



**City of Columbus
PUBLIC HEARING NOTICE
Preliminary and Final Plat**

Notice is hereby given that a Public Hearing will be held by the City of Columbus Planning Commission on Wednesday, October 21, 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 a preliminary plat and final plat “LOVES TRAVEL STOP COLUMBUS ” creating one (1) new lot in the C/R Community Retail zoning district. 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: Love’s Travel Center and Country Stores (Frank Ille)
Property Owner(s): Eva B Haluptzok and John W Haluptzok Estate
Property Location(s): 15444 Hornsby St NE, Columbus, Minnesota
Legal Description(s): PIN#24-32-22-14-0002
THAT PRT OF THE S ½ OF THE NE ¼ OF SEC 24 TWP 32
RGE 22 LYG SELY OF SELY R/W LINE OF I-35 AND LYG
WLY OF HORNSBY STREET, EX RD SUBJ TO EASE OF
REC, ANOKA, MN

Property Owner(s): City of Columbus
Property Location(s): Vacant Property: 24-32-22-14-0003
Legal Description(s): LOT 1 BLOCK 1 SE QUAD 35, ANOKA, MN

Elizabeth Mursko

Elizabeth Mursko, Zoning Administrator

Submitted to the Forest Lake Times on 10.02.20
Published in the Forest Lake Times on 10.08.20
Posted on 10.08.20



16319 Kettle River Blvd.
 Columbus, MN 55025
 Phone: (651) 464-3120 Ext.1011
 Website: www.ColumbusMN.us

**APPLICATION FOR CONSIDERATION OF: PRELIMINARY PLAT
 APPLICATION**

Application Information Form

APPLICANT/DEVELOPER:

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

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

LANDOWNER: _____ Phone: _____

Address: _____ Email: _____

PIN Number or Numbers: _____

Is there an existing residential dwelling on the property: Yes ___ No ___

Number of Acres in Subdivision: _____ Number of New Parcels in Subdivision: _____

Preliminary Plat Submittals Check List:

Application Information Sheet (Permit)		<u>Information Recommended by Zoning Administrator:</u>
Legal Description of Property (attached)		
Affirmation of Sufficient Interest (Signed by applicant and property owner)		
Full Size Paper Copies of Preliminary Plat (4)		
Electronic Copy of Preliminary Plat		
Soil Boring Test (Indicating buildable & septic area for each lot)		
Proof of Contact from the following Agencies:	<ul style="list-style-type: none"> • Watershed District <input type="checkbox"/> • Army Corps of Engineers <input type="checkbox"/> • DNR <input type="checkbox"/> • Anoka County Highway Department <input type="checkbox"/> 	
Required Fees Paid		
Additional Information (further information that you believe is relevant and helps explains your request)		

Note: this checklist is an outline intended to provide a general statement of the required submittals for a Preliminary Plat. For exact requirements you should refer to the Columbus City Ordinance (Section 8-500) found in the Zoning Code available on the City website www.ColumbusMN.us



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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: Frank Ell DATE: 9/13/2020

For Office Use Only

Date Application Received 08.14.2020 PC # _____ 120-Day Deadline 12.12.2020
Permit Fee 100.00 Planning Fee _____ Escrow Amount \$2,000.00
Public Hearing Fee _____
Total Amount Paid \$2,100.00
Date Paid 08.14.2020 Check # _____ Receipt # _____

↳ Escrow: 57670 ↳ Escrow: 21324
App. Fee: 57671 App. Fee: 21325

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: Love's Travel Stops & Country Stores		
Address of Applicant: 10610 N Pennsylvania Avenue		
City: Oklahoma City	State: OK	Zip: 73120
Street Address of Subject Property: 15444 Hornsby ST NE		
Legal Description of Subject Property: COMMITMENT NO. 302026 Parcel 1: That part of the Southeast Quarter of the Northeast Quarter of Section 24, Township 32 North, Range 22 West, Anoka County, Minnesota, lying southeasterly, southwesterly, and southerly of the southeasterly rights of way of Trunk Highway Nos. 35 and 97 as shown on Minnesota Department of Transportation Right Of Way Plat No. 02-36, and westerly of the west line of the plat of SE QUAD 35, according to the recorded plat thereof, Anoka County, Minnesota. Parcel 2: That part of the Southwest Quarter of the Northeast Quarter of Section 24, Township 32 North, Range 22 West, Anoka County, Minnesota, lying southeasterly of the southeasterly right of way of Trunk Highway No. 35 as shown on Minnesota Department of Transportation Right Of Way Plat No. 02-36. COMMITMENT NO. 302706 Lot 1, Block 1, SE Quad 35, Anoka County, Minnesota.		
Signature: 		Date: 8-12-2020

PERSONAL REPRESENTATIVE FOR EVA HALUPTZOK ESTATE

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.

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Signature: 	Date: 8/13/2020	

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LOVES TRAVEL STOP COLUMBUS

LEGAL DESCRIPTION

That part of the Southeast Quarter of the Northeast Quarter of Section 24, Township 32 North, Range 22 West, Anoka County, Minnesota, lying southeasterly, southwestly, and southerly of the southeasterly rights of way of Trunk Highway Nos. 35 and 97 as shown on Minnesota Department of Transportation Right Of Way Plat No. 02-36, and westerly of the west line of the plat of SE QUAD 35, according to the recorded plat thereof, Anoka County, Minnesota.

That part of the Southwest Quarter of the Northeast Quarter of Section 24, Township 32 North, Range 22 West, Anoka County, Minnesota, lying southeasterly of the southeasterly right of way of Trunk Highway No. 35 as shown on Minnesota Department of Transportation Right Of Way Plat No. 02-36.

AND

Lot 1, Block 1, SE Quad 35, Anoka County, Minnesota.

NOTES

Area: Total = 1,046,528 sq. feet or 24.025 acres
Total minus dedicated R/W = 1,036,555 or 23.796 acres

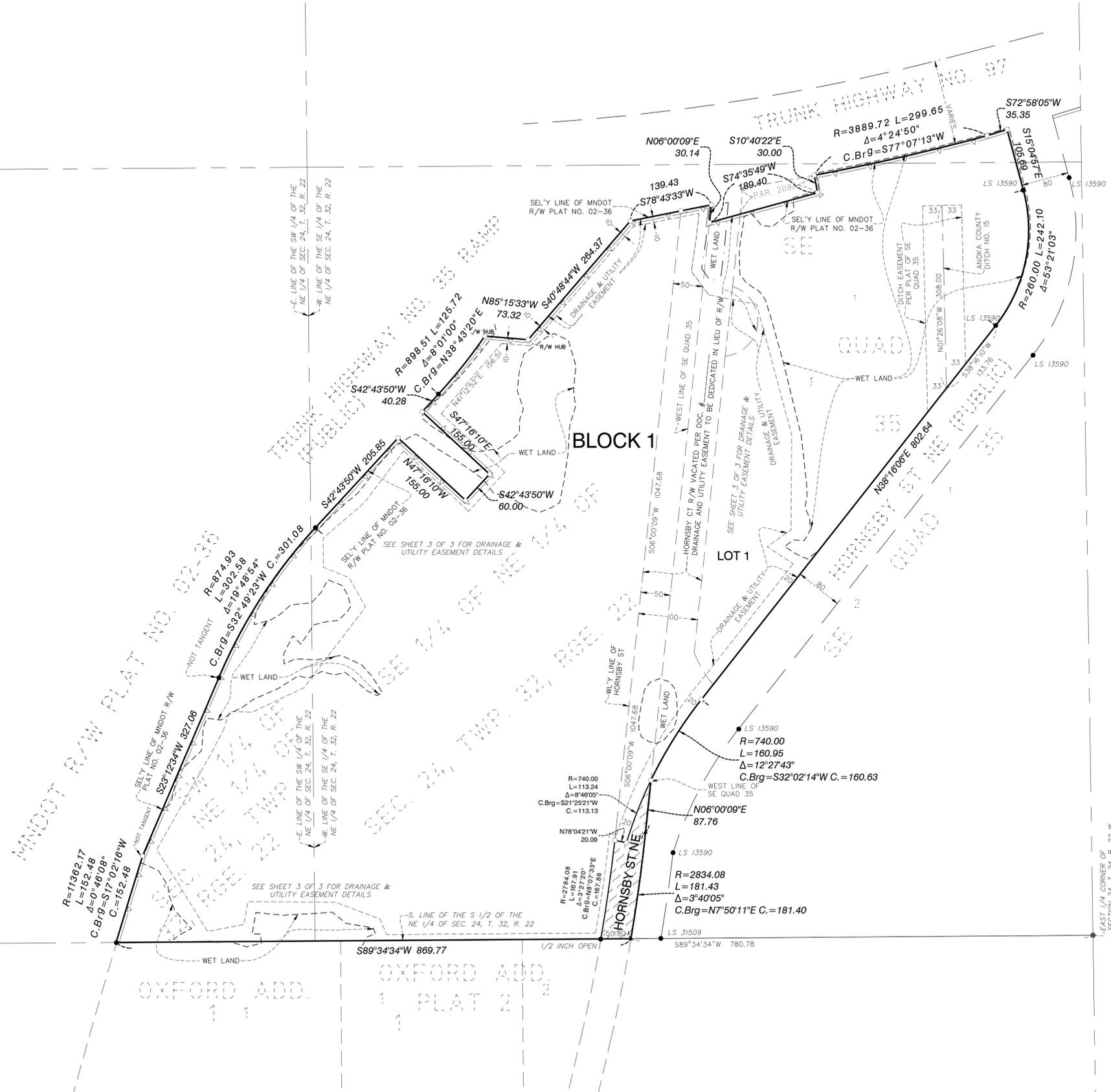
Existing Zoning: CR - Commercial Retail

Proposed Zoning: PVD

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
LOT 1	1,036,555	23.80
ROW - HORNSBY ST	9,973	0.23
TOTAL	1,046,528	24.02

LEGEND

 ROW TO BE DEDICATED



COLUMBUS LOVES TRAVEL STOP
 1544 HORNSBY ST NE
PRELIMINARY PLAT

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 PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA.

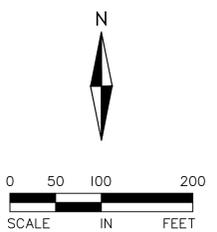
DANIEL SJOBLOM, PE
7-15-20 54821
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

PROJECT TEAM DATA
 DESIGNED: AAA
 DRAWN: JDT
 PROJECT NO: 219-0174

FOR REVIEW ONLY
PRELIMINARY
 NOT FOR CONSTRUCTION





RECEIVED

AUG 14 2020

City of Columbus

16319 Kettle River Blvd. • Columbus, MN 55025
Phone: 651.464.3120
Email: cityadministrator@ci.columbus.mn.us

OFFICE USE: City Staff will fill information at time of submittal.

File No: _____ 120-day deadline: 12.12.2020 Escrow: 21324
Receipt: App Fee: 21325

FINAL PLAT APPLICATION

APPLICANT: Please fill in the following information:

Date: 8/10/20

Landowner's Name: Eva B Haluptzok Estate Phone: 612-987-2960

Address: 11773 VanBuren Street NE, Blaine, 55434 Email: rjhalu@aol.com

Applicant/Developer: Love's Travel Stops & Country Stores Phone: 405-302-6633

Address: 10610 N Pennsylvania Avenue, OK City, OK 73120 Email: Frank.lle@loves.com

PIN Number or Numbers: 24-32-22-14-0002, 24-32-22-14-0003

Title Commitment or Title Opinion (less than 30 days): Must be included with submittal documents.

Number of Acres in Subdivision: _____ Number of New Parcels in Subdivision: 1

Frank Elle

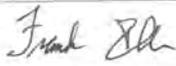
Signature of Applicant

OFFICE CHECK LIST:

- Application Form _____
- Affirmation of Sufficient Interest Signed by Property Owner and Applicant _____
- Paper Full Size (2) copies of the Final Plat _____
- Electronic Copy of Final Plat _____
- Fees - Application Fee \$100.00 _____ Escrow - \$1,000.00 _____

AFFIRMATION OF SUFFICIENT INTEREST

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Signature: 	Date: 8/13/2020	

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

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Signature: <i>Richard Hauptzok</i>		Date: 8-12-2020

PERSONAL REPRESENTATIVE FOR
EVA B. HALPTZOK ESTATE

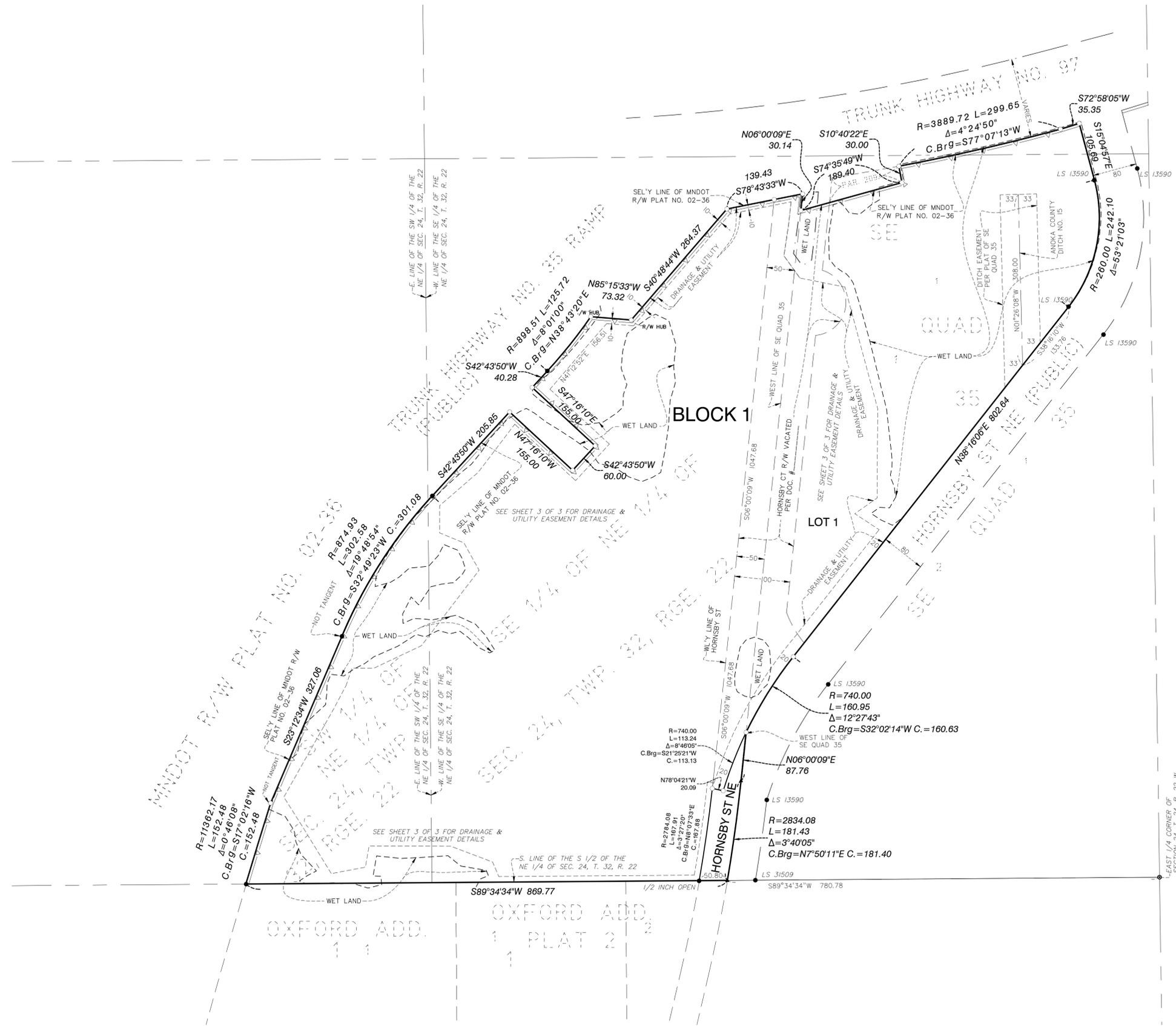
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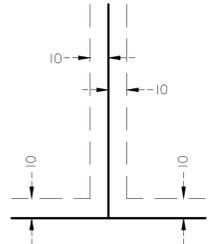
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LOVES TRAVEL STOP COLUMBUS



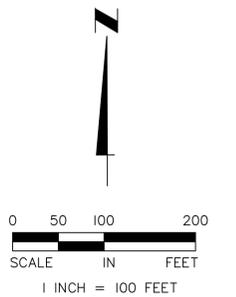
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 10 feet in width and adjoining lot lines and 10 feet in width and adjoining street lines as shown on this plat, unless otherwise shown.

THE S LINE OF THE S 1/2 OF THE NE 1/4 OF SEC. 24, T. 32, R. 22, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF S89°34'34\"/>

- Denotes monument found 1/2 inch iron pipe
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 44110 unless otherwise shown
- ⊙ Denotes Anoka County Cast Iron Monument
- ▲ Denotes found nail
- ▽— Denotes Controlled Access dedicated to the County of Anoka
- - - - - Denotes Delineated wetland boundary





**City of Columbus
NOTICE OF PUBLIC HEARING
ALTERNATIVE MEETING FORMAT
(Statutes Section 13D.021)
Conditional Use Permit for Planned Unit Development**

Notice is hereby given that a Public Hearing will be held by the City of Columbus Planning Commission on Wednesday, October 21, 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 a conditional use permit for a planned unit development to develop and operate a travel center with gasoline and diesel sales, accessory highway orientated restaurant food sales with drive-through service, sales of beverages, and other highway user goods and a semi-truck tire service shop, with proposed deviations to Chapter 7B sign standards at 14744 Hornsby St NE. 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: Love's Travel Center and Country Stores (Frank Ille)
Property Owner(s): Eva B Haluptzok and John W Haluptzok Estate
Property Location(s): 15444 Hornsby St NE, Columbus, Minnesota
Legal Description(s): PIN#24-32-22-14-0002
THAT PRT OF THE S ½ OF THE NE ¼ OF SEC 24 TWP 32 RGE 22
LYG SELY OF SELY R/W LINE OF I-35 AND LYG WLY OF
HORNSBY STREET, EX RD SUBJ TO EASE OF REC, ANOKA, MN

Property Owner(s): City of Columbus
Property Location(s): Vacant Property: 24-32-22-14-0003
Legal Description(s): LOT 1 BLOCK 1 SE QUAD 35, ANOKA, MN

Elizabeth Mursko

Elizabeth Mursko, Zoning Administrator

Submitted to the Forest Lake Times on 10.02.20
Published in the Forest Lake Times on 10.08.20
Posted on 10.08.20

16319 Kettle River Boulevard, Columbus, MN 55025

651.464.3120 Twin Cities 651.464.5922 Fax

www.ColumbusMN.com



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

APPLICATION FOR CONSIDERATION OF: CONDITIONAL USE PERMIT

Application Information Form

APPLICANT:

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

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

OWNER: (If other than applicant)

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

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Legal description of property: _____

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

Existing use of property: _____ 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)



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

Submittals Check List:

Application Information Sheet (Permit)	<input checked="" 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 checked="" type="checkbox"/>	
Civil Plans (including utility, lighting, etc.)	<input type="checkbox"/>	
Building Elevations	<input checked="" type="checkbox"/>	
Certified Survey	<input checked="" 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 checked="" 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 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: _____

SIGNATURE OF OWNER: _____ DATE: _____

For Office Use Only		
Date Application Received	<u>08.14.2020</u>	PC # <u>PC20-114</u> 60-Day Deadline <u>11.28.2020</u>
Date Application Complete	<u>09.29.2020</u>	
Permit Fee	<u>\$200.00</u>	Escrow Amount <u>\$1,500.00</u> Total Amount Paid <u>\$1,700.00</u>
	<small>Escrow: 57670</small>	<small>Escrow: 21324</small>
Date Paid	<u>08.14.2020</u>	Check # <u>App Fee: 57671</u> Receipt # <u>App Fee: 21325</u>

Submittals Check List:

Application Information Sheet (Permit)	<input checked="" type="checkbox"/>	Information Recommended by Zoning Administrator:
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SIGNATURE OF APPLICANT: _____ DATE: _____

SIGNATURE OF OWNER: *Richard Halverson* DATE: 8-12-2020
PERSONAL REPRESENTATIVE FOR
EVA HALVETON ESTATE

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SIGNATURE OF APPLICANT: Frank Ell DATE: 8/13/2020

SIGNATURE OF OWNER: _____ DATE: _____

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Love's Travel Stops & Country Stores, Inc.

Columbus, MN – CUP Application Narrative

My name is Frank Ille, and I am the Manager of Development for Love's Travel Stops & Country Stores, Inc. ("Love's"). I have worked for Love's for over 25 years. I began my career in 1994 in operations, going from assistant manager to general manager to district manager before moving over to real estate. For the past 20 or so, I have been heavily involved in real estate acquisitions, permitting, and developing new stores.

Love's is a privately-owned, family-operated, very successful travel center company based in Oklahoma City, OK. Tom Love started the company in 1964 with one small convenience store in Watonga, OK which is still open and operating today. Since that store opened, Love's has grown into a multi-billion-dollar enterprise with over 520 locations in 41 states across the continental United States. Our motto from day one has been "Clean Places, Friendly Faces" and is still the cornerstone of our operations today. Tom is still the acting Chairman, and three of his four children hold major leadership positions in the company. A couple of his grandchildren work for Love's now as well.

We are excited about the prospect of opening a Love's travel stop in Columbus, MN. This site is attractive for many reasons, primarily among which is the fact that it is situated on the "pin corner" of the first I-35 interchange north of the merger between I-35W and I-35E. Traffic is strong in the area for both cars and trucks, and we feel like the services we offer will be welcomed and highly utilized at this location.

Within the travel stop industry, one very important factor in the success of an interstate location is the visibility. Our customers must at a minimum be able to clearly see our signs from I-35, if not the actual store. We conducted a sign survey in January 2020, and the results showed that for our pylon sign to be visible from I-35, it needs to be 68' tall. On that sign, we need to advertise our brand (Love's with a heart logo), our gas and diesel prices, and our primary restaurant concept (Hardee's). All of this advertising requires a certain amount of area. While the Love's sign and logo and the Hardee's logo are both relatively recognizable, the gas and diesel prices must be legible from a minimum distance to allow customers to change lanes and prepare to exit. With a sign height of 68', our Sight Standards Manual dictates that we must use numbers that are at least 61" tall. We can display a visible, legible sign at the 68' mark by utilizing about 488 square feet.

The City of Columbus ordinance allows for businesses of Love's size (between 20,000 and 40,000 square feet of building space) a primary free-standing sign that is no more than 25' tall and no larger than 150 square feet in area. We are asking for a sign that is considerably taller and larger so it will be visible and legible to our customers traveling on I-35. We operate multiple businesses under one roof, and we feel the need to advertise them if at all possible. We are requesting a sign that is larger than the code allows,

but we would ask the City to consider the fact that this is our primary form of advertisement for the store. The visibility of the business' signage is paramount to the success of the store.

We are very optimistic about this location, and it will fit in well with our nationwide network of stores. This would be our third location in Minnesota, following Albert Lea and St. Charles. I look forward to meeting with the planning commission and city council and getting favorable news about our application for development.

If you have any questions or concerns, please feel free to contact me at (405) 302-6633 or by email at frank.ille@loves.com. Thanks very much for your consideration.

Sincerely,

Frank Ille

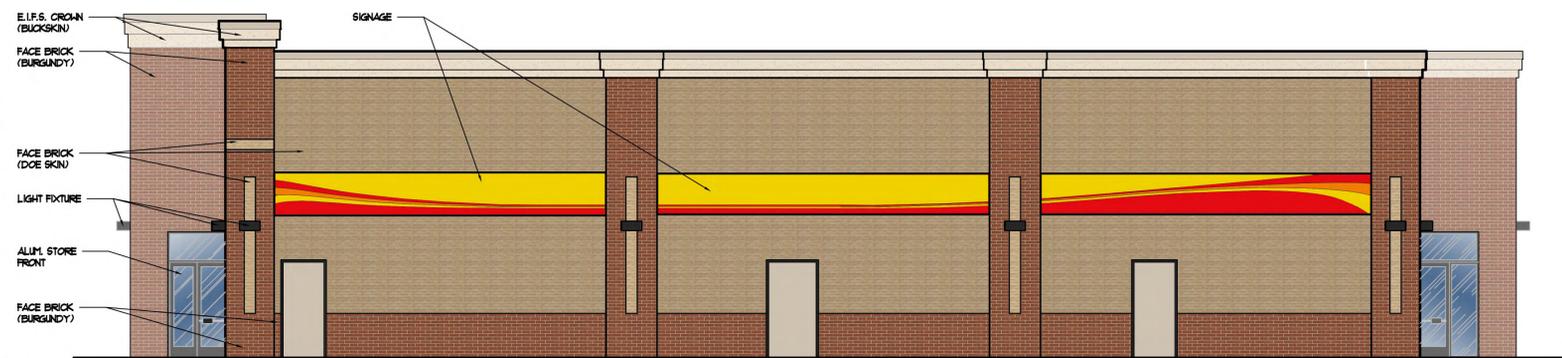
Manager of Development

MATERIAL	%
E.I.F.S. CROWN	6%
BRICK	19%
STOREFRONT	13%
H.M. DOOR	---
METAL COPING	2%
TOTAL SQFT	4210.14



A NORTH ELEVATION
SCALE: NOT TO SCALE

MATERIAL	%
E.I.F.S. CROWN	6%
BRICK	84%
STOREFRONT	4%
H.M. DOOR	3%
METAL COPING	3%
TOTAL SQFT	2,319.09



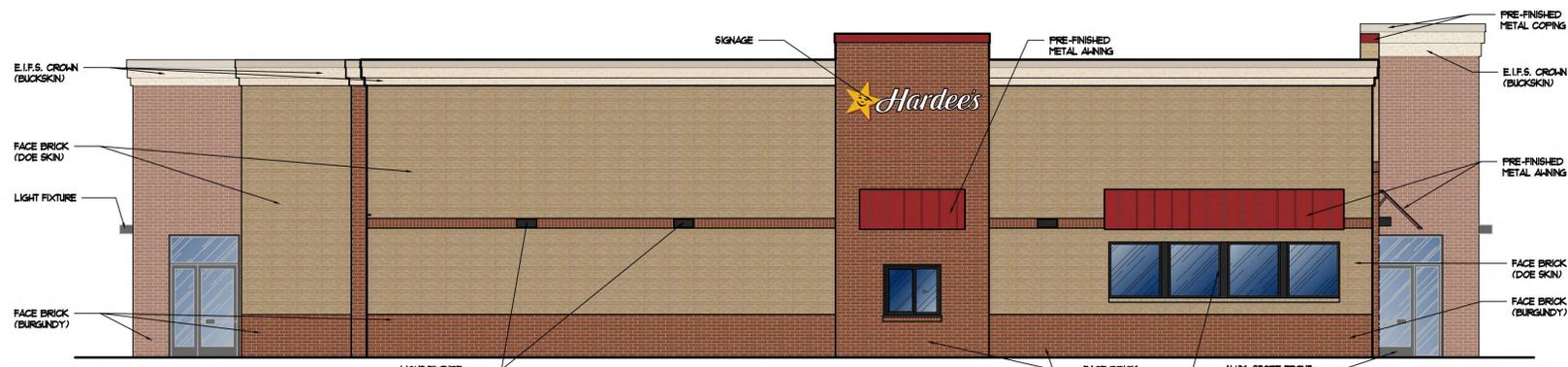
B SOUTH ELEVATION
SCALE: NOT TO SCALE

MATERIAL	%
E.I.F.S. CROWN	6%
BRICK	86%
STOREFRONT	3%
H.M. DOOR	2%
METAL COPING	3%
TOTAL SQFT	4,024.44



C WEST ELEVATION
SCALE: NOT TO SCALE

MATERIAL	%
E.I.F.S. CROWN	5%
BRICK	84%
STOREFRONT / WINDOW	8%
H.M. DOOR	---
METAL COPING	3%
TOTAL SQFT	4,024.44



D EAST ELEVATION
SCALE: NOT TO SCALE

E.I.F.S. COLOR LEGEND
 DRYVIT #449 BUCKSKIN
 • E.I.F.S. CROWN SHALL HAVE THE DRYVIT 'SANDPEBBLE' TEXTURE

BRICK COLOR LEGEND
 ACME BRICK - BLEND 131 'BURGUNDY'
 VELOUR - KING SIZE (FIELD BRICK)
 STANDARD GRAY MORTAR

ACME BRICK - ELP BLEND 186 'DOE SKIN'
 VELOUR - KING SIZE (ACCENT BRICK)
 STANDARD GRAY MORTAR



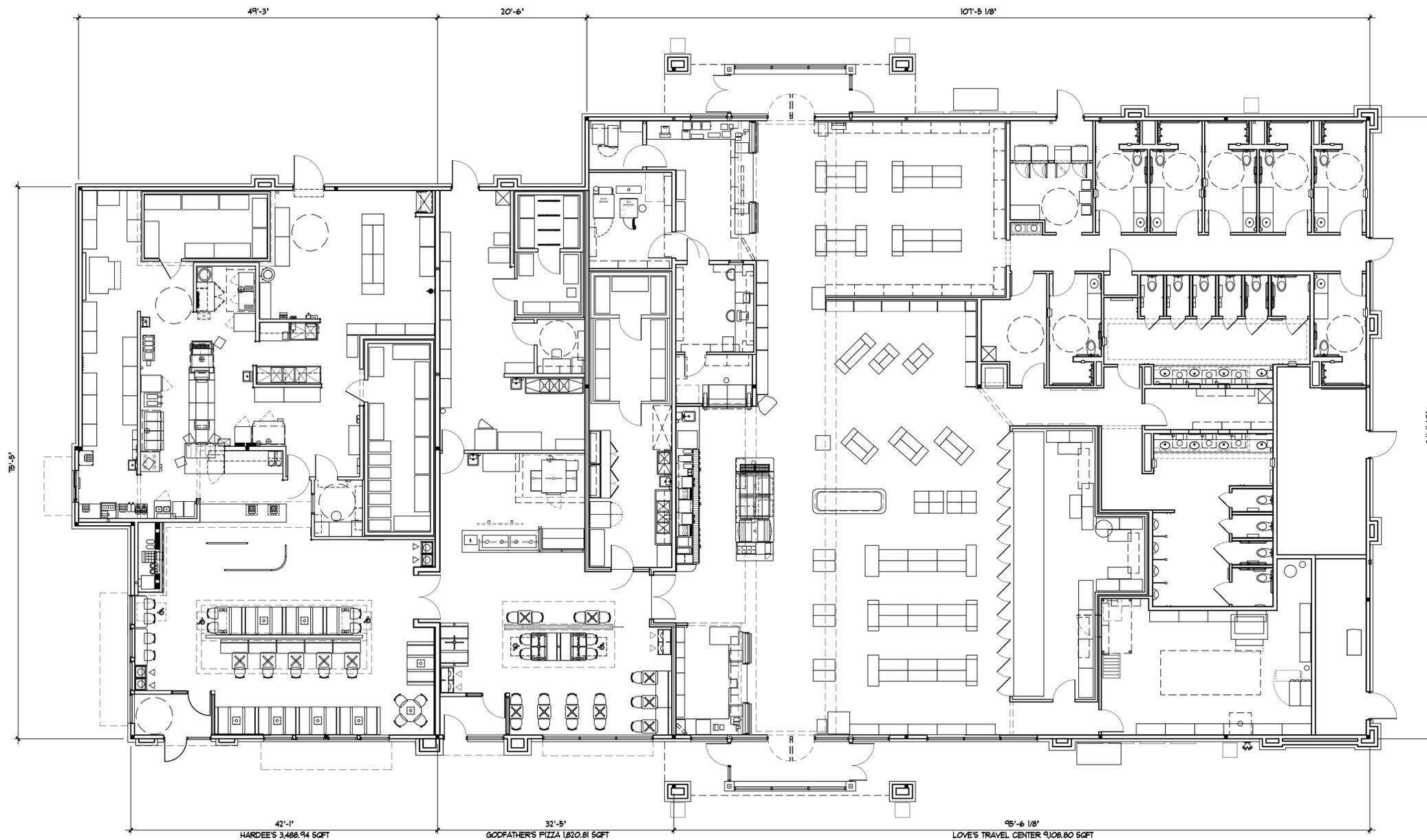
Pascal Aughtry & Associates, PC
 405.463.3494
 Fax 405.463.3493
 937 East Britton Road
 Oklahoma City, OK 73114
 pascalarch.com

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT

Love's
 Travel Stops
 A NEW TRAVEL STOP
 TIER I
 COLUMBUS, MN

Revisions:	
No.	Date

Project No.: LVIS-
 Date: --/--
 Sheet No.:



A OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"



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Oklahoma City, OK 73114
pascalarch.com

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A NEW TRAVEL STOP
TIER I
COLUMBUS, MN



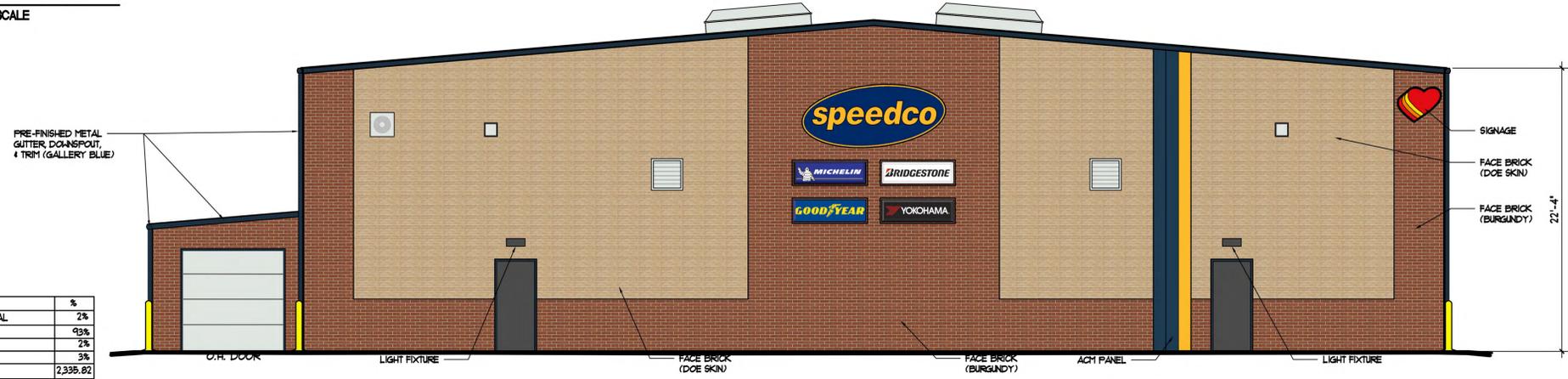
Revisions:	
No.	Date

Project No.: LVS----
Date: --/--
Sheet No.:



MATERIAL	%
PRE-FINISHED METAL	2%
BRICK	66%
H.M. DOORS	1%
O.H. DOORS	31%
TOTAL SQFT	2,920.6

A WEST ELEVATION
SCALE: NOT TO SCALE



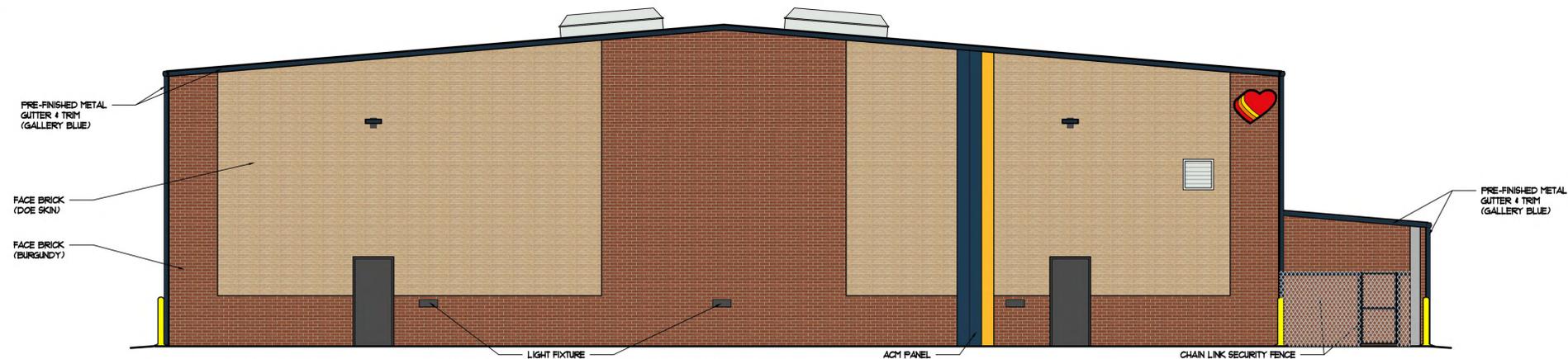
MATERIAL	%
PRE-FINISHED METAL	2%
BRICK	93%
H.M. DOORS	2%
O.H. DOORS	3%
TOTAL SQFT	2,335.82

B NORTH ELEVATION
SCALE: NOT TO SCALE



MATERIAL	%
PRE-FINISHED METAL	2%
BRICK	66%
ALUM. DOOR	1%
WINDOW	1%
O.H. DOORS	30%
TOTAL SQFT	2,920.6

C EAST ELEVATION
SCALE: NOT TO SCALE



MATERIAL	%
PRE-FINISHED METAL	2%
BRICK	96%
H.M. DOORS	2%
TOTAL SQFT	2,335.8

D SOUTH ELEVATION
SCALE: NOT TO SCALE

BRICK COLOR LEGEND

ACHE BRICK - BLEND 131 'BURGUNDY'
VELOUR - KING SIZE (FIELD BRICK)
STANDARD GRAY MORTAR
ACHE BRICK - ELP BLEND 186 'DOE SKIN'
VELOUR - KING SIZE (ACCENT BRICK)
STANDARD GRAY MORTAR



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Oklahoma City, OK 73114
pascalarch.com

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Love's Travel Stops

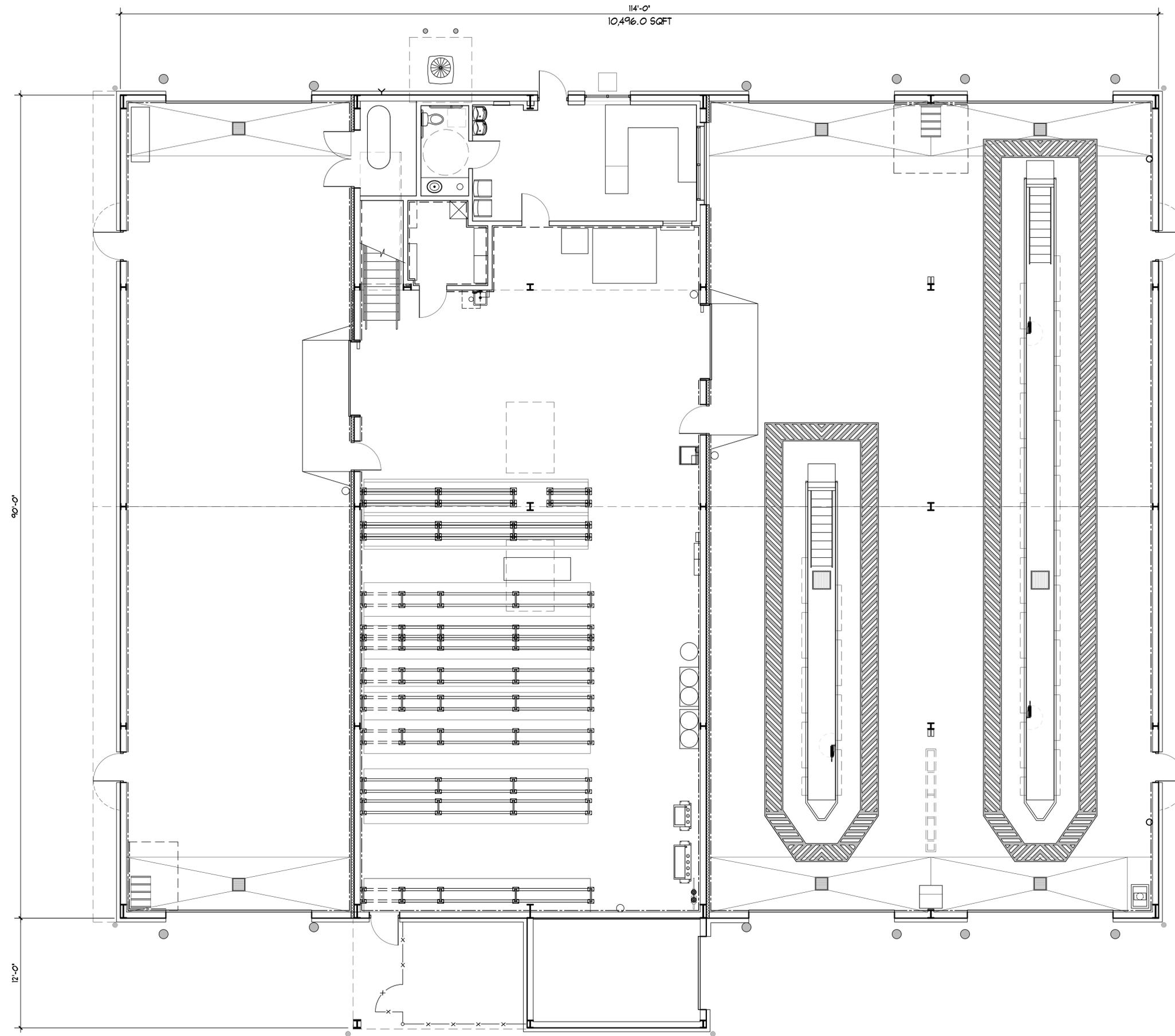
A NEW TRAVEL STOP
TIER I
COLUMBUS, MN

Revisions:

No.	Date

Project No.: LVS-
Date: --/--
Sheet No.:

OF:



114'-0"
10,496.0 SQFT

90'-0"

12'-0"

TIRE SHOP FLOOR PLAN
 SCALE 3/16" = 1'-0"
 PROJECT NORTH



Pascal Aughtry & Associates, PC
 405.463.3494
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 937 East Britton Road
 Oklahoma City, OK 73114
 pascalarch.com

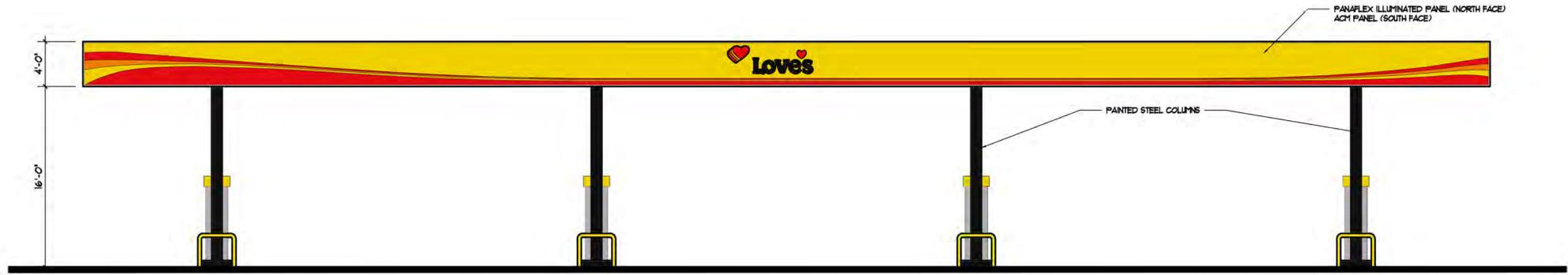
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT

Loves
 Travel Stops

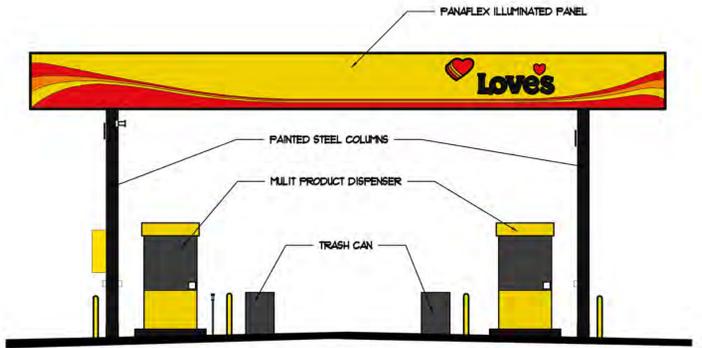
A NEW TRAVEL STOP
 TIER I
 COLUMBUS, MN

Revisions:	
No.	Date

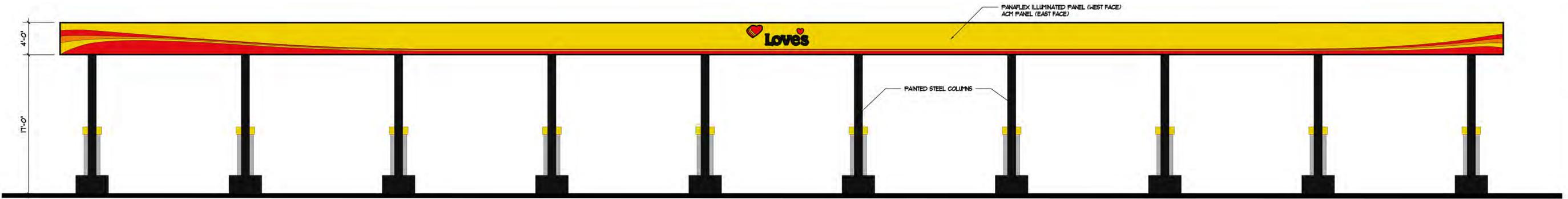
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 Date: --/--
 Sheet No.:
 OF:



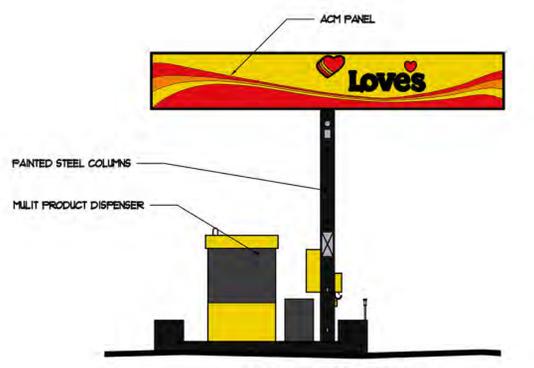
A CAR CANOPY
NORTH / SOUTH ELEVATION
SCALE: NOT TO SCALE



B CAR CANOPY
EAST / WEST ELEVATION
SCALE: NOT TO SCALE



C TRUCK CANOPY
EAST / WEST ELEVATION
SCALE: NOT TO SCALE



D TRUCK CANOPY
NORTH / SOUTH ELEVATION
SCALE: NOT TO SCALE



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A NEW TRAVEL STOP
TIER I
COLUMBUS, MN

Revisions:	
No.	Date

Project No.: LVS-----
Date: --/--
Sheet No.:
OF:

LOVE'S SIGN PACKAGE - COLUMBUS, MN

		SIGN SQ. FT.	
HI-RISE SIGN:	68' OAH		
	6' 6" X 8' ¾" Heart - LED	52.41	
	7' 4" X 17' 11" Love's	131.39	
	6' X 17' - Hardee's	102.00	
	7' 6" X 27' Price Sign - 61" Numeral	202.50	
	TOTAL HI-RISE SQUARE FEET:	488.30	
MONUMENT SIGN:	15' OAH		
	5' 10" x 10' Love's & Heart	58.33	
	3' 6" x 10' Hardee's	35.00	
	4' x 10' Price Sign - 24" Numerals	40.00	
	2' 6" Godfather's Pizza Express	25.00	
	TOTAL MONUMENT SIGN SQUARE FEET:	158.33	
BUILDING SIGNS:	FRONT ELEVATION:		
	76" x 96" Heart & 68" Love's Letters	176.28	
	4' x 5' Echo Heart	20.00	
	3' 6" X 12' 4¾" Hardee's Logo & Letters	43.39	
		TOTAL FRONT ELEVATION SQUARE FEET:	239.67
	LEFT ELEVATION:		
	3' 6" X 12' 4¾" Hardee's Logo & Letters	43.39	
	Hardee's Star Architectural Element (Qty. 5)	170.00	
		TOTAL LEFT ELEVATION SQUARE FEET:	213.39
	RIGHT ELEVATION:		
	1' 6¾" x 7' Panaflex Love's & Heart Logo	10.94	
		TOTAL RIGHT ELEVATION SQUARE FEET:	10.94
	REAR ELEVATION:		
	3' x 10' 7½" Hardee's Logo & Letters	31.88	
	4' x 5' Echo Heart	20.00	
	1' 6¾" x 7' Panaflex Love's & Heart Logo	10.94	
		TOTAL REAR ELEVATION SQUARE FEET:	62.82
	TOTAL BUILDING SIGN SQUARE FEET:	526.82	
SPEEDCO BUILDING SIGNS:	FRONT ELEVATION:		
	4' x 9' 1" Speedco	36.33	
	33" x 42" Heart	9.63	
	5' 5" X 10' 3" Digital Display	55.52	
		TOTAL FRONT ELEVATION SQUARE FEET:	101.48
	SIDE ELEVATION:		
	5' x 11' 5" Speedco	57.08	
	33" x 42" Heart	9.63	
	2' x 6' ½" Michelin	12.08	
	2' x 6' ½" Bridgestone	12.08	
	2' x 6' ½" Good Year	12.08	
	2' x 6' ½" Yokohama	12.08	
		TOTAL SIDE ELEVATION SQUARE FEET:	115.03
	REAR ELEVATION:		
	33" x 42" Heart	9.63	
		TOTAL REAR ELEVATION SQUARE FEET:	9.63
	SIDE ELEVATION:		
33" x 42" Heart	9.63		
	TOTAL SIDE ELEVATION SQUARE FEET:	9.63	
	TOTAL SPEEDCO BUILDING SIGN SQUARE FEET:	235.77	
FUEL CANOPIES:	GAS CANOPY LOGOS:		
	2' 3½" x 10' 2½" North Elevation	23.39	
	2' 3½" x 10' 2½" East Elevation	23.39	
	2' 3½" x 10' 2½" South Elevation	23.39	
	2' 3½" x 10' 2½" West Elevation	23.39	
	DIESEL CANOPY LOGOS:		
	2' 3½" x 10' 2½" North Elevation	23.39	
	2' 3½" x 10' 2½" East Elevation	23.39	
	2' 3½" x 10' 2½" South Elevation	23.39	
	2' 3½" x 10' 2½" West Elevation	23.39	
	TOTAL FUEL CANOPY LOGO SQUARE FEET:	187.12	
DIRECTIONAL SIGNS:	4' x 8' Love's Directional	32.00	
	3' x 6' Love's Directional	18.00	
	3' x 6' Love's Directional	18.00	
	1' 6" x 3' Hardee's Directional	4.50	
	1' 6" x 3' Hardee's Directional	4.50	
		TOTAL DIRECTIONAL SQUARE FEET:	77.00
CAT SCALE SIGNS:	5' 4½" x 20' Cat Scale Sign	107.50	
	2' x 3' Cat Scale Sign	6.00	
		TOTAL CAT SCALE SQUARE FEET:	113.50
	TOTAL SQUARE FOOTAGE:	1786.84	

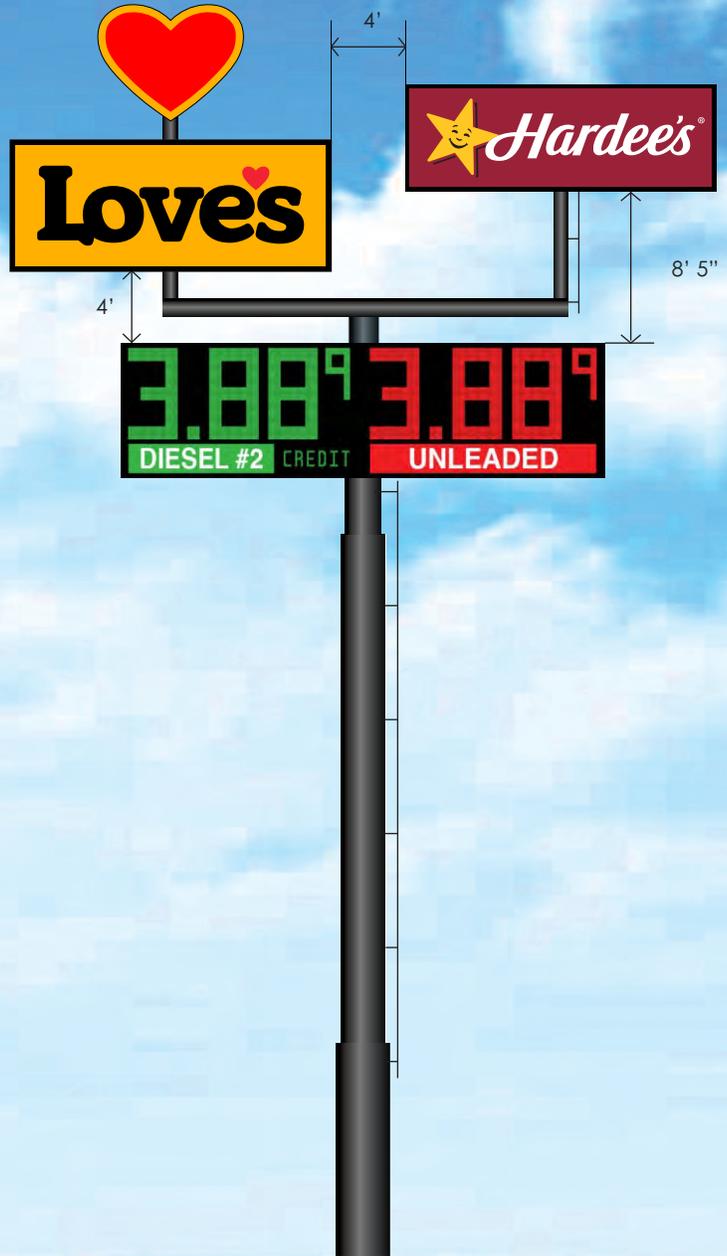


DATE:		DATE:	BY:		DATE:	BY:
**06/30/20	REV. #1	*8/12/20	JW	REV. #5:		
	REV. #2	*9/21/20	JW	REV. #6:		
DRAWN BY:	REV. #3			REV. #7:		
JLW	REV. #4			REV. #8:		

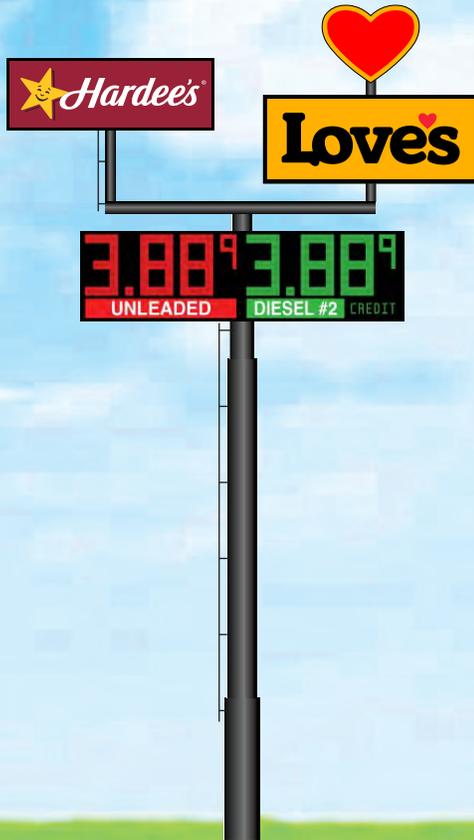
LOVE'S HI-RISE SIGN ~ COLUMBUS, MN

OVERALL HEIGHT: 68'	TOTAL SQ. FT.: 488.30
6' 6" X 8' 3/4" LED HEART = 52.41 SQ. FT.	
7' 4" X 17' 11" LOVE'S = 131.39 SQ. FT.	
6' X 17' HARDEE'S = 102 SQ. FT.	
7' 6" X 27' PRICE SIGN = 202.5 SQ. FT.	
- 61" NUMERALS	

41' 8" FROM BOTTOM OF PRICE SIGN TO GRADE
 LOVE'S & DIESEL INSTALLED TOWARDS INTERSTATE / HIGHWAY



SIDE B
 * SCALE: 1/16"



** NOTE: PRODUCT PANEL COPY AND NUMERAL DETAILS TO BE CONFIRMED BY OTHERS.

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:
COLUMBUS, MN	06/30/20	EI82006-3001	2 - 9/21/20	3/32" = 1'	JLW
			JW		



LOVE'S MONUMENT SIGN ~ COLUMBUS, MN



OVERALL HEIGHT: 15'	TOTAL SQ. FT.: 158.33
15' X 21' 6" MONUMENT SIGN	
5' 10" X 10' LOVE'S & HEART: 58.33 SQ. FT.	
3' 6" X 10' HARDEE'S: 35 SQ. FT.	
4' X 10' PRICE SIGN: 40 SQ. FT.	
- 24" NUMERALS ON PRICE SIGN	
2' 6" X 10' GODFATHER'S: 25 SQ. FT.	
LOVE'S, UNLEADED & COLUMN INSTALLED TOWARDS ROAD	

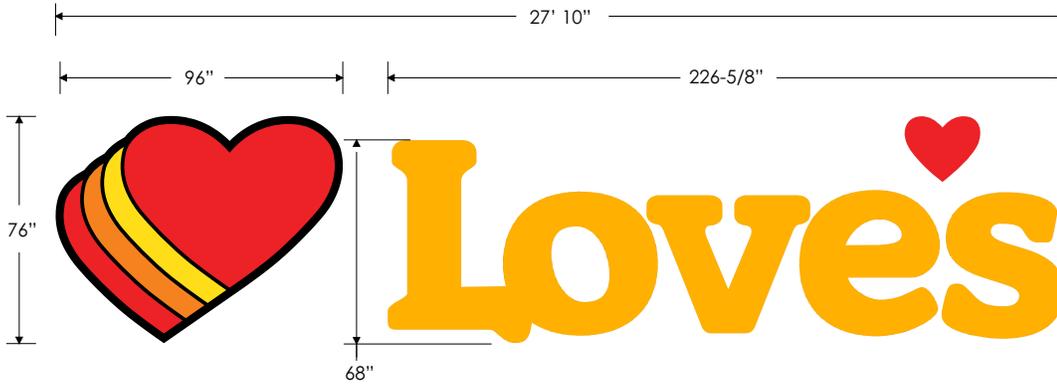
SIDE B
* NOT TO SCALE



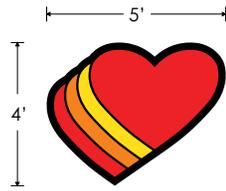
** NOTE: PRODUCT PANEL COPY AND NUMERAL DETAILS TO BE CONFIRMED BY OTHERS.

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
COLUMBUS, MN	06/30/20	EI82006-3002	2 - 9/21/20	1/4" = 1'	JLW	
			JW			

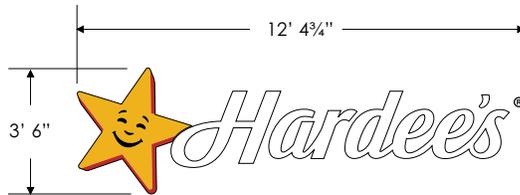
LOVE'S BUILDING SIGNS ~ COLUMBUS, MN



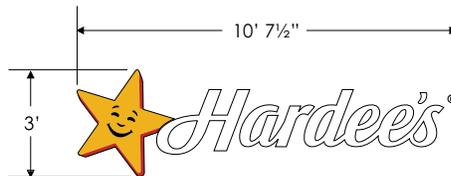
Qty (1) Front elevation
above Main Entrance
LED Illuminated
(176.28 Sq. ft./sign)



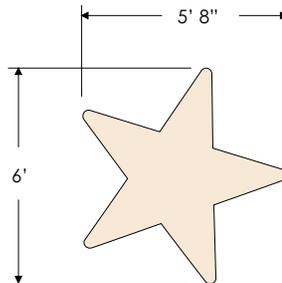
Qty (1) Front elevation
Qty (1) Rear elevation
LED Illuminated
(20 Sq. ft./sign)



Qty (1) Front elevation
Qty (1) Left elevation
LED Illuminated
(43.39 Sq. ft./sign)



Qty (1) Rear elevation
LED Illuminated
(31.88 Sq. ft./sign)



Qty (5) Left elevation
Architectural Element
(34 Sq. ft./each)



Qty (1) Right elevation
Qty (1) Rear elevation
Panaflex Logo
(10.94 Sq. ft./logo)

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
COLUMBUS, MN	06/30/20	EI82006-3003	0	3/16" = 1'	JLW	

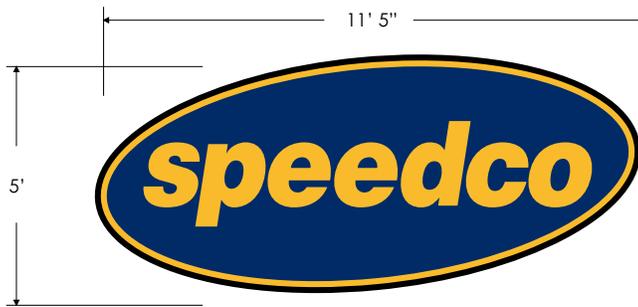
SPEEDCO BUILDING SIGNS ~ COLUMBUS, MN



Qty (1) South elevation
LED Illuminated
(36.33 Sq. ft.)



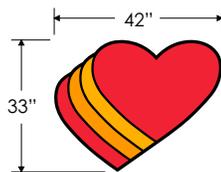
Qty (1) South elevation
Digital Display
(55.52 Sq. ft.)



Qty (1) East elevation
LED Illuminated
(57.08 Sq. ft.)



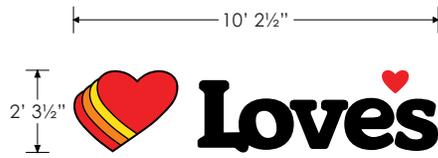
Qty (4) East elevation
LED Illuminated
(12.08 Sq. ft. per sign)
(48.32 Total sq. ft.)



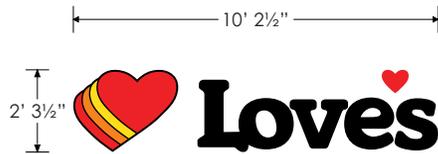
Qty (1) South elevation
Qty (1) East elevation
Qty (1) North elevation
Qty (1) West elevation
LED Illuminated
(9.63 Sq. ft. ea.)

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
COLUMBUS, MN	06/30/20	EI82006-3004	0	1/4" = 1'	JLW	

LOVE'S FUEL CANOPY LOGOS ~ COLUMBUS, MN

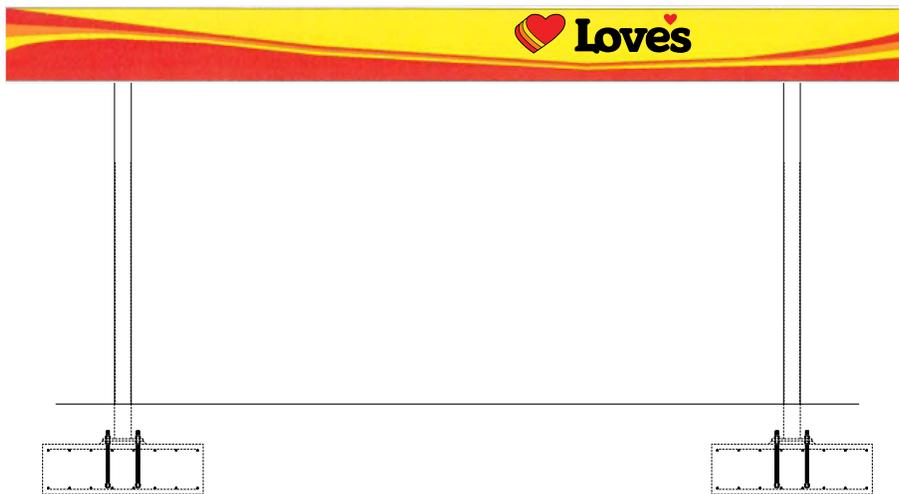


Qty (4) Gas Canopy Logos
(23.39 Sq. ft./sign)



Qty (4) Diesel Canopy Logos
(23.39 Sq. ft./sign)

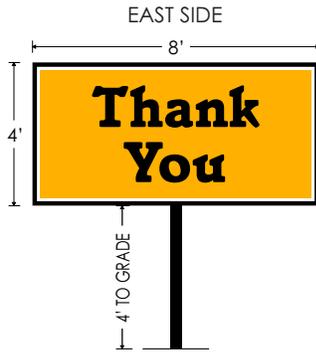
Gas / Diesel Canopy illustration



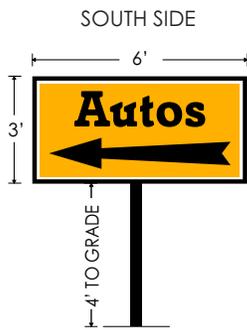
31

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
COLUMBUS, MN	06/30/20	EI82006-3005	0	3/16" = 1'	JW	

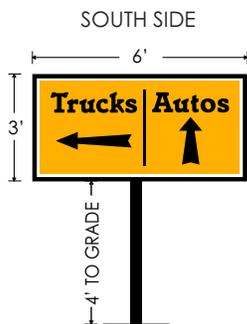
LOVE'S DIRECTIONAL SIGNS ~ COLUMBUS, MN



Love's Directional Sign #1
on Lake Street
(copy may vary)
LED Illuminated
(32 Sq. ft./sign)



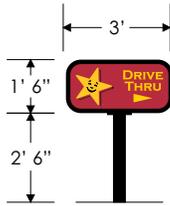
Love's Directional Sign #2
at Auto Entrance
(copy may vary)
LED Illuminated
(18 Sq. ft./sign)



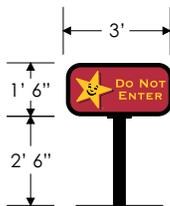
Love's Directional Sign #3
at Truck Entrance
(copy may vary)
LED Illuminated
(18 Sq. ft./sign)

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
COLUMBUS, MN	06/30/20	EI82006-3006	1 - 8/12/20 JW	3/16" = 1'	JLW	

LOVE'S DIRECTIONAL SIGNS ~ COLUMBUS, MN



Hardee's Directional Sign #4
at Drive-thru entrance
(copy may vary)
LED Illuminated
(4.5 sq. ft./sign)

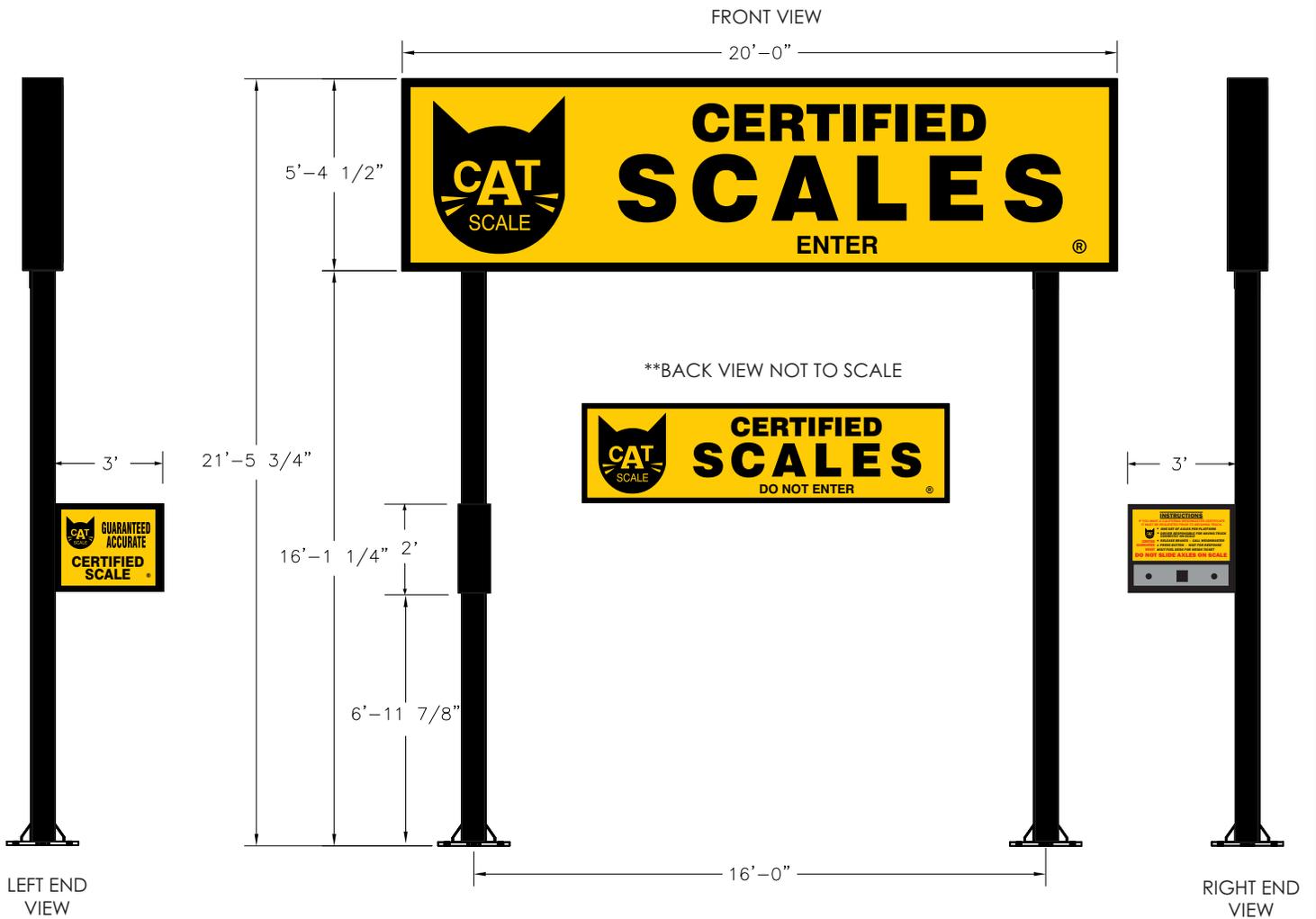


Hardee's Directional Sign #5
at Drive-thru exit
(copy may vary)
LED Illuminated
(4.5 sq. ft./sign)

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
COLUMBUS, MN	06/30/20	EI82006-3007	1 - 8/12/20 JW	3/16" = 1'	JLW	

CAT SCALE SIGNS ~ COLUMBUS, MN

OVERALL HEIGHT: 21' 5³/₄"	TOTAL SQ. FT.: 113.50
5' 4 ¹ / ₂ " X 20' CAT SCALE SIGN = 107.5 SQ. FT.	
2' X 3' SPEAKER POST SIGN = 6 SQ. FT.	
16' 1 ¹ / ₄ " FROM GRADE TO BOTTOM OF CAT SCALE	



LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
COLUMBUS, MN	06/30/20	EI82006-3008	0	1/4" = 1'	JLW	

LOVES TRAVEL STOP COLUMBUS

LEGAL DESCRIPTION

That part of the Southeast Quarter of the Northeast Quarter of Section 24, Township 32 North, Range 22 West, Anoka County, Minnesota, lying southeasterly, southwestly, and southerly of the southeasterly rights of way of Trunk Highway Nos. 35 and 97 as shown on Minnesota Department of Transportation Right Of Way Plat No. 02-36, and westerly of the west line of the plat of SE QUAD 35, according to the recorded plat thereof, Anoka County, Minnesota.

That part of the Southwest Quarter of the Northeast Quarter of Section 24, Township 32 North, Range 22 West, Anoka County, Minnesota, lying southeasterly of the southeasterly right of way of Trunk Highway No. 35 as shown on Minnesota Department of Transportation Right Of Way Plat No. 02-36.

AND

Lot 1, Block 1, SE Quad 35, Anoka County, Minnesota.

NOTES

Area: Total = 1,046,528 sq. feet or 24.025 acres
Total minus dedicated R/W = 1,036,555 or 23.796 acres

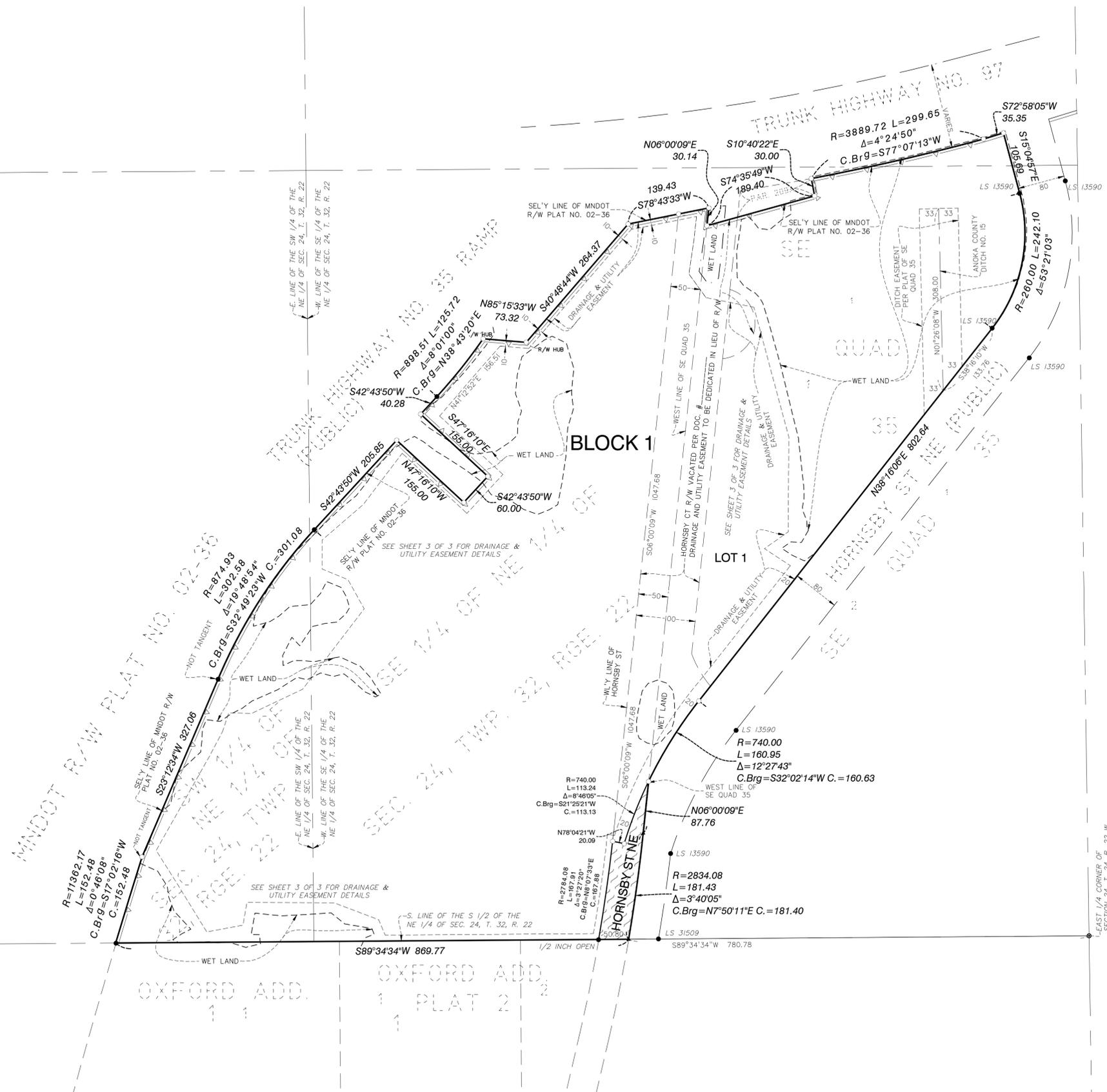
Existing Zoning: CR - Commercial Retail

Proposed Zoning: PVD

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
LOT 1	1,036,555	23.80
ROW - HORNSBY ST	9,973	0.23
TOTAL	1,046,528	24.02

LEGEND

 ROW TO BE DEDICATED




ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

COLUMBUS LOVES TRAVEL STOP

1544 HORNSBY ST NE

PRELIMINARY PLAT

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 PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

DANIEL SJOBLUM, PE
7-15-20 54821
Date License No.

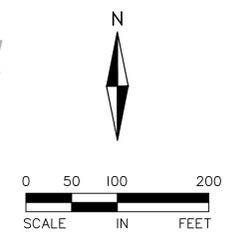
QUALITY ASSURANCE/CONTROL

DATE	ISSUE
8-14-20	CITY & WATERSHED SUBMITTAL

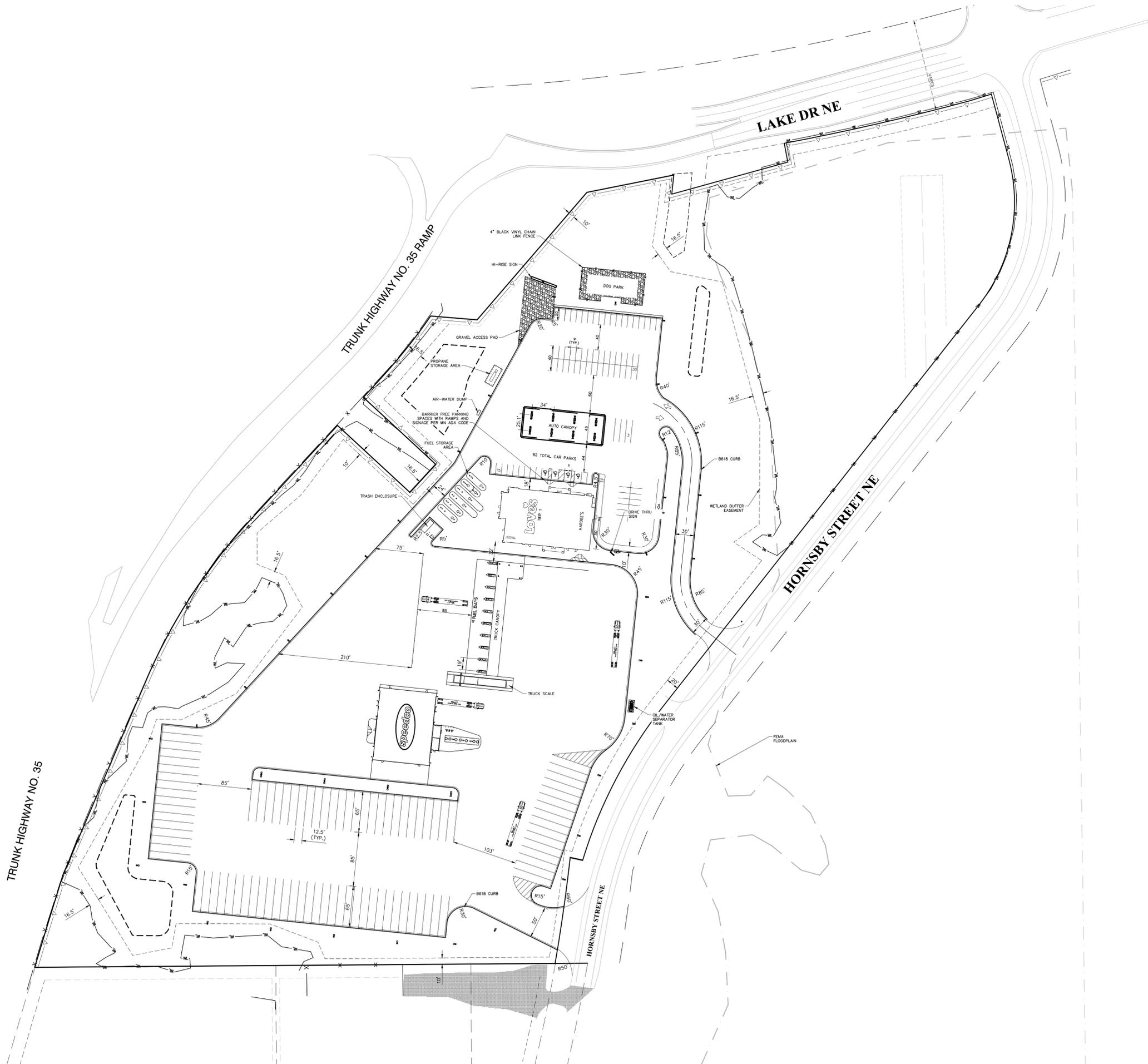
PROJECT TEAM DATA
DESIGNED: AAA
DRAWN: JDT
PROJECT NO: 219-0174

C2.4

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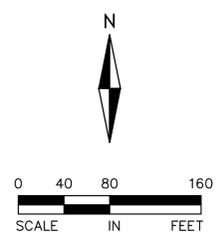
Drawing name: X:\2019\190174\plan_sheets\190174site.dwg Aug 14, 2020 11:49am



SITE LEGEND:

- B618 CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED LIGHT FIXTURE
- PROPOSED PROPERTY LINE
- EASEMENTS

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LOVE'S TRAVEL PLAZA
 1544 HORNSBY ST
 COLUMBUS, MN
PUD SUBMITTAL
OVERALL SITE PLAN

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 PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

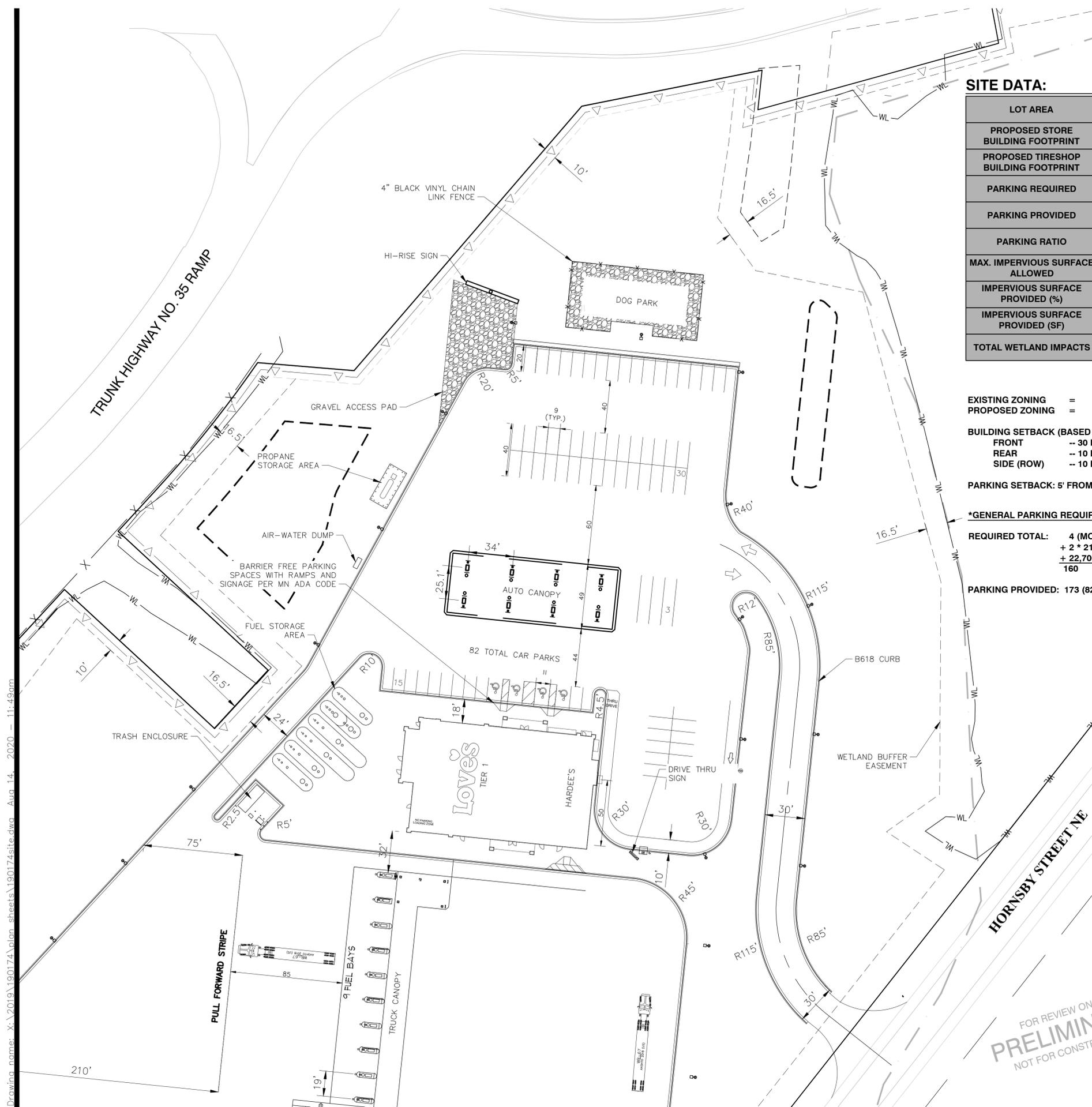
DANIEL SJOBLOM, PE
 7-15-20 54821
 Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
8-14-20	CITY & WATERSHED SUBMITTAL

PROJECT TEAM DATA
 DESIGNED: DMS
 DRAWN: KDB
 PROJECT NO: 219-0174

C4.0



SITE DATA:

LOT AREA	23.80 ACRE
PROPOSED STORE BUILDING FOOTPRINT	12,400 SF
PROPOSED TIRESHOP BUILDING FOOTPRINT	10,300 SF
PARKING REQUIRED	160
PARKING PROVIDED	173
PARKING RATIO	5.33/1,000 SF
MAX. IMPERVIOUS SURFACE ALLOWED	50%
IMPERVIOUS SURFACE PROVIDED (%)	47.24%
IMPERVIOUS SURFACE PROVIDED (SF)	489,642 SF
TOTAL WETLAND IMPACTS	.76 ACRE

EXISTING ZONING = CR -- COMMUNITY RETAIL
 PROPOSED ZONING = PUD -- PLANNED UNIT DEVELOPMENT

BUILDING SETBACK (BASED ON CR ZONING)
 FRONT -- 30 FT
 REAR -- 10 FT
 SIDE (ROW) -- 10 FT

PARKING SETBACK: 5' FROM PROPERTY LINE

***GENERAL PARKING REQUIREMENTS**

REQUIRED TOTAL: 4 (MOTOR FUEL STATION)
 + 2 * 21 (18 FUELING BAYS A + 3 SERVICE BAYS)
 + 22,700 SF/200 SF (1 STALL PER 200 SF)
 160

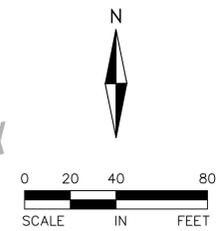
PARKING PROVIDED: 173 (82 AUTO, 91 TRUCK)

NOTES:

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
- CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO NEAREST CONSTRUCTION JOINT OUTSIDE THE REMOVAL LIMITS.
- ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
- ALL CONCRETE SIDEWALK ADJACENT TO BUILDING SHALL BE SEPARATED BY A 1/2" EXPANSION JOINT.
- PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF THE EXISTING BITUMINOUS. BITUMINOUS SHALL BE SAW CUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
- CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
- CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES. PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION PER MNDOT STANDARDS.
- CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
- CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER.
- REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
- CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
- ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
- PARKING LOT STRIPING SHALL BE 4 INCH WHITE.
- ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
- ALL CURB AND GUTTER TO BE CONCRETE B618 CURB UNLESS NOTED OTHERWISE.
- CONCRETE APRONS TO BE INSTALLED FOR ALL ACCESS DRIVES ONTO PUBLIC STREETS PER CITY STANDARDS.
- ALL CONCRETE PADS TO BE 3000 PSI AIR ENTRAINED 6" CONCRETE WITH #4 BARS @ 12" O.C. AND BROOM FINISHED.
- REFER TO PHOTOMETRIC PLAN FOR LOCATIONS, FOOTCANDLE PRINT OUT AND SPECIFICATIONS.

SITE LEGEND:

- B618 CURB & GUTTER
- - - - - COLORED CURB
- EXISTING CURB & GUTTER
- ⊙ PROPOSED LIGHT FIXTURE
- PROPOSED PROPERTY LINE
- - - - - EASEMENTS



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 612.758.3080
 www.alliant-inc.com

LOVES TRAVEL PLAZA
 1544 HORNSBY ST
 COLUMBUS, MN
PUD SUBMITTAL
SITE PLAN NORTH

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 PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

DANIEL SJOBLOM, PE
 7-15-20 54821
 Date License No.

QUALITY ASSURANCE/CONTROL

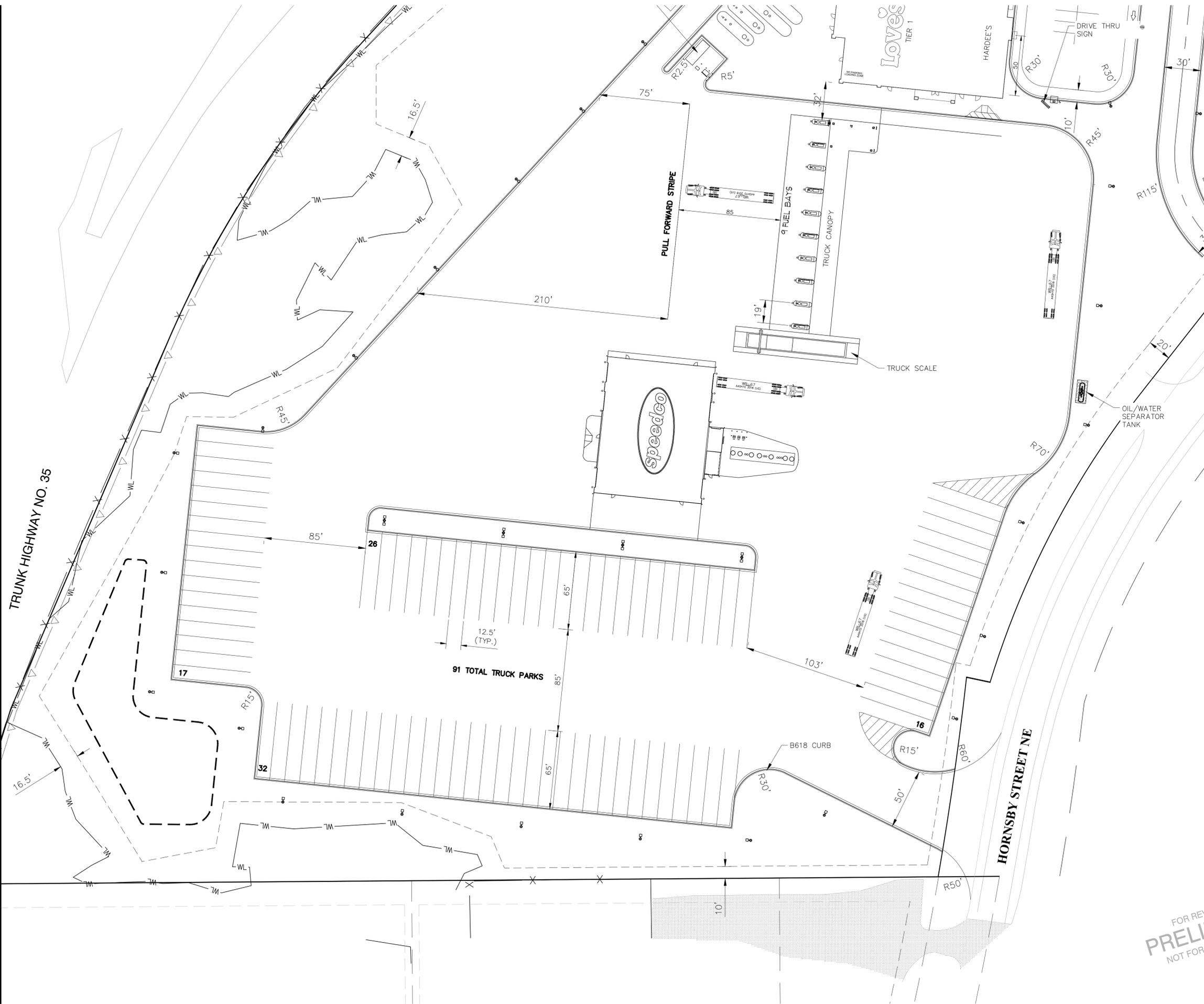
DATE	ISSUE
8-14-20	CITY & WATERSHED SUBMITTAL

PROJECT TEAM DATA
 DESIGNED: DMS
 DRAWN: KDB
 PROJECT NO: 219-0174

C5.0

Drawing name: X:\2019\190174\plan_sheets\190174site.dwg Aug 14, 2020 11:49am

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SITE LEGEND:

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LOVES TRAVEL PLAZA

1544 HORNSBY ST
 COLUMBUS, MN

PUD SUBMITTAL

SITE PLAN SOUTH

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DANIEL SJOBLOM, PE
 7-15-20 54821
 Date License No.

QUALITY ASSURANCE/CONTROL

BY _____ DATE _____

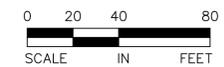
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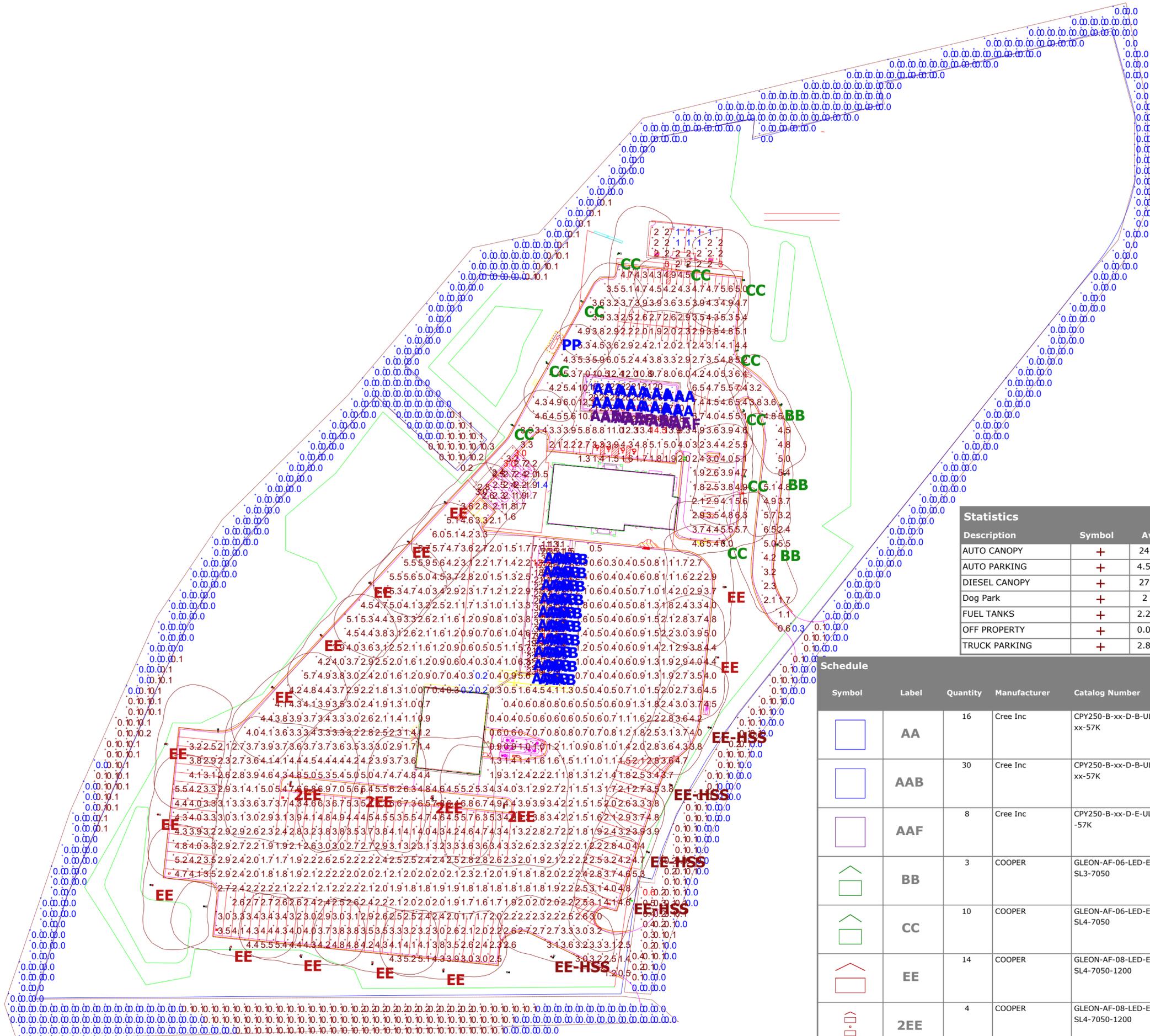
8-14-20 CITY & WATERSHED SUBMITTAL

PROJECT TEAM DATA

DESIGNED: DMS
 DRAWN: KDB
 PROJECT NO: 219-0174

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Plan View
Scale - 1" = 100ft

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
AUTO CANOPY	+	24 fc	30 fc	16 fc	1.9:1	1.5:1
AUTO PARKING	+	4.5 fc	14.5 fc	0.3 fc	48.3:1	15.0:1
DIESEL CANOPY	+	27 fc	49 fc	4 fc	12.3:1	6.8:1
Dog Park	+	2 fc	3 fc	1 fc	3.0:1	2.0:1
FUEL TANKS	+	2.2 fc	3.0 fc	1.4 fc	2.1:1	1.6:1
OFF PROPERTY	+	0.0 fc	0.6 fc	0.0 fc	N/A	N/A
TRUCK PARKING	+	2.8 fc	12.7 fc	0.2 fc	63.5:1	14.0:1

Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Light Loss Factor	Wattage	Notes
[Symbol]	AA	16	Cree Inc	CPY250-B-xx-D-B-UL-xx-57K	0.9	96.31	MOUNTED AT 16FT
[Symbol]	AAB	30	Cree Inc	CPY250-B-xx-D-B-UL-xx-57K	0.9	96.31	MOUNTED AT 16FT
[Symbol]	AAF	8	Cree Inc	CPY250-B-xx-D-E-UL-xx-57K	0.9	145.04	Mounted at 16ft - store side of canopy
[Symbol]	BB	3	COOPER	GLEON-AF-06-LED-E1-SL3-7050	0.9	333	Mounted at 33ft on 30ft pole
[Symbol]	CC	10	COOPER	GLEON-AF-06-LED-E1-SL4-7050	0.9	333	Mounted at 33ft on 30ft pole
[Symbol]	EE	14	COOPER	GLEON-AF-08-LED-E1-SL4-7050-1200	0.9	511	Mounted at 42ft on 39ft pole
[Symbol]	2EE	4	COOPER	GLEON-AF-08-LED-E1-SL4-7050-1200	0.9	1022	Mounted at 42ft on 39ft pole
[Symbol]	EE-HSS	5	COOPER	GLEON-AF-08-LED-E1-SL4-HSS	0.9	445	Mounted at 42ft on 39ft pole with house side shield
[Symbol]	PP	1	COOPER CROUSE-HINDS	VMV7L2A/UNV1 - Type 5 Optics	0.9	63.2	Mounted at 10ft

Designer
Brian Berninger -
Graybar Electric
(314)225-6237

Date
9/25/2020

Scale
Not to Scale

Drawing No.

Summary



MEMORANDUM

Date: October 14, 2020
To: Elizabeth Mursko, City Administrator
Ben Gutnecht, Associate Planner
Columbus Planning Commission
From: Kevin F. Bittner, City Engineer *KFB*
Subject: Love's Travel Plaza – Preliminary & Final Plat Review
City of Columbus

Following are my review comments on the Preliminary & Final Plat submittals for the proposed Love's Travel Plaza, focusing primarily on the civil plans dated 8/14/2020:

1. Sheets C2.5 and C2.6
 - a. Remove all existing 6" water service valves that are not being used and cap at the tee. Do not leave existing, unused valves in place.
2. Sheet C4.0
 - a. Based on MnDOT's recommendation, I recommend that a traffic study be performed to evaluate the impacts of the development traffic to the proposed north-bound traffic lanes at the Hornsby/Hwy 97 signal. The previous traffic study completed for this intersection improvement can be utilized and supplemented with expected traffic generated by the Travel Plaza.
 - b. Based on the traffic study provided by Alliant Engineering for the St. Charles site, I recommend right turn lanes be added to south-bound Hornsby for both driveway entry points.
3. Sheet C6.1
 - a. The plan calls for the driveway entrance to be "COMMERCIAL ENTRANCE PER CITY STANDARDS" and is cross-hatched as medium duty concrete pavement. The Developer has the option to make the driveway entrance the extra heavy-duty asphalt pavement in lieu of concrete, to match the driveway pavement beyond the right-of-way.
4. Sheets C7.0 and C7.1
 - a. The grading and drainage plan shall be subject to approval by the RCWD and MnDOT.
5. Sheets C8.0 and C8.1
 - a. Between sanitary MH 103 and CO 105, there are sanitary sewer services stubbed into the diesel fueling bays. While not labeled on the plan, I'm assuming there are surface drains in the bays that are connected to these sewer stubs. These appear to be part of a spill containment system since they flow through an oil/water separator before entering the city sanitary system. If these are surface drains, they are a source of inflow into the sanitary system from precipitation, snow melt, etc., that is unmetered and therefore

circumvents cost recovery for sanitary sewer collection and treatment. I am not familiar with the MPCA regulations regarding spill containment, but can this flow be run to a stormwater pond if it has the oil separator on the line? This issue requires additional review and discussion.

- b. Can the new hydrant lead directly south of the diesel island be connected to the existing hydrant lead that is approximately 20' south of where a new 6"x12" wet tap is called for? This would eliminate the wet tap and an unused service tee on the main.
- c. The existing sanitary sewer manhole in the Hardee's drive-thru loop requires over a 2' rim adjustment. This adjustment must be made with a 48" barrel section, not casting adjusting rings.
- d. Existing sanitary sewer manhole adjustments will require the replacement of the external infi-shield rubber barrier around the adjusting rings and casting.
- e. The existing manholes that are being cored for the proposed sanitary sewer connections must have an internal pipe extension or other flow channeling device so that the new flow drops into the flow channel of the manhole and not on the bench of the flow channel.
- f. All wet taps for water service connections require gate valves. Not all are labeled as such.

Please contact me if you have any questions on the comments provided.



**RESOURCE
STRATEGIES
CORPORATION**

1611 HILL RIDGE TERRACE
MINNETONKA, MN
55305

952/513-9548
FAX 952/513-9549

rscmn@spacestar.net

To: Elizabeth Mursko, City Administrator
Ben Gutknecht, Associate Planner
Columbus Planning Commission

From: Dean Johnson, RSC

Date: October 14, 2020

Re: Love's Travel Stop Columbus Preliminary & Final Plat
Love's Travel Plaza Planned Unit Development (PUD)/
Conditional Use Permit (CUP)

INTRODUCTION

I have been asked to prepare the staff report for the development applications from Love's Travel Stops and Country Stores, Inc. The Love's development plans include a large site area (~24 acres), a 16-bay automobile gasoline pump island, a 9-bay semi-truck diesel pump island, a 14,419 square feet "Country Store" with Hardee's (sit-down and drive-thru) and Godfather's restaurants, a 10,496 square feet "speedco" tire replacement and truck servicing center, a dog park, and RV services, including a water dump and propane gas fill-up.

The City has received formal applications for a combined Preliminary Plat and Final Plat review and a Conditional Use Permit through the Planned Unit Development review. The Columbus City Code does not require Planning Commission review and recommendation on final plats; however, in a combined preliminary and final plat review, it is appropriate for the Planning Commission to make recommendations on both platting procedures.

This memorandum is structured to include individual Findings and Recommendations for the "Love's Travel Stop Columbus" Preliminary Plat, the "Love's Travel Stop Columbus" Final Plat, and the "Love's Travel Plaza" Planned Unit Development Conditional Use Permit (PUD CUP).

LOVE'S TRAVEL STOP COLUMBUS PRELIMINARY PLAT

Findings of Fact

1. The City received a preliminary plat application from Love's Travel Stops & Country Stores, Inc. ("Love's") on August 14, 2020. The application was found

complete.

2. The 120-day preliminary plat review deadline is December 12, 2020.
3. The proposed 24.02-acre, 1-lot plat is located in the southeast quadrant of the I-35/TH 97 interchange, legally described as part of the Southeast Quarter of the Northeast Quarter of Section 24, T 32, R 22, lying southerly of the rights-of-way of TH 97 and Interstate Highway 35, and lying westerly of the west line of the plat of SE Quad 35; part of the Southwest Quarter of the Northeast Quarter of Section 24, T 32, R 22, lying southeasterly of Interstate Highway 35; and Lot 1, Block 1, SE Quad ("Property").
4. The Property currently contains three parcels, a residence, and two outbuildings. All existing structures and existing septic system will be removed and one existing well will be abandoned according to County standards as a part of site development.
5. The Property will be served by new public sewer and water services.
6. The Property is currently zoned CR Community Retail.
7. Hornsby Court will be vacated; however, a public utility easement will be retained along the same corridor (vacation hearing is set later in November).
8. Proposed site development includes site grading, wetland filling, and stormwater management for a new Love's Travel Plaza, including a 14,419 square feet Country Store with two restaurants and one restaurant drive-through, eight dual-sided auto gas dispensing area with canopy, a dog park, an RV propane gas dispensing unit, a 10,496 square feet "speedco" truck tire repair shop, a nine-bay truck fuel dispensing area with canopy, and a truck weighing scale.
9. Civil plans and a wetland replacement plan have been submitted to Rice Creek Watershed District (RCWD) for review and permitting.
10. Access to the Property is proposed with separate driveways for automobiles and trucks off of Hornsby Street NE.
11. Drainage and utility easements have been located adjacent to all property lines, and cover all wetlands.
12. Minimum one-rod buffers are adjacent to wetland boundaries.
13. A 100-foot-wide drainage and utility easement covers public sewer and water lines in the Hornsby Court alignment.
14. There are no sidewalks or trails or other public improvements proposed within the plat.
15. The Preliminary Plat public hearing was held by the Planning Commission on October 21, 2020.

Recommendations

Based upon the above Findings of Fact, the Planning Commission should recommend approval to the City Council of the Love's Travel Stop Columbus Preliminary Plat, subject to the following:

1. Detailed recommendations of the City Engineer.
2. Title review and recommendations of the City Attorney.
3. City Council approval of the vacation of Hornsby Court.
4. Requirements of the Anoka County Surveyor.
5. Requirements of the Rice Creek Watershed District.
6. Permanent wetland buffer plaques at intervals determined by the City.
7. Reimbursement of all City expenses associated with plat approval.
8. Future development within the plat is subject to local ordinances and permitting requirements.

LOVE'S TRAVEL STOP COLUMBUS FINAL PLAT

Findings of Fact

1. The City received a final plat application from Love's Travel Stops & Country Stores, Inc. ("Love's") on August 14, 2020. The application was found complete.
2. The combined 120-day preliminary plat and final plat review deadline is December 12, 2020.
3. The proposed 24.02-acre, 1-lot plat is located in the southeast quadrant of the I-35/TH 97 interchange, legally described as part of the Southeast Quarter of the Northeast Quarter of Section 24, T 32, R 22, lying southerly of the rights-of-way of TH 97 and Interstate Highway 35, and lying westerly of the west line of the plat of SE Quad 35; part of the Southwest Quarter of the Northeast Quarter of Section 24, T 32, R 22, lying southeasterly of Interstate Highway 35; and Lot 1, Block 1, SE Quad ("Property").
4. The Love's Travel Stop Columbus Final Plat is consistent with the Love's Travel Stop Columbus Preliminary Plat.
5. Approval of the preliminary and final plat is contingent upon the vacation of Hornsby Court (vacation hearing is set later in November).
6. The Planning Commission held a public hearing and recommended approval of the preliminary plat on October 21, 2020.

Recommendations

Based upon the above Findings of Fact, the Planning Commission should recommend approval to the City Council of the Love's Travel Stop Columbus Final Plat, subject to the following:

1. Approval of the Love's Travel Stop Columbus Preliminary Plat.
2. Detailed recommendations of the City Engineer.
3. Title review and recommendations of the City Attorney.
4. The vacation of Hornsby Court.
5. Requirements of the Anoka County Surveyor.
6. Requirements of the Rice Creek Watershed District.
7. Permanent wetland buffer plaques at intervals determined by the City.
8. Reimbursement of all City expenses associated with plat approval.
9. Future development within the plat is subject to local ordinances and permitting requirements.

LOVE'S TRAVEL PLAZA PLANNED UNIT DEVELOPMENT CONDITIONAL USE PERMIT (PUD CUP)

Findings of Fact

1. The City received a Planned Unit Development Conditional Use Permit (PUD CUP) application from Love's Travel Stops & Country Stores, Inc. ("Love's") on August 14, 2020. The application was found incomplete. After a series of revised application submittals, the PUD CUP application was found complete on September 29, 2020.
2. The 60-day review period ends on November 28, 2020 and the 120-day review period, if necessary, ends on January 27, 2021.
3. The proposed development is located in the southeast quadrant of the I-35/TH 97 interchange, legally described as part of the Southeast Quarter of the Northeast Quarter of Section 24, T 32, R 22, lying southerly of the rights-of-way of TH 97 and Interstate Highway 35, and lying westerly of the west line of the plat of SE Quad 35; part of the Southwest Quarter of the Northeast Quarter of Section 24, T 32, R 22, lying southeasterly of Interstate Highway 35; and Lot 1, Block 1, SE Quad ("Property").
4. The Property is currently zoned CR Community Retail, which allows the proposed use.
5. The Property is designated Commercial in the 2040 Comprehensive Plan. As

a part of the implementation of the 2040 Comprehensive Plan, there is a pending zoning district reclassification on the Property, which is consistent with the proposed use.

6. The Property currently includes three parcels of land, a residence, and two outbuildings. All existing structures and existing septic system will be removed and one existing well will be abandoned according to County standards as a part of site development.

7. The Property is being platted into a single lot, concurrent with the PUD CUP review process.

8. Development of the northerly half of the Property will include site grading, stormwater improvements, a 16-bay automobile gasoline pump island, a 14,419 square feet "Country Store" with Hardee's (sit-down and drive-thru) and Godfather's restaurants, a dog park, an RV water dump and propane servicing area, and parking for 81 vehicles.

9. Access to the northerly half of the development is from Hornsby Street NE and is exclusively designated for automobile traffic. Based upon traffic trip generation estimates from Love's, a right turn lane will be required from the southbound lane on Hornsby Street NE.

10. Parking requirements for the Country Store include one stall per three seats in the restaurants, one stall per 200 square feet of retail space, and one stall per 500 square feet of storage area. These standards require a total of 64 parking spaces versus 81 proposed spaces.

11. The typical parking stall dimensions are proposed at 9 feet by 20 feet. The City Code requires 10 feet by 20 feet. Adjusting the proposed dimensions to meet City standards would result in the loss of nine parking stalls, which still leaves more parking stalls than the ordinance requires. Minor adjustments could be made expand the width of parking stalls to 10 feet and retain the total number planned parking stalls, with exception of the parking in front of the Country Store, where one stall would be lost.

12. There are four proposed parking stalls for persons with disabilities, which is consistent with federal standards

13. Development of the southerly half of the Property will include site grading, stormwater improvements, a 9-bay semi-truck diesel pump island, a 10,496 square feet "speedco" tire replacement and truck servicing center, a truck scale, and parking for 91 tractor-trailer rigs.

14. Access for the semi-truck traffic is from Hornsby Street NE, located approximately 500 feet south of the passenger vehicle entrance. Based upon traffic trip generation estimates from Love's, a right turn lane will be required from the southbound lane on Hornsby Street NE.

15. The City Code has no minimum standards for the number tractor-trailer parking stalls required or minimum dimensions for parking stalls.

16. Approximately 0.76 acres of wetland will be filled. Love's submitted a

wetland replacement plan application to the Rice Creek Watershed District on August 13, 2020, with supplemental information submitted on August 25, 2020. Action on the wetland replacement plan and general stormwater permit is pending.

17. The proposed Country Store and speedco building are both primarily brick, which is consistent with the primary building design standard in the CR District. The building appearances are similar and are predominantly earth tone colors. The north and south elevations of the Country Store are 79% and 86% brick exteriors, respectively, while the east and west elevations are 84% brick. The east and west elevations of the speedco building are 66% brick (30% overhead doors) and the north and south elevations are 93% and 96% brick, respectively.

18. The Country Store features elevated parapets over the main entrance of the north elevation and at the northwest corner, raised roof lines over the north entrance of Hardee's and on the east elevation at the drive-thru window. The building walls are also staggered on the south and east elevations. The parapet height above the roof varies from 4.75 feet to 6.75 feet around the entire building, which should be adequate to screen the roof top mechanical systems (final mechanical system details pending). There is a secondary access to the Country Store on the south elevation.

19. The speedco building has three parallel overhead doors on the west and east elevations for drive-thru tractor-trailer servicing. The customer entrance is on the east elevation. There is a storage building bump-out on the west elevation with a small overhead door. The north and south elevations are gable-ended, with a low pitch roof line. The roofing material is ribbed steel and the color matches the overhead doors. All mechanical systems are located within the building.

20. The Country Store basically provides the restroom facilities for the entire development concept. In addition to the restrooms, there are several private shower rooms, changing rooms and a laundry room. The north entrance provides convenient access to the automobile and RV clientele; whereas, the south access provides access to all facilities to the trucking clientele.

21. The Hardee's restaurant includes approximately 47 seats for indoor patrons. The drive-thru option provides stacking for at least 10 vehicles, which is more than adequate. The Godfather's restaurant includes approximately 23 seats for indoor patrons. Parking proximity is adequate for take-out patrons.

22. Site signage includes a hi-rise identification sign with fuel pricing, a ground monument sign, walls signs on the Country Store and speedco buildings, logos on the fuel station canopies, a "certified scale" sign at the truck scale, and a variety of directional signs. Love's specifically requested waiver consideration under the PUD procedure for sign height and sign area exceptions.

23. Freestanding signs in the CR District for building areas between 20,000 square feet and 40,000 square feet may be 150 square feet in area and up to 25 feet in height. The proposed monument sign at the north end of the site is 158.33 feet and 15 feet tall. [exception #1]

24. Properties within 300 feet of I-35 are allowed one additional freestanding sign at 200 square feet and 30 feet in height. Alternatively, those properties within 300 feet of the interchange may have one additional freestanding sign at 60 feet in height and 100 square feet in area. Love's is proposing a 68-foot-tall freestanding sign with a 488.3 square feet sign area. By comparison, the Holiday sign across the interstate is a 68-foot-tall sign with approximately 268 square feet sign area. [exception #2]

25. Wall signs on buildings with less than 20,000 square feet are allowed signage on every building elevation with direct public street frontage, not exceeding 15% of the wall area and with lettering not exceeding 36 inches in height. The Country store has two storefronts with signage (north and south elevations) and drive-thru area signage on the east elevation. The west elevation contains the Love's color "sign band" but no other signage. The north elevation signage, including the Love's color sign band is approximately 11.5% of the wall area. The Love's main sign over the entrance and the Hardee's sign have lettering exceeding 36 inches in height. The south elevation sign band and small Love's logo equal approximately 7% of the wall area. The Hardee's sign on the east elevation is less than 1% of the wall area. [exception #3]

26. The speedco building has drive-thru overhead doors and signage on the east and west elevations. The speedco sign and tire manufacturer signage totals approximately 4.9% of the wall area on the west elevation and approximately 4.0% on the east elevation. On the north elevation, facing the Country Store, the speedco sign and tire manufacturer signage totals approximately 5.3% of the wall area. The south elevation has a Love's "heart" logo occupying less than 1% of the total wall area. [exception #4]

27. Signage on fuel island canopies may not exceed a total of 120 square feet on the "face" of the canopies. The Country Store fuel island canopy face contains approximately 1440 square feet. The entire square footage contains the Love's color sign band; whereas, the actual Love's name and "heart" logo on all four sides is approximately 93.6 square feet. The tractor-trailer fuel island canopy face contains approximately 1696 square feet. The entire square footage contains the Love's color sign band; whereas, the actual Love's name and "heart" logo on all four sides is approximately 93.6 square feet. [exception #5]

28. There is an additional freestanding sign at the location of the truck scale. The two-sided sign, which straddles the scale, is 107.5 square feet in area and approximately 21.5 feet tall. [exception #6]

29. There are a number of directional signs located along TH 97 and the two major entrances along Hornsby Street NE. These signs range from 7 feet in height and 18 square feet in area to 8 feet in height and 32 square feet in area. Such signs are permitted in the City Code at 5 feet in height and 8 square feet in area. There are also 2 directional signs for Hardee's drive-thru, which are compliant with the City Code. There are no details for the Hardee's menu sign in the drive-thru lane [exception #7]

30. Exceptions for the number of signs allowed, the height of signs permitted, the square footage of signs, and the size of lettering may be permitted through the PUD review process. There is no hardship or practical difficulty test required; however, actions allowed under the PUD may establish precedents that guide future decisions. Exceptions under a PUD are often justified based upon the scale of the development (e.g., larger, multi-use projects), the quality of the overall development may warrant relatively minor or incidental concessions, and the proximity of the development to major roadways may warrant changes (e.g., signs and lettering that are larger/more visible).

31. Landscaping for the development includes a diverse and well dispersed variety of shade trees, ornamental trees, conifers, shrubs, perennials and ornamental grasses. The general standard for landscaping is one tree per 6000 square feet of developed or usable area (wetlands, ponding and easement areas are generally removed). The gross site acreage (24 acres) would require approximately 174 trees; whereas, the developable acreage is closer to 14-15 acres, which would require approximately 102-109 trees. There are a total of 133 shade trees, ornamental trees and conifers proposed, which exceeds the requirements of the City Code. Additionally, there are 23 shrubs and 100 perennials and ornamental grasses planted in clusters near the Country Store.

32. There are no sidewalks or trails in the development, with exception to sidewalks from the parking areas to the building entrances. There are no trails planned along Hornsby Street NE; however, trails are included in the new bridge recently completed over I-35 and provide access to the NE quadrant of the interchange. A trail or sidewalk connection from the Property to the signalized intersection of Hornsby Street NE and TH 97 should be considered in the PUD CUP review process.

33. The total impervious surface in the development is identified at approximately 11.2 acres, which is approximately 47% of the total site area. The City Code allows 50% site coverage.

34. There is a single trash enclosure identified for the entire site. It is located west of the Country Store and north of the speedco building. There are no details provided for the enclosure, which may include a trash compactor and recycling bins. All trash and recycling enclosures must match or be compatible with the principle structure design and appearance.

35. Site lighting includes 54 lights mounted on/under the canopies, 13 lights on 30-foot-tall poles around the Country Store and passenger car parking lots, one 10-foot-tall pole and light at the propane gas tank, and 23 lights on 39-foot-tall poles. There are 20 wall pack lights on the Country Store and 14 wall pack lights on the speedco building. All site lighting must be downcast and shrouded.

36. The Planning Commission held a public hearing on the Love's Travel Plaza PUD CUP application on October 21, 2020.

Recommendations

Based upon the above Findings of Fact, the Planning Commission should recommend approval to the City Council of the "Love's Travel Plaza" Planned Unit Development Conditional Use Permit (PUD CUP) application, subject to the following:

1. The PUD CUP is contingent upon detailed recommendations of the City Engineer.
2. The PUD CUP is contingent upon recommendations of the City Attorney.
3. The PUD CUP is contingent upon approval of the Love's Travel Stop Columbus Final Plat.
4. The PUD CUP is contingent upon detailed plan review and approval by the Building Official.
5. The PUD CUP is contingent upon requirements of the Rice Creek Watershed District.
6. Once authorized, Love's shall construct and maintain all site improvements consistent with the Conditional Use Permit Application and 26-page "Columbus, Minnesota Preliminary Documents," dated August 14, 2020; Preliminary and Final Plat Application and documents dated August 14, 2020; "Photometric Layout," dated September 25, 2020; Floor Plans and Building Elevations (5 plan sheets), dated September 28, 2020; "Love's Sign Package Plans," received on September 29, 2020; and revised Narrative received on October 1, 2020; as modified in revised submittals and approved by the City.
7. The operation of the Love's Travel Plaza must be consistent with all local, Federal, and State laws that apply to the use of the Property.
8. Approval of the PUD CUP does not eliminate the requirement for obtaining any other permits and approvals as may be required by City, watershed, county, or state laws, rules, ordinances, and policies, including but not limited to grading permits, building permits, plumbing permits, electrical permits, stormwater permits, sign permits, driveway permits, public water connection, and public sewer connection.
9. Approval of the PUD CUP includes the modification of various sign standards required in the City Code, as proposed by Love's, and as described in Findings of Fact numbers 23 through 29.
10. Approval of the PUD CUP requires the modification of automobile parking stall dimensions to be 10 feet in width.
11. Details for the trash enclosure shall be submitted to the City Administrator for review and approval.
12. Details for Country Store roof top mechanical system units (and cross section views if requested) shall be submitted to the City Administrator for a

determination that screening is adequate.

13. Details for the Hardee's drive-thru menu sign shall be added to the sign permit applications.

14. All site lighting shall be shrouded and downcast.

15. Approval of the PUD CUP requires disposition on the potential requirement for a trail or sidewalk connection from the Property to the TH97/Hornsby Street NE intersection.

16. Approval of the PUD CUP requires an acknowledgment by Love's that the City has been evaluating changes to the zoning district classifications within the entire I-35 freeway corridor and that the Property may be rezoned from CR Community Retail to GC General Commercial, which will allow the proposed use of the Property.

17. In the event the City Council determines, in its sole discretion, that the use of the Property is not being operated in accordance with any term or condition contained herein, the PUD CUP may be revoked by the City upon proper notice and a hearing. The City shall notify regulatory authorities that have issued licenses or permits in connection with the PUD CUP of any such revocation.

18. Love's shall be obligated to pay all costs and expenses incurred by the City in connection with any proceeding to revoke the PUD CUP, including reasonable attorneys' fees and consultant fees.

19. Love's shall be responsible to reimburse the City for its out of pocket expenses incurred in the review and approval of the PUD CUP, including any subsequent inspection and enforcement actions.

Please do not hesitate to contact me if you have any questions.



City of Columbus
NOTICE OF PUBLIC HEARING
Ordinance Amendment

Notice is hereby given that a Public Hearing will be held by the City of Columbus Planning Commission on Wednesday, October 21, 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 an amendment to Chapter 7B Sign Regulations, Section 7B-310, I-35 Corridor Large Off-Premises Signs. A Copy of the proposed changes can be requested at the City offices or viewed on the City website. The hearing shall continue until all evidence and testimony has been received. 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.

Elizabeth Mursko

Elizabeth Mursko
Zoning Administrator

Submitted to the Forest Lake Times on 10.02.20
Published in the Forest Lake Times on 10.08.20
Posted on 10.08.20

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 oversized 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 extend 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.