329555

Address: 2320 Leibel St

City: White Bear Lake **State** MN **Zip** 55110

Existing Zoning and Use: Commercial/Industrial

Request: Meet with City of Columbus Planning Commission to review proposed business.

Reason for request: To garner feed back from the Planning Commission and City Staff regarding proposed business off of Lake Drive in the Commercial Industrial/District

Presentation Prepared and Submitted with Application*: YES NO

Note: For an application for a Non-Binding Concept Plan to be considered, a Presentation must be submitted.

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the zoning and current administrative procedures. I further acknowledge and hereby agree to pay for all statements recieved from the City pertaining to professional consultant staff application expenses.

Signature of Applicant Joshua Brobeck Digitally signed by Joshua Brobeck Date: 2020.09.01 08:17:16 -05'00' **Date** 9-1-20

16319 Kettle River Boulevard, Columbus, MN 55025

651.464.3120 Twin Cities **651.464.5922** Fax

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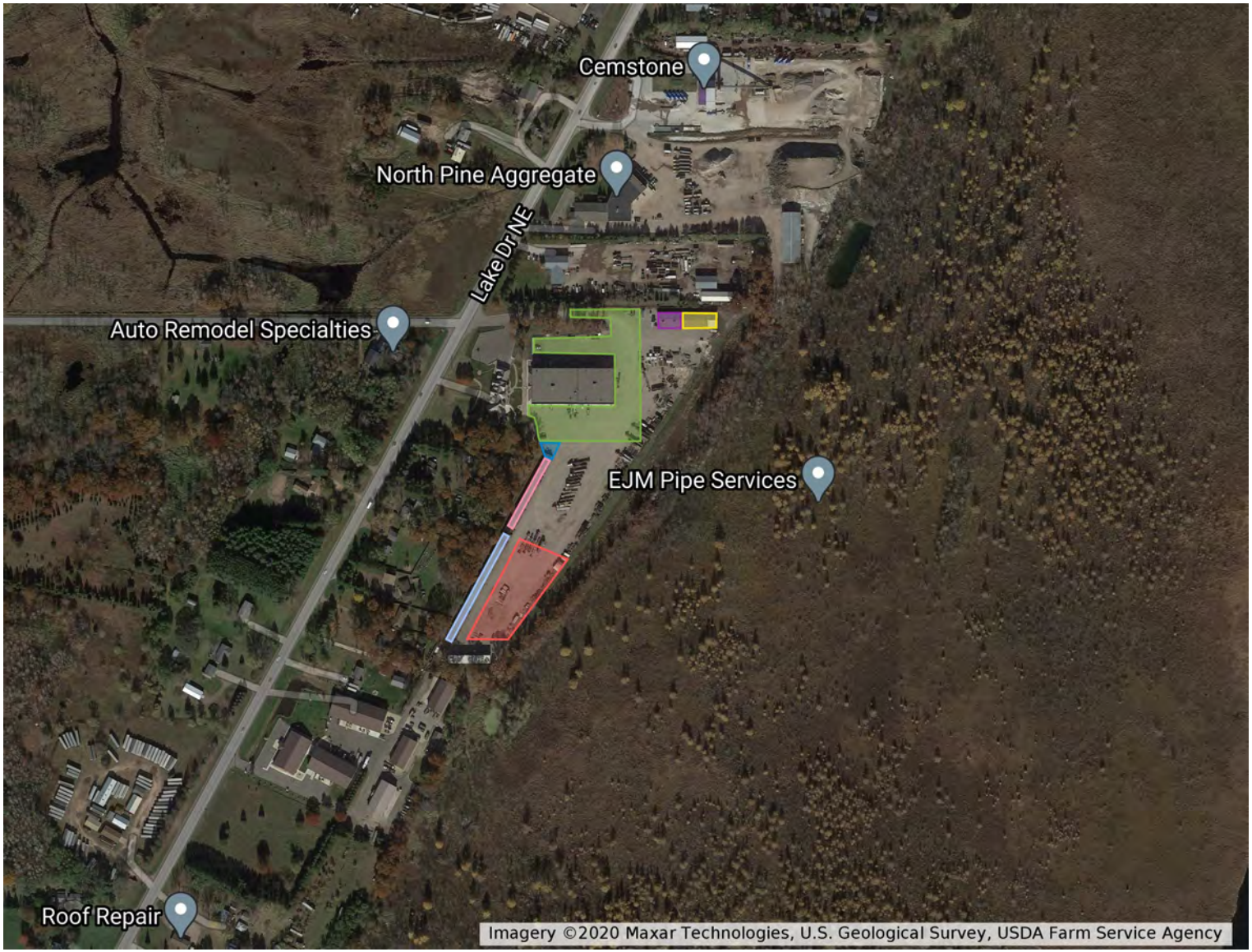
Building Layout

Untitled layer

- Bituminous Add On
- Heated Sand Shop Add On
- Soil Recycle Area
- Self Contained Fuel Station
- Support Vehicle Parking
- Equipment Overflow Parking
- Miscellaneous Storage



Hydro Vac

DAVIDS

651-329-5555

USING HIGH PRESSURE WATER AND A VACUUM SYSTEM TO DIG SAFELY AND EFFICIENTLY AROUND BURIED UTILITIES.

1

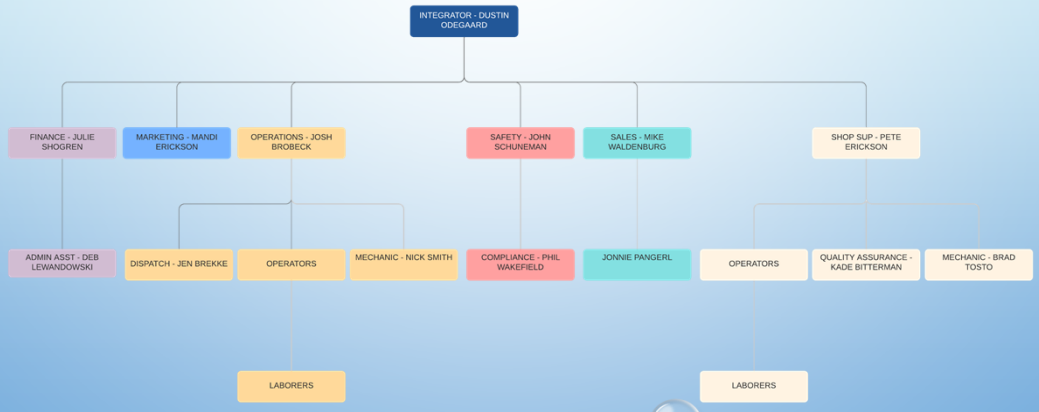
DAVIDS HYDRO VAC

- FOUNDED IN 2009 BY MICHAEL AND HEATHER MOREHOUSE. AFTER MIKE'S PREVIOUS EMPLOYER (GOLIATH HYDROVAC) TREATED HIM AND HIS COWORKERS UNFAIRLY, IT WAS TIME TO MAKE A LIFE CHANGING DECISION.
- IT STARTED WITH ONE TRUCK AND ONE CONTRACT.
- 10 YEARS LATER WE ARE AT 45+ VAC TRUCKS, 1 COMBINATION UNIT, MULTIPLE DUMP TRUCKS AND SUPPORT VEHICLES. WE CONTINUE TO GROW YEAR-BY-YEAR TO BETTER SERVE OUR CUSTOMERS AND IMPROVE UPON AVAILABILITY AND RESPONSE TIME.
- MIKE'S VISION HAS BEEN TO BUILD THE MOST EFFICIENT, RESPONSIVE AND RELIABLE HYDRO EXCAVATION FLEET IN THE REGION. WE EMPLOY TEAM MEMBERS THAT WILL COMPLETE THE TASK WITH THE UTMOST PROFESSIONALISM, SAFETY AND VALUE FOR OUR CUSTOMERS.

2

OUR ORGANIZATION AT A GLANCE

DAVIDS HYDRO VAC



3

HOW WE DO BUSINESS!

- WE OPERATE OUR BUSINESS ON A MODEL FOR GROWTH THAT HAS BEEN STRONGLY INFLUENCED BY THE ENTREPRENEUR AND AUTHOR GENO WICKMAN IN A BOOK CALLED "TRACTION". THIS SETS FORTH A LEAN AND EFFECTIVE MANAGEMENT STRUCTURE, PROVIDING ACCOUNTABILITY AT ALL LEVELS. THIS CREATES DRIVE BY PLANNING OUR FUTURE OUT 10+ YEARS WITH SEVERAL BENCHMARKS ALONG THE ROUTE. ONE OF THE CURRENT STEPPING STONES IS TO FIND OUR PERMANENT HOME WITHIN THE NORTHERN METRO.
- WE HAVE AN ADDITIONAL LOCATION IN LAKEVILLE THAT HAS BECOME A CORE PART OF OUR BUSINESS ALLOWING FOR GEOGRAPHIC ADVANTAGES FOR OUR CUSTOMERS, AS WELL AS OUR SOUTHERN METRO-BASED EMPLOYEES. AS AN EMERGENCY RESPONDER FOR UTILITY INCIDENTS, WE FIND IT CRITICAL TO BE OPTIMALLY LOCATED WITHIN CLOSE PROXIMITY TO OUR MAJOR FREEWAYS IN THE TWIN CITIES.
- WE ARE A UNION-BASED COMPANY THAT EMPLOYS BACKGROUND CHECKED AND RESPONSIBLE EMPLOYEES. THESE ARE EMPLOYEES THAT ARE TRAINED TO BE PROFESSIONAL DRIVERS, AS WELL AS PROFESSIONAL FIELD SERVICE UTILITY WORKERS.
- WE FOCUS ON EMPLOYEES THAT ARE LOOKING FOR A CAREER, NOT JUST A JOB. AS WE ARE A SERVICE PROVIDER, WE SEEK PROFESSIONAL AND FRIENDLY EMPLOYEES THAT BENEFIT THE COMPANY, OUR CUSTOMERS AND THE COMMUNITY. WE OFFER PRACTICAL TRAINING IN OUR FIELD OF WORK AND ARE HAPPY TO PROMOTE FROM WITHIN.
- WE EMPLOY THE SMITH SYSTEM DRIVER TRAINING PROGRAM FOR ALL OF OUR EMPLOYEES AS WELL AS IN HOUSE CDL TRAINING TO ADVANCE OUR EMPLOYEES CAREERS.
- WORKING WITH THE LOCAL 49 OPERATORS UNION AS WELL AS THE LOCAL 563 LABRORERS UNION , WE COMPLETE REGULAR AUDITS ON THE COMPANY FOR FAIR WAGES AND WORK PRACTICES.
- BEING THAT HYDRO EXCAVATION IS THE SAFEST WAY TO EXCAVATE AROUND UTILITIES AND OTHER SENSITIVE AREAS, WE TAKE SAFETY EXTREMELY SERIOUSLY IN ALL ASPECTS OF OUR WORK - WITH OSHA 10 AND OSHA 30 TRAINING, ALONG WITH A HOST OF INDUSTRY SPECIFIC CERTIFICATIONS. FROM PPE TO VEHICLE INSPECTIONS, INCIDENT REPORTING AND REVIEW, EVEN INCLUDING INCIDENT CAMERAS IN OUR EQUIPMENT, WE ARE CONSISTENTLY REVIEWING AND ADJUSTING TO ANY HAZARDS PRESENT.
- WE RUN A TIGHT SHIP! WE HAVE PROVEN TIME AND TIME AGAIN THAT A CLEAN SHOP, CLEAN TRUCKS AND A CLEAN PRESENTATION LEADS TO AN EFFICIENT AND ORGANIZED BUSINESS. OUR EQUIPMENT IS STORED INDOORS AND OUT OF THE ELEMENTS, MAKING MAINTENANCE EASIER AND KEEPING VALUE IN OUR EQUIPMENT. LOOKING PROFESSIONAL AND PRESENTABLE OUT ON JOB SITES CREATES PRIDE WITHIN OUR TEAM. "MOST" OF THE TIME, YOU COULD EAT OFF OF OUR SHOP FLOORS!
- AS A 24/7 EMERGENCY RESPONDER, THE EFFICIENCIES WE'VE MOLDED INTO OUR COMPANY'S CORE HAS ESTABLISHED THE BAR FOR RESPONSE TIME, SAFETY AND THOROUGH COMPLETION OF OUR PROJECTS.

4

COMMUNITY INVOLVEMENT

- WE PARTICIPATE IN LOCAL AREA "TOUCH A TRUCK" EVENTS TO ENCOURAGE FUTURE GENERATIONS TO JOIN OUR INDUSTRY AS WELL AS PROVIDING COMMUNITY INFORMATION ON WHAT WE DO
- TRUNK OR TREAT EVENTS, SUCH AS THE ONE THAT IS HELD IN COLUMBUS TOWNSHIP, ARE GREAT FUN FOR THE COMMUNITY AS WELL AS OUR STAFF, WITH A LARGE AMOUNT OF YOUNG FAMILIES WITHIN OUR GROUP, EVENTS LIKE THIS PROVIDE FUN INTERACTION.
- WE DONATE TIME AND LABOR TO HELP WITH PROJECTS THROUGHOUT THE CITY. AS AN EXAMPLE, A RECENT PROJECT WE WERE INVOLVED IN WAS AN INSTALLATION OF A LARGE FLAG POLE FOUNDATION FOR THE BOYSCOUTS OF AMERICA IN MINNETONKA.
- WE ARE YEARLY CONTRIBUTORS TO "THE DAY OF THE DOZER" AT ERX MOTOR PARK IN ELK RIVER, THIS EVENT IS A FAMILY FRIENDLY EVENT TO BRING AWARENESS TO THE EXCAVATION INDUSTRY THAT IS HANDS ON FOR CHILDREN OF ALL AGES.
- WE PARTICIPATE IN FOOD DRIVES AND PROVIDE FOOD SHELF DONATIONS ANNUALLY, SEE THE PHOTO FOR JUST (1) RECEIPT OUR GUYS WERE PROUD TO DONATE LAST YEAR!
- WE ARE CURRENT AND ACTIVE MEMBERS OF THE WHITE BEAR LAKE AREA CHAMBER OF COMMERCE AND HAVE DEVELOPED STRONG RELATIONSHIPS WITH VENDORS AND CUSTOMERS IN THE NORTHERN METRO AREA.
- WE ARE EXCITED TO BECOME MEMBERS OF THE FOREST LAKE AREA CHAMBER OF COMMERCE TO CONTINUE THIS COMMITMENT TO OUR LOCAL COMMUNITIES!

5

COMPLIANCE PARTNERS

NCMS NATIONAL COMPLIANCE Management Service, Inc.

ShovelSafe™

ISN Collect. Verify. Connect. ISNETWORLD.COM

VERIFORCE™ INTEGRATED COMPLIANCE SOLUTIONS

EWN ENERGY WORLDNET

Avetta Building the connections that build the world

eRailSafe℠ a service of eVerifile

mea ENERGY ASSOCIATION

BROWZ™

6

SAFETY PARTNERS

7

OUR CORE VALUES

EXTENDED EMPLOYEE

- HERE AT DHV WE VIEW OURSELVES AS AN **EXTENDED EMPLOYEE**. WE ARE MORE INVOLVED WITH OUR CUSTOMERS, WE HAVE A BETTER UNDERSTANDING OF PROJECTS, AND WE CAN OFTEN OFFER HELPFUL ADVICE FROM PREVIOUS EXPERIENCES. WE UNDERSTAND THAT BEING WILLING, FLEXIBLE, AND APPROACHABLE DEVELOPS CONTINUITY. WE OFFER A PREMIUM SERVICE WHICH ALLOWS US TO DEVELOP LONG LASTING RELATIONSHIPS WITH OUR CUSTOMERS.

INTEGRITY

- **INTEGRITY** IS HOW DAVIDS MAINTAINS THE HIGH STANDARD OF EXCELLENCE. BEING UP FRONT AND HONEST ABOUT OUR WORK AND THE VALUE IT BRINGS TO OUR CUSTOMERS, FOLLOWING THROUGH ON ALL PROJECTS AND NEVER SAYING NO WHEN TIMES GET TOUGH. WE ARE A DRIVEN TEAM, AND COMMITTED TO DOING THE RIGHT THING FOR BOTH THE CUSTOMER AND THE COMPANY. WITH A CREW OF EMPLOYEES THAT TAKE PRIDE IN THEIR WORK, WE HOLD EACH OTHER ACCOUNTABLE FOR OUR ACTIONS AND TO ULTIMATELY FOLLOW THROUGH WITH WHAT WE SAY WE ARE GOING TO DO.

SAFETY

- WITH **SAFETY** IN MIND ALL THE TIME AT DAVIDS, WE COMMUNICATE ALL THE NEEDS OF THE CUSTOMERS WITH OUR EMPLOYEES WITH THOROUGH TRAINING TO BE PREPARED SO WE CAN RESPOND IN A TIMELY FASHION. WE AS A COMPANY ARE CAUTIOUS WITH EVERY ASPECT OF THE JOB. WE ARE AWARE OF THE DANGERS WITH EVERYDAY LIFE, AND WE LISTEN TO ALL INPUT. WE AS A COMPANY ARE NOT AFRAID TO DISCIPLINE ANYONE THAT DOES NOT FOLLOW THE HIGH STANDARD THAT WE SET FORTH.

ATMOSPHERE

- THE PASSIONATE **ATMOSPHERE** HERE AT DHV IS FAMILY AND TEAM ORIENTED. WE EMPLOY THE WORK HARD- PLAY HARD MENTALITY WHILE SETTING CLEAR EXPECTATIONS THAT ANYTHING LESS THAN 100 PERCENT IS NOT GOOD ENOUGH. WE ARE DEDICATED TO CONTINUOUSLY IMPROVE AND STRIVE TOWARD PERFECTION. OUR ENTHUSIASTIC STAFF DISPLAYS AN IMPRESSIVE AMOUNT OF POSITIVE ENERGY WHILE KEEPING THE CUSTOMERS PROFITABILITY IN MIND. WE ENJOY CELEBRATING OUR VICTORIES AND PROMOTE WITHIN. OUR WORK IS IMPRESSIVE AND OUR EMPLOYEES ARE VERY RESOURCEFUL, ALL WHILE PROVIDING ULTIMATE TRANSPARENCY.

SETTING THE BAR

- DAVIDS IS **SETTING THE BAR** WITH OUR CONFIDENCE, QUALITY AND KNOWLEDGE. WITH THE COMPETITIVE NATURE OF OUR STAFF, WE HAVE DEVELOPED POSITIVE WORK HABITS WHICH SHOW IN OUR EFFICIENT AND TIMELY WORK PRACTICES; THUS, CREATING VALUE FOR OUR CUSTOMERS. WE ARE CONSISTENT AND WISE WHEN IT COMES TO ANTICIPATING OUR CUSTOMERS' NEEDS. AND, ALL OF THIS STARTS WHEN WE ARRIVE AT THE SHOP, AND CONTINUES UNTIL WE LEAVE THE SHOP.

8

WHAT IS HYDRO EXCAVATION?

9

HYDRO EXCAVATION

- HIGH PRESSURE WATER IS USED TO LOOSEN SOIL SUBSTRATES WHEN NECESSARY
- HIGH POWERED VACUUM SYSTEM IS USED TO MOVE SOIL SUBSTRATES OR LIQUIDS INTO THE DEBRIS BODY OF A SELF-CONTAINED RIG FOR REMOVAL OFFSITE
- AIR CAN ALSO BE USED TO RUN AN AIR LANCE OR VARIOUS AIR TOOLS FOR MECHANICAL LOOSENING OF SOILS
- CAN BE USED FOR MINIMALLY INVASIVE EXCAVATIONS IN SENSITIVE AREAS, SUCH AS AROUND BURIED UTILITIES
- CAN PROVIDE FOR EXCAVATION AS SMALL AS A 6" HOLE, AND AS LARGE AS 600+ YARD EXCAVATION

10

WHY HYDRO EXCAVATION?

- #1 SAFETY, SAFETY, SAFETY - WE CAN EXPOSE DELICATE UTILITIES AND SERVICES WITH LITTLE TO NO CONTACT, LEAVING LITTLE CHANCE FOR DAMAGE OR DESTRUCTION.
- #2 TIME SAVINGS AND EFFICIENCIES - WE CAN MINIMIZE THE AMOUNT OF MATERIALS REMOVED TO ACCOMMODATE ANY PROJECT.
- #3 PREVENTION OF UTILITY DISRUPTIONS - DUE TO THE NON-INVASIVE NATURE OF HYDRO EXCAVATION, MANY UTILITIES CAN REMAIN IN SERVICE WHILE BEING EXCAVATED AROUND WITH MINIMAL RISK.
- #4 PRECISE DIGGING WITH LASER LIKE PRECISION. ONLY EXCAVATING WHAT'S NEEDED TO EXPOSE THE NECESSARY WORK AREA.
- #5 LESS ENVIRONMENTAL IMPACT - WITH LESS IMPACT TO THE SURFACE AREAS, THERE IS LESS RISK OF ENVIRONMENTAL IMPACT.

11

WHY HYDRO EXCAVATION?

- #6 ABILITY TO ACCESS HARD TO REACH AREAS. WITH REMOTE HOSE CAPABILITIES, WE CAN REACH HUNDREDS OF FEET AWAY FROM OUR RIGS TO ACCESS DIG SITES IN AREAS WHERE OTHER EQUIPMENT CANNOT REACH.
- #7 WE CAN WORK IN (NEARLY) ALL WEATHER CONDITIONS, EVEN IN THE HEART OF WINTER, OUR HEATED WATER SOURCE CAN PENETRATE THROUGH THE FROST TO LOOSEN AND REMOVE FROZEN SOILS.
- #8 ABILITY TO EXCAVATE INDOORS! WITH REMOTE HOSES AND PROPER PREPARATION WE CAN WORK INDOORS, IMAGINE A BURIED UTILITY WITHIN A BUILDING BASEMENT, ONCE THE CONCRETE IS REMOVED, WE CAN EXCAVATE PRECISELY TO ACCESS AND REPAIR THE UTILITY.
- #9 NON-DESTRUCTIVE DIGGING. NOT HAVING TO DIG WITH LARGE EXCAVATORS OR VERTICAL DRILLS MEANS LESS SURFACE RESTORATION AND BACKFILL NEEDED.
- #10 VALUE - SAVE MONEY ON TIME, MATERIAL, AND LABOR. WITH THE ABOVE MENTIONED ITEMS, DIG TIMES, MOBILITY CHARGES AND RESTORATION CHARGES ARE MINIMIZED.

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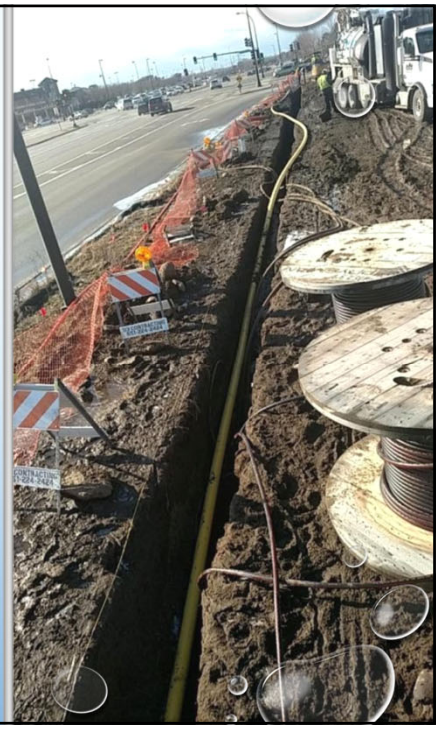
BENEFITS OF HYDRO EXCAVATION

- HYDRO EXCAVATION BRINGS A NUMBER OF BENEFITS TO THE INDUSTRIAL EXCAVATION WORLD. IT IS NOW THE MOST PREFERRED METHOD OF DIGGING BECAUSE OF ITS EFFICIENT AND ACCURATE RESULTS.
- THE PRIMARY BENEFIT OF HYDRO EXCAVATION IS THAT IT PROVIDES FOR BETTER DAMAGE AND SAFETY CONTROL WHEN COMPARED WITH MECHANICAL METHODS. SINCE IT IS ACCURATE, IT LIMITS ACCIDENTS AND INJURIES FOR LABORERS, AS WELL AS OTHER PEOPLE. IT ALSO DOES A BETTER JOB OF DIGGING PRECISELY WHERE NEEDED.
- USING HYDRO EXCAVATION AVOIDS DAMAGE TO UNDERGROUND PIPES, LINES AND CABLES. THIS IN TURN ELIMINATES THE HIGH EXPENSES NEEDED FOR REPAIRS AND RESTORATION. NEEDING TO DO FEWER REPAIRS MEANS LESS TIME TO GET THE JOB DONE, TOO. INTERRUPTED UTILITIES BRING INCONVENIENCES AND HIGH COSTS - THIS PROCESS OF EXCAVATION IS ABLE TO MINIMIZE DAMAGES.
- ALL THESE ITEMS BRING LONG-TERM BENEFITS. WITH THE SAFETY RISKS AND REPAIRS MITIGATED, HYDRO EXCAVATION CAN REDUCE INSURANCE AND LIABILITY COSTS. AS THIS PROCESS PROVIDES BETTER RESULTS, A COMPANY'S REPUTATION AND PROFITABILITY OFTEN INCREASES.
- IN GENERAL, HYDRO EXCAVATION IS A METHOD THAT CREATES A BETTER SERVICE FOR THE CUSTOMER AND MAKES LIFE EASIER FOR THE CONTRACTORS, THE CUSTOMERS AND THE LABORERS.



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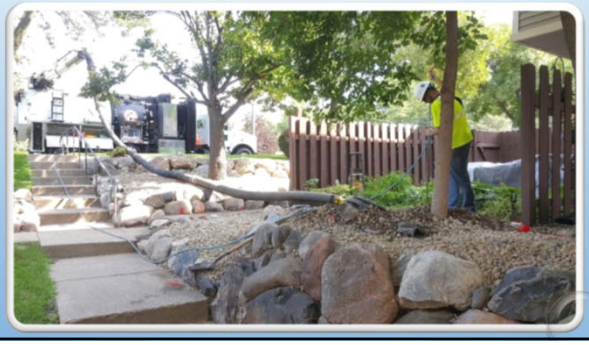

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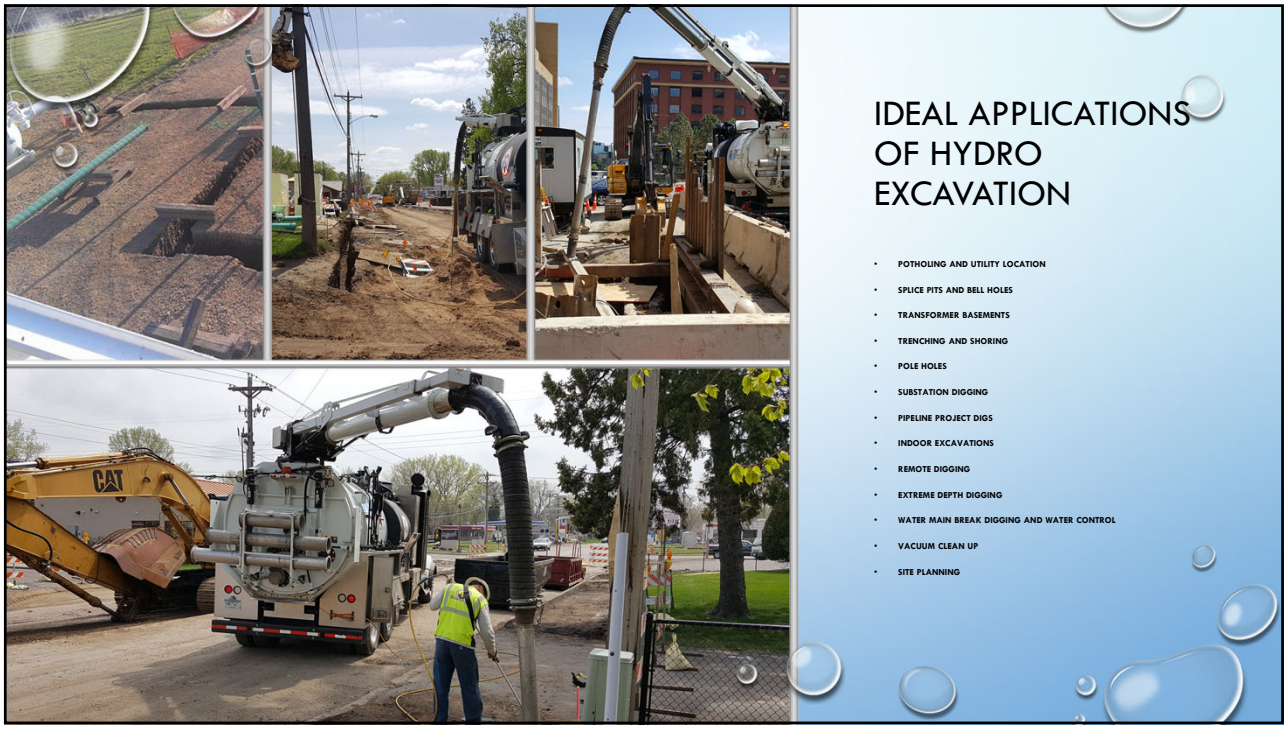

IDEAL APPLICATIONS OF HYDRO EXCAVATION

- POTHOLING AND UTILITY LOCATION
- SPLICE PITS AND BELL HOLES
- TRANSFORMER BASEMENTS
- TRENCHING AND SHORING
- POLE HOLES
- SUBSTATION DIGGING
- PIPELINE PROJECT DIGS
- INDOOR EXCAVATIONS
- REMOTE DIGGING
- EXTREME DEPTH DIGGING
- WATER MAIN BREAK DIGGING AND WATER CONTROL
- VACUUM CLEAN UP
- SITE PLANNING

16

UTILITY STRIKES… WHAT'S THE COST?

- LIFE!!!! YOUR FAMILY AND OURS!
  - STANDARD MECHANICAL DIGGING PRACTICES CAN PUT WORKERS, NEIGHBORS AND BYSTANDERS AT RISK.
- TIME.
  - DAMAGING A UTILITY DURING EXCAVATION WILL INEVITABLY DELAY ANY PROJECT YOU ARE WORKING ON.
- MONEY.
  - DEPENDING ON THE SEVERITY OF THE STRIKE AND THE UTILITY THAT WAS DAMAGED, LOSSES CAN BE IN THE THOUSANDS OF DOLLARS AND RISE INTO THE MILLIONS OF DOLLARS FOR LOSS, REPAIR, CLEANUP AND RESTORATION.

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2017 EXCAVATION DAMAGES

ESTIMATED COST OF $1.5 BILLION

439,000 EXCAVATION RELATED DAMAGES
UP 5.5% FROM 2016

As more utilities are taking space in the right of ways, the damages submitted is ever increasing, safe digging techniques, can help to mitigate these damages and minimize costs.

18

WHY COLUMBUS TOWNSHIP?

- COLUMBUS TOWNSHIP IS A FAMILY-ORIENTED LOCATION FOR CURRENT AND FUTURE EMPLOYEES, THE TAGLINE "RURAL NATURE. URBAN ACCESS." IS A GREAT DESCRIPTOR FOR THE COMMUNITY WE WANT TO BE A PART OF.
- LIKE-MINDED COMMUNITY AND BUSINESSES.
- WELCOMING LEADERSHIP; IN A 2 YEAR LONG SEARCH FOR NEW HEADQUARTERS AND MULTIPLE CONVERSATIONS WITH OTHER BUSINESSES IN THE AREA, WE HAVE EXPERIENCED A VERY OPEN AND WELCOME FEELING IN THE COLUMBUS TOWNSHIP COMMUNITY.
- WE'VE HEARD POSITIVE FEEDBACK ABOUT THE DECISION MAKERS IN THE COMMUNITY. THIS IS ENCOURAGING AS WE CONTINUE TO GROW OUR BUSINESS, AS WE LOOK TO HAVE A PARTNER THAT WILL WORK WITH US AS OUR BUSINESS CONTINUES TO GROW.
- ACCESSIBILITY TO NORTHERN METRO WITH EXCELLENT FREEWAY ACCESS TO PROVIDE EFFICIENCIES FOR OUR CUSTOMERS.
- THIS LOCATION MEETS ALL OF OUR CURRENT AND FORESEEABLE FUTURE NEEDS AND WANTS FOR OUR COMPANY HEADQUARTERS.

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DAY-TO-DAY OPERATIONS

- WITH 23 HYDRO EXCAVATION TRUCKS OPERATIONAL, AND ALL OFFICE STAFF ACCOUNTED FOR, WE HAVE A PAYROLL FOR THE NORTH FACILITY OF APPROXIMATELY 56 EMPLOYEES, EACH ADDITIONAL TRUCK WOULD WARRANT TWO (2) ADDITIONAL EMPLOYEES.
- TYPICAL OFFICE HOURS ARE 6:30AM TO 5:00PM.
- FIELD EMPLOYEES ARE GENERALLY ON SITE BETWEEN 5:30AM AND 6:30 AM WITH MOST TRUCKS LEAVING THE SHOP BETWEEN 6:30AM AND 8:00AM.
- FIELD EMPLOYEES TYPICALLY RETURN IN LATE AFTERNOON WITH THE VAST MAJORITY OF TRUCKS BACK BY 5:30PM.
- WINTER MONTHS TYPICALLY CHANGE THIS SCHEDULE TO 1HR LATER IN THE MORNING AND 1-2 HOURS EARLIER IN THE AFTERNOON.
- DAYTIME TRAFFIC IS TYPICALLY LIMITED TO JOBS THAT ARE LOCAL AND CAN UTILIZE THE SHOP FACILITIES AND HOME SOIL RECYCLING SITE EFFICIENTLY. WE SEE AN AVERAGE OF 4-6 TRUCKS IN AND OUT AROUND THE LUNCH HOUR.
- WE DO OPERATE AS A 24/7 EMERGENCY RESPONSE PROVIDER, WITH AN AVERAGE OF 4-5 JOBS AFTER HOURS OR WEEKENDS PER WEEK.
- WE ALSO HAVE AN ON-SITE MECHANIC THAT WORKS MONDAY THROUGH FRIDAY 2ND OR 3RD SHIFT, DEPENDING ON WORK LOAD AND TRUCK AVAILABILITY.

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PROPOSED USAGE FOR 14461 LAKE DR. NE

(CURRENT EJM PIPE SERVICES PROPERTY)

- AFTER 10+ YEARS IN THE BUSINESS, WE HAVE WELL ESTABLISHED THAT OUR PRIMARY EQUIPMENT IS BEST STORED INDOORS. THIS HELPS IN MULTIPLE RESPECTS: READINESS OF OUR EQUIPMENT, CLEANLINESS, SAFETY/SECURITY, AND FREEZE PROTECTION. THE 33,000 SQ FT SHOP FACILITY ASSURES US AMPLE ROOM TO DO SO. WITH A CURRENT LOAD OF APPROX. 23 HYDRO EXCAVATION TRUCKS AT OUR NORTH LOCATION, THIS ENSURES ALL ARE STORED INDOORS WITH ROOM TO GROW (THE BUILDING WILL FACILITATE APPROX. 31 UNITS AS-IS) SECONDARY EQUIPMENT, SUCH AS THE SUPPORTING DUMP TRUCKS, TRAILERS AND EQUIPMENT CAN TOLERATE OUTDOOR STORAGE AND WILL BE ACCOMMODATED NICELY BY THE EXISTING "LEAN-TO'S" ON THE PROPERTY, PROVIDING FULL SCREENING.
- OUR CURRENT NORTH METRO EQUIPMENT:
  - (23) HYDRO EXCAVATION TRUCKS
  - (1) FULL SIZE QUAD AXLE DUMP TRUCK (DRIVER TRAINING AND SOIL MOVING)
  - (7) DODGE 5500 DUMP TRUCKS (BACKFILL AND SUPPORT SERVICES)
  - (4) ¾ TON CHEVROLET SILVERADO'S (OUT-OF-TOWN SUPPORT VEHICLES)
  - (5) 20' LANDSCAPE TYPE TRAILERS (FOR REMOTE HOSE TRANSPORTATION)
  - (3) ENCLOSED TRAILERS (14'-24' LONG) FOR LONG-TERM OR WINTER PROJECTS
  - (2) CAT SKID LOADERS
  - (1) CAT 316E TRACK EXCAVATOR

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PROPOSED PROPERTY CHANGES

- OVERALL, THE PROPERTY AS IT SITS WORKS EXTREMELY WELL FOR OUR APPLICATION. FROM THE BUSINESS FRONTAGE PERSPECTIVE, THERE WOULD BE LITTLE TO NO LANDSCAPE OR BUILDING CHANGES. SIGNAGE ETC OF COURSE WOULD BE UPDATED TO REFLECT DAVIDS HYDRO VAC.
- ON THE NON-VISIBLE SIDE OF THE BUILDINGS WE ARE LOOKING AT THE FOLLOWING CHANGES:
  - THE SMALL BUILDING/LEAN-TO ON THE VERY NORTHEAST CORNER OF THE PROPERTY, WE WOULD LIKE TO EXPAND THE CURRENT ENCLOSED SPACE BY APPROXIMATELY 50', THIS WILL ALLOW FOR INDOOR HEATED AGGREGATE STORAGE. (WE PROVIDE HEATED CLASS 5 AND SELECT SAND AS BACKFILL OPTIONS TO OUR CUSTOMERS);
  - ADDITIONAL BITUMINOUS AREA TO REPLACE CURRENT CLASS 5 DRIVE AREA SURROUNDING THE MAIN SHOP AREA AND AREA TO THE NORTH OF THE SHOP;
  - SELF CONTAINED FUEL STATION SAME OR SIMILAR TO THE EXISTING FUEL STATION ON SITE; AND
  - SOIL RECYCLING/RECLAMATION SITE ON SOUTH PORTION OF PROPERTY, DETAILS ON FOLLOWING SLIDES.

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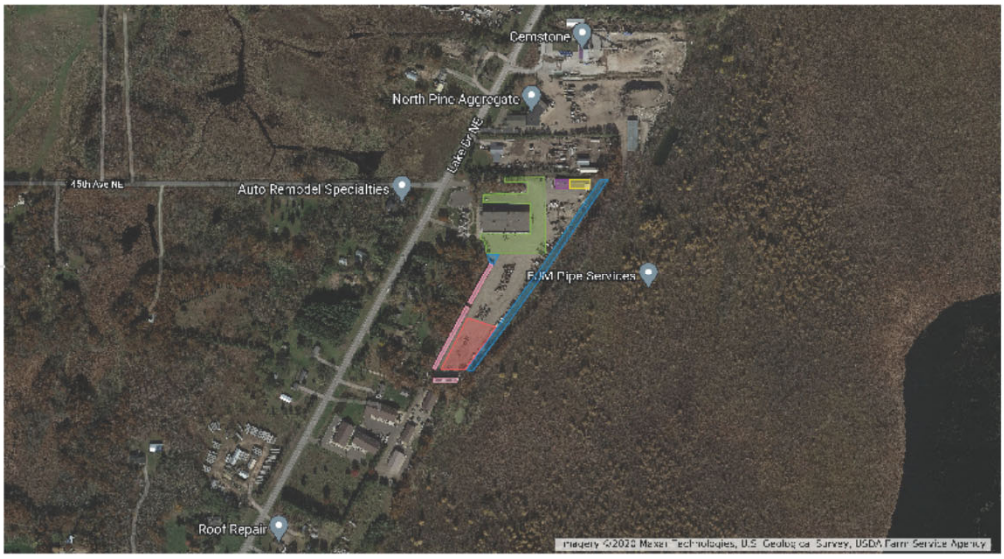
Property Layout

Property Layout
- Bituminous Add On
- Heated Sand Shop Add On
- Self Contained Fuel Station
- Support Vehicle Parking
- Equipment Overflow Parking
- Equipment Overflow Parking
- Soil Recycle Area
- Storm Water Retention Pond
- Equipment Overflow Parking



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SOIL RECYCLING

- WE ARE ALWAYS LOOKING FOR WAYS TO REDUCE OUR ENVIRONMENTAL IMPACT.
- THE MATERIALS WE WORK WITH ARE CONSIDERED "UNREGULATED SOILS" - IN SHORT, THESE ARE GENERAL SOILS WITH MIXED MAKEUP (CLAY, TOPSOIL, SAND, ETC).
- WE USE POTABLE WATER SUPPLY TO DIG WITH, TYPICALLY FROM A MUNICIPAL WATER SUPPLY OR ESTABLISHED WELL. THIS ENSURES THERE IS NO RISK TO OUR EQUIPMENT, AND THE ENVIRONMENT.
- BY UTILIZING A SOIL RECYCLING PROCESS, WE ARE ABLE TO PROVIDE CLEAN AND TESTED FILL TO OUR CUSTOMER AS WELL, WITH LESS RELIANCE ON GRAVEL PITS, STRIPPED LAND ETC.
- OUR SOIL RECYCLING SITES ARE REGULARLY TESTED BY AN INDEPENDENT TESTING AGENCY. (BRAUN-INTERTEC OF WHITE BEAR LAKE CURRENTLY)
- COMMON USES FOR SOIL INCLUDE BACKFILL (OFTEN FOR BACKFILLING THE HOLES WE'VE EXCAVATED), AS WELL AS CLEAN FILL FOR VARIOUS CONSTRUCTION AND LANDSCAPING PROJECTS.
- AS WE DESIGN THE NEW SOIL RECYCLING FACILITY ON OUR PROPERTY, WE ARE WILLING TO TAKE FEEDBACK ON HOW THIS LOOKS AND WILL HAVE FULL BLESSING OF THE LOCAL WATERSHED AUTHORITY BEFORE ANY WORK COMMENCES.
- IMPACT AREA FOR THE SOIL RECYCLING PROJECT WILL BE LESS THAN 1 ACRE AND WILL NOT BE VISIBLE TO THE PUBLIC.

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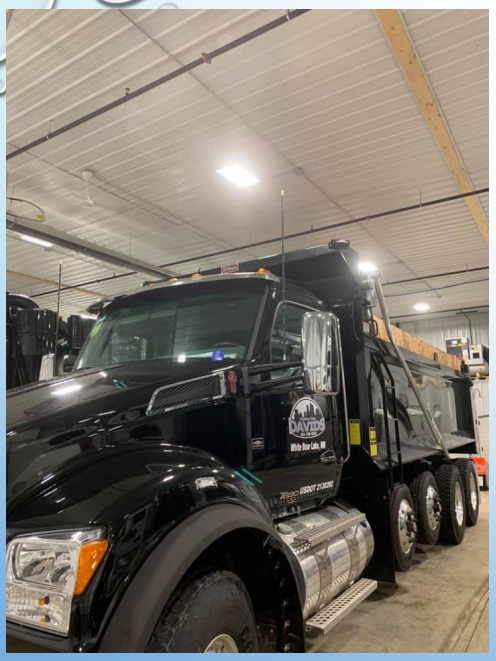

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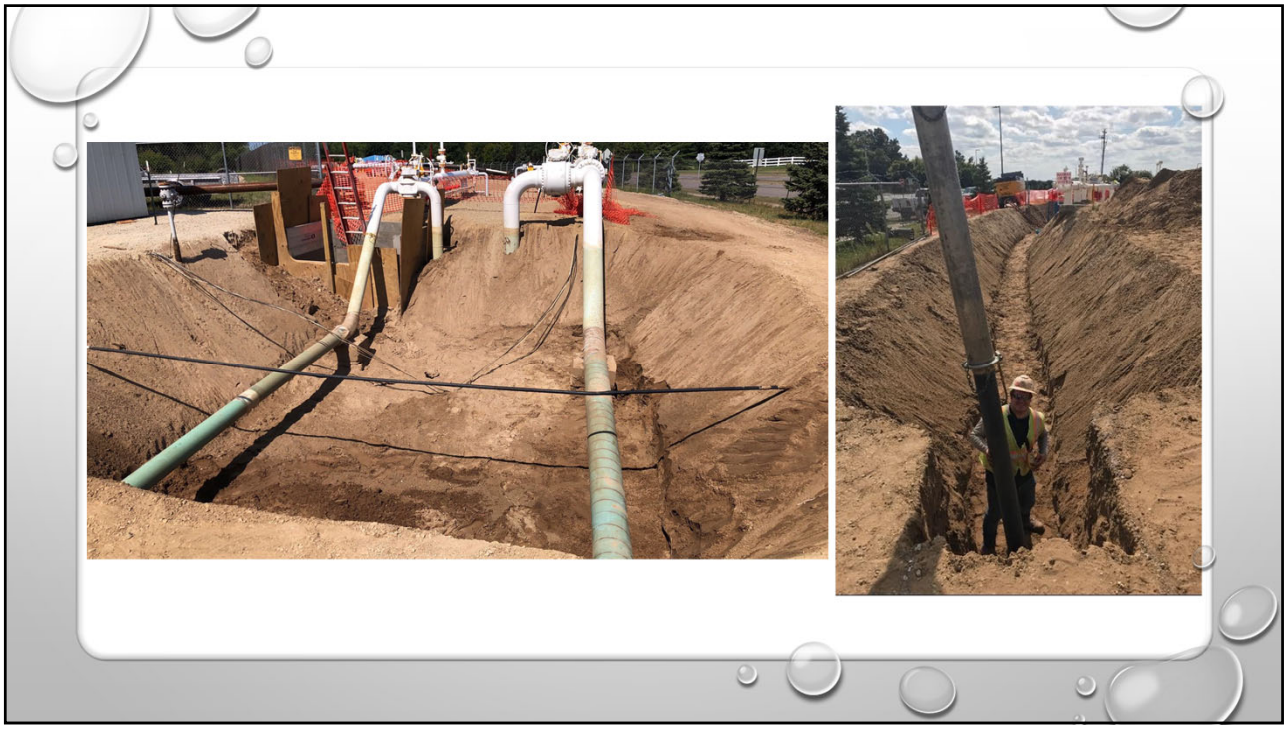

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COLUMBUS
Rural Nature. Urban Access.

To: City of Columbus Planning Commission

From: Planning Commission
Ben Gutknecht, Associate Planner

Date: September 16, 2020

RE: Non-Binding Concept Review: David's Hydro Vac

Background: David's Hydro Vac is a hydrologic excavation business currently based out of two locations in the Twin Cities Metro area, Lakeville and White Bear Lake. They are proposing to relocate their North Metro location to the City of Columbus, specifically within the Commercial/Industrial District. The property is located at 14461 Lake Drive NE, this is currently the site of EJM Pipe Services. In summary, David's Hydro Vac proposes to move into the current EJM site as the existing site plan meets most of their storage and day to day business needs, with the anticipation of making only a few updates to the current site layout and existing buildings.

After review of the Non-Binding Concept Review application and related materials submitted by David's Hydro Vac on September 2, 2020, the City of Columbus Planning Staff make the following findings of fact for review by the Columbus Planning Commission:

1. David's Hydro Vac provides a hydrologic excavation service that allows for minimally invasive excavations in sensitive areas, such as utility lines, they then fill in said areas with clean fill. The water for the excavation is typically sourced from a municipal water supply or established well and the fill is usually provided by themselves through a recycling process.
2. The applicant currently has locations out of Lakeville and White Bear Lake.
3. They are interested in the 67-acre "Property" located at 14461 Lake Dr NE due to the accessibility to the northern metro area and the current use of EJM Pipe Services having a compatible existing site set up for their business needs.
4. The current use of the Property by EJM Pipe Services utilizes the site as an onsite staging and storage facility for an offsite directional boring service.
5. The Property is located in Commercial/Industrial Land Use designation in the updated 2020 Land Use Map.
6. The Property is located in the Commercial/Industrial (C/I) district.
7. The purpose of the C/I district is to allow and encourage the establishment of areas for general commerce and business, commonly located in and serving the local market.
8. The Applicant estimates that the Columbus facility will employ approximately 56 employees.

9. The Property currently has an approximately 9,660 square foot front office , an approximately 33,000 square foot building, and four accessory "lean-to" buildings behind the office. The 33,000 square foot building is proposed to store their entire north metro fleet of 23 hydro excavation trucks, with room growth. The front office is proposed to remain the same.
10. The Applicants propose to continue using the existing outdoor storage area and existing accessory buildings for the storage of "secondary equipment" such as the supporting dump trucks, trailers, and other equipment that can tolerate outdoor storage. The existing outdoor storage area is appropriately screened for the current and proposed use.
11. The accessory building in the northeast is proposed to be updated with an additional 50', as indicated on the site plan, for the storage of heated sand and gravel that is used for "back fill".
12. They propose to improve the Class 5 gravel located directly around the 33,000 square foot building and at the entrance to the storage area with bituminous. They would also have self-contained fueling station similar to what currently exists on the site.
13. The Applicant's also propose a Soil Recycle Area located in the southeast of the Property.
14. The Soil Recycle Area serves as an additional option for the applicant to provide clean fill to their clients, rather than rely on a third party. The applicant states that the soil recycle areas are regularly tested with an independent testing agency. The soil recycling area is proposed to impact an area less than 1 acre, and not be visible to the public.
15. The proposed hours of operation for the day to day activity are as follows:
    a. Typical office hours are 6:30 a.m. to 5:00 p.m.
    b. Field employees are typically onsite before 6:30 a.m., with rucks leaving the area between 6:30 a.m. and 8:00 a.m. The trucks are loaded every morning on site and then sent out to client properties.
    c. Most of the trucks are typically back on site before 5:30 p.m.
    d. Winter months often change the above schedule to start around 7:30 a.m. and end around 3:30/4:30 p.m.
16. Daytime traffic is typically limited to local jobs, with an average of 4-6 trucks coming in and out of the area around noon.
17. The applicant noted that they also operate as a 24/7 emergency response provider, with an average of 4-5 jobs after hours or on weekends per week.
18. There is also an onsite mechanic, working Monday-Friday 2nd or 3rd shift, depending on workload and truck availability.
19. The Planning Commission reviewed the Non-Binding Concept Plan for David's Hydro Vac on September 16, 2020.

<u>Staff questions for the Planning Commission:</u>

1. Is the proposed use compatible with the updated land use plan and updated 2020 Comprehensive Plan?
2. Is the proposed use consistent with the purpose and intent of the Commercial/Industrial district? Is there a more suitable district?

ORDINANCE NO. 20-_____

AN ORDINANCE AMENDING CHAPTER 7A: GENERAL ZONING REGULATIONS OF THE CITY OF COLUMBUS CODE OF ORDINANCES

The City Council of the City of Columbus ordains the following amendments to the Code of Ordinances:

SECTION I. Chapter 7A, Article V of the Columbus Code of Ordinances is hereby amended as follows:

7A-512.A. Site Plan Review Submittal Requirements

16. Narrative statement with a detailed description of the business operation that outlines which use from the use list in the Zoning Ordinance is most applicable to the business and evaluating the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the District; and the relationship of the proposed use to the Comprehensive Plan; and

17. Such other information as may recommended by the Zoning Administrator.

SECTION II. Chapter 7A, Article VIII of the Columbus Code of Ordinances is hereby amended as follows:

7A-804.G.

G. ~~**Parking and**~~ **Storage of Certain Vehicles:** No more than ~~two (2)~~ four (4) vehicles or recreational trailers ~~of any kind or type~~ ~~without required license plates~~ shall be ~~parked or~~ stored on any residential property ~~residentially zoned property~~, other than in completely enclosed Buildings, two (2) of which may be allowed ~~permitted~~ without required license plates with the exception of licensed antique vehicles. Commercial trailers such as tractor trailers, large box trucks exceeding 26,000 lbs, etc. shall not be stored on any residential property unless it is accessory to a residential use and located entirely within an enclosed building.

…

7A-805. RESIDENTIAL ACCESSORY BUILDINGS.

I. Residential Accessory Buildings in the ~~SR Suburban Residential~~ Senior Housing Mixed Use High Density (MU-1) District shall be attached to the dwelling units. Each dwelling unit shall have a minimum of two (2) side-by-side garage stalls with minimum interior dimensions of eleven (11) feet by twenty four (24) feet. Surface parking spaces shall be designed to park one automobile in front of each garage stall. Surface parking spaces shall be at least ten (10) feet by

(20) feet in area. Driveway aisles between garages facing one another and sharing a common driveway shall be at least twenty-four (24) feet wide.

. . .

~~I.~~L. Accessory structures constructed with fabric, plastic or vinyl shall be located entirely behind the principal residence and shall not be located within a side yard or rear yard area and shall be effectively obstructed from views from adjacent residential properties or the right-of-way. "Effectively obstructed" shall mean 80% opaque throughout the year. Screening may include landscaping, fencing or berming or any combination thereof.

M. The use of an accessory structure as a dwelling is prohibited.

SECTION III. This Ordinance was adopted by the Columbus City Council on this _____ day of _____, 2020 and shall become effective after its publication.

_____
Jesse H. Preiner, Mayor

ATTEST:

_____
Elizabeth Mursko, City Administrator

Published in the Forest Lake Times on _____, 2020.

4836-9988-6529, v. 1

ORDINANCE NO. 20-_____

AN ORDINANCE AMENDING CHAPTER 7B: SIGN REGULATIONS OF THE CITY OF COLUMBUS CODE OF ORDINANCES

The City Council of the City of Columbus ordains the following amendments to the Code of Ordinances:

SECTION I. Chapter 7B, Article II of the Columbus Code of Ordinances is hereby amended as follows:

7B-200. DEFINITIONS.

M. **Flag -** Any fabric or similar flexible material attached at one end of the material, usually to a staff or pole, so as to allow movement of the material by atmospheric changes and which contains distinctive colors, patterns, symbols, emblems, insignia, or other symbolic devices. The size of flags is not regulated.

. . .

7B-201. GENERAL PROVISIONS.

F. On-premises traffic directional signs (e.g. "one-way" or directional arrows), not exceeding ~~2~~8 square feet in area and ~~4~~5 feet in height are permitted for all commercial, industrial, and public/institutional uses.

G. Off-premises, non-advertising, public service directional signs (e.g. hospital, school, public/institutional facilities), not exceeding ~~2~~8 square feet in area and ~~4~~5 feet in height are permitted in all zoning districts.

SECTION II. This Ordinance was adopted by the Columbus City Council on this _____ day of _____, 2020 and shall become effective after its publication.

_____
Jesse H. Preiner, Mayor

ATTEST:

_____
Elizabeth Mursko, City Administrator

Published in the Forest Lake Times on _____, 2020.

4836-7160-3909, v. 1

ORDINANCE NO. 20-_____

AN ORDINANCE AMENDING CHAPTER 8: SUBDIVISION REGULATIONS OF THE CITY OF COLUMBUS CODE OF ORDINANCES

The City Council of the City of Columbus ordains the following amendments to the Code of Ordinances:

SECTION I. Chapter 8, Article X of the Columbus Code of Ordinances is hereby amended as follows:

8-1002 (E.)

E. The proposed lot reconfiguration will not result in the movement of a lot line more than ~~fifty (50)~~ three hundred and fifty (350) feet;

SECTION II. This Ordinance was adopted by the Columbus City Council on this _____ day of _____, 2020 and shall become effective after its publication.

_____
Jesse H. Preiner, Mayor

ATTEST:

_____
Elizabeth Mursko, City Administrator

Published in the Forest Lake Times on _____, 2020.

ORDINANCE NO. 20-_____

AN ORDINANCE AMENDING CHAPTER 7B OF THE CITY OF COLUMBUS CODE OF ORDINANCES

WHEREAS, for the purpose of promoting the public health, safety, morals, and general welfare, the City Council of the City of Columbus ("City") may by ordinance regulate on the earth's surface, in the air space above the surface, and in subsurface areas, the location, height, width, bulk, size and types of buildings and other structures and the uses of buildings and structures and may establish standards and procedures regulating such uses;

WHEREAS, the City includes a substantial area of land located adjacent to and visible from Interstate 35, which runs north-south through the City (the "I-35 Corridor");

WHEREAS, there are several billboards, referred to as off-premises signs, located within the City along the I-35 Corridor, which have been approved at various times subject to Interim Use Permits and Conditional Use Permits;

WHEREAS, the I-35 Corridor is undergoing substantial changes as a result of increased development along the corridor and the construction of a new Highway 97 interchange;

WHEREAS, on June 10, 2020, the City Council adopted a moratorium on the issuance of permits for billboards in the City and conducted a study of the existing billboards and the city Code; and

WHEREAS, in order to ensure the highest and best uses of lands adjacent to the I-35 Corridor, the City Council seeks to make modifications to the City Code of Ordinances governing off-premises signs.

NOW, THEREFORE, the City Council of the City of Columbus ordains the following amendments to the Code of Ordinances:

SECTION I. Chapter 7B, Article III of the Columbus Code of Ordinances is hereby amended as follows:

SECTION 7B-310. I-35 CORRIDOR LARGE OFF-PREMISES SIGNS. Large or over-sized off-premises signs, commonly called "highway billboards," are permitted within the I-35 Corridor, as long as the following conditions or restrictions are met:

A. **Setbacks**. Except as modified by this Section, any new off-premises signs structures constructed after the effective date of this ordinance, must be setback a minimum of twenty (20) feet from any public right-of-way. No off-premises sign shall obstruct in any way a driver's vision of the road or hinder or obstruct any pedestrian path.

B. **Commercial or Industrial Zoning**. The property upon which the large off-premises sign is erected must be located within the, C/S, HR, or LI Zoning District.

C. **State and Federal Laws**. The requirements of State and federal law must be met before a permit is issued (see MINN. STAT. Ch. 173 (1991), and MINN. RULES, Parts 8810.0200 through 8810.1400 (1989), as amended).

D. **Size**. The sign face of a large off-premises sign shall not exceed 720 square feet and shall not exceed 1,440 square feet total for a multi-sided sign.

E. **General Requirements**. Large off-premises signs are subject to the following requirements:

1. All static signs shall be located no closer than ~~750~~3,750 feet from another permitted or nonconforming large off-premises static or dynamic sign on the same side of the highway except that existing signs subject to an Interim Use Permit erected at a shorter distance may be issued up to one additional Interim Use Permit term.
2. Dynamic signs shall be located no closer than 3,750 feet from another permitted dynamic sign in excess of 200 square feet. The 3,750-foot measurement is a 360 degree measurement, calculated as a straight line from one dynamic sign to another dynamic sign, including measurements across the Interstate Highway as well as measurements to a permitted dynamic sign located on any other Interstate Highway.
3. Large off-premises signs shall be located no closer than 750 feet from a state, county, or city park, historic site, public picnic grounds, highway rest area, on-ramp or off-ramp, church or school.
4. Large off-premises signs shall be located no closer than 500 feet from any area zoned RR or SR.
5. Large off-premises signs shall be located so as to not obstruct the view of any permitted on-premises sign.
6. Illuminated signs shall be located and the source of illumination shielded so that neither the light source, nor direct visible rays or glare project beyond the surface of the sign to be illuminated.
7. Large off-premises signs shall be located not less than 25 feet, nor more than 45 feet from the ground elevation on which the sign is erected.
8. Large off-premises signs shall be constructed and mounted with a load factor consistent with the Minnesota State Building Code. Applicants shall submit structural plans certified by a licensed structural engineer.
9. Dynamic sign messages shall not change at intervals less than once every 8 seconds. The duration of the transition of the electronic image message change shall be instantaneous and include no fading, scrolling, or other special effects.
10. All dynamic off-premises signs must be equipped with a default mechanism that will stop the messaging or freeze the image in one position when a malfunction in electronic programming occurs.
11. All dynamic off-premises signs must be equipped with an automatic dimmer control or other mechanism that automatically controls the sign's brightness according to ambient conditions. In addition, all dynamic signs must be equipped with a default mechanism that will eliminate sign lighting or freeze the brightness at 500 nits when a malfunction in the automatic dimmer control occurs.
12. All static off-premises signs converted to dynamic off-premises signs shall be required to bury an electrical power lines located on the subject property and serving the sign structure.
13. A static off-premises sign converted to a dynamic off-premises sign shall be prohibited from conversion to a static off-premises sign.
14. All electrical equipment and wiring shall be enclosed in a shroud or other equipment box that is visually integrated into the sign structure.
15. Off-premises signs shall be allowed a three-dimensional protrusion as long as it does not extent further than four (4) feet above the top of the sign. An

extension shall not be larger than 25% of the face of the sign and must form an integral part of the advertising design.

16. Any off-premises sign subject operating under a new or reissued Interim Use Permit term must be improved to conceal exposed metal support columns, consistent with the following standards:

a. Support columns shall be concealed by materials that are primarily natural stone, brick, approved masonry or stucco panels, or similar materials, and the design shall be approved by the Planning Commission in conjunction with the Interim Use Permit review. The concealments shall be a minimum of six (6) feet in width, and a minimum of twelve (12) feet in height.

b. All updated billboards concealments should be a uniform shape, and uniform color scheme and design (tan/beige/ earth tone), based on an approved set of design standards.

c. All updated billboards should have a sign bearing the word "Columbus" placed near the top of the support structure.

d. Signs bearing the City's name should be oval in shape, with black lettering matching that of the new TH97 bridge with a tan/sandstone backdrop visible from traffic on Interstate 35.

F. **Interim Use Permit**. Large off-premises signs shall only be erected or maintained upon approval of an Interim Use Permit. Interim Use Permits granted by this section shall be temporary in nature. Interim Use Permits for static large off-premises signs shall be valid for a period of up to ten (10) years, but not later than December 31, 2031, or until any governmental agency with authority for construction of public roadways requires the underlying property for roadway purposes. Interim Use Permits for dynamic large off-premises signs shall be valid for a period of no more than twenty (20) years. Interim Use Permits shall be granted to a designated person or entity, and are not transferable to other persons or entities. An Interim Use Permit will terminate upon: (1) a violation of the conditions or terms of the permit; (2) a change in the zoning regulations that render the use nonconforming; (3) subdivision of the property; or (4) establishment of any use other than a single-family residence or agricultural use on the property after the effective date of this ordinance. Upon termination of an off-premises sign Interim Use Permit, the owner of the sign structure shall remove the structure and provide written notice to the City Administrator of such removal within sixty (60) days of the termination of the Interim Use Permit. Notwithstanding the foregoing, any Interim Use Permit which was granted prior to the effective date of this ordinance shall be allowed to continue under same conditions of approval until its current Interim Use Permit term expires or until there is a violation of the conditions of the permit, whichever occurs first.

1. **Interim Use Permit Applications.** Applications for large off-premises sign Interim Use Permits shall be filed with the City Administrator, together with a filing fee established by City Council. The application shall be forwarded to the Planning Commission for a public hearing. The Planning Commission shall consult with and consider the recommendations of the City Administrator, City Planner, City Engineer, and City Building Official in its deliberations and recommendations to the City Council for the Interim Use Permit. The procedure and requirements for the application and public hearing for an Interim Use Permit are described in Sections 7A-530 and 7A-531 of the Columbus City Code. The City Council shall consider the recommendations of the Planning Commission and City Administrator, City Planner, City Engineer, and City Building Official in its action on the Interim Use Permit application.

2. **Interim Use Permit Renewal.** Upon the expiration of the ~~twenty-year~~ initial term of an approved Interim Use Permit, an applicant may re-apply for renewal of an Interim Use Permit for a large off-premises sign in the same manner as an initial application. Prior granting of an Interim Use Permit does not give an applicant any vested right to renewal. Interim Use Permits shall conform to restrictions or conditions as the City Council may determine are necessary to avoid conflict with surrounding land usage.

3. **Dynamic sign conversion of existing Interim Use Permits for large off-premises signs**. Applicants with an existing Interim Use Permit for a large off-premises sign may apply for an amendment to allow a dynamic sign. Applications for amendments to an existing Interim Use Permit are made in the same manner as an initial application under this Section. In considering the application to amend the existing Interim Use Permit, the Planning Commission and City Council shall consult with and consider the recommendations of the City Administrator, City Planner, City Engineer and City Building Official. Interim Use Permits shall conform to restrictions or conditions as the City Council may determine are necessary, including the term of the amended Interim Use Permit, to avoid conflict with surrounding land usage.

4. **Dynamic sign conversion of existing legally nonconforming Conditional Use Permits for large off-premises signs**. Applicants with an existing legally nonconforming Conditional Use Permit for a large off-premises sign may apply for a dynamic off-premises sign by terminating the existing nonconforming Conditional Use Permit and applying for an Interim Use Permit for the dynamic off-premises sign. Applications for the Interim Use Permit are made in the same manner as an application under this Section. In considering the application to issue an Interim Use Permit, the Planning Commission and City Council shall consult with and consider the recommendations of the City Administrator, City Planner, City Engineer and City Building Official. Interim Use Permits shall conform to restrictions or conditions as the City Council may determine are necessary, including the term of the Interim Use Permit, to avoid conflict with surrounding land usage.

G. **Public Service Messages**. In all new or amended Interim Use Permits for dynamic large off-premises signs, the applicant shall be required to provide a minimum number of public messaging opportunities, such as "Amber Alerts," traffic and weather advisories, community events, and similar public messages. The number and sequencing of public messaging shall be comparable to the average number and sequencing of public messaging opportunities on dynamic large off-premises signs throughout the Twin Cities Metropolitan Area, or as agreed upon by the City Council and applicant in the conditions of the Interim Use Permit.

H. **Findings**. The City Council shall make the following findings when issuing an Interim Use Permit for a large off-premises sign:

a. The structure and sign conform to the regulations of this Section and other applicable provisions of the Columbus City Code;

b. The date or event that will terminate the use can be identified with certainty;

c. Permission of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future; and

d. That the user agrees to any conditions that the City Council deems appropriate for permission of the use.

SECTION II. This Ordinance was adopted by the Columbus City Council on this ____ day of _____, 2020 and shall become effective upon its publication.

_____
Jesse H. Preiner, Mayor

ATTEST:

_____
Elizabeth Mursko, City Administrator

Published in the Forest Lake Times on _____, 2020.

4838-3143-1626, v. 1