

CC Packet 2: Outfront Media  
Billboard IUPs

07.14.2021 City Council Agenda Packet





Menards Pole Covers





MAC - Airport Pole Cover

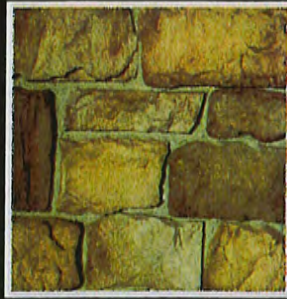


# Bristol Canyon Stone

## European Cobble Stone



Chardonnay



Harvest



Mountain Smoke



Desert Rose



Lakeshore Shadow



Sunset Buff



Grays Bay

## Castle Stone



Shadow Slate



Bristol Slate



Grays Bay

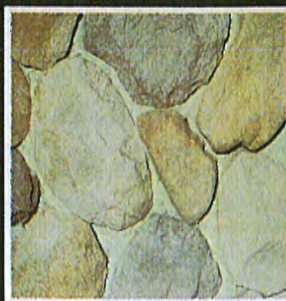


Sunset Buff

## Split Face



Autumn Blend



Hickory Blend



Smoke





## Accessories

Accessories Available in Gray, Smoke, Brown and Taupe



Trimstone  
6" x" - 1.5"



Keystone  
9.5"



Keystone  
16"



Window Sill  
17"



Cap Stone Peaked  
24 x 24 x 4



Chateau Molding  
Left and Right  
Straight also available all  
18" x 5" x 2.5"

# Bristol Canyon Stone

Zygrove Corporation  
5302 Shoreline Drive  
Mound, MN 55364

## 952-472-4700

Commercial

Residential

Interior

Exterior



# Bristol Canyon Stone

## European Cobble Stone



Chardonnay



Harvest



Mountain Smoke



Desert Rose



Lakeshore Shadow



Sunset Buff

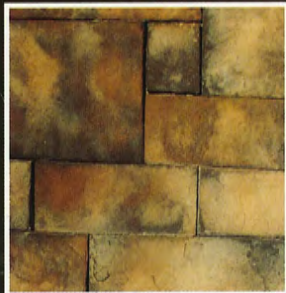


Grays Bay

## Castle Stone



Shadow Slate



Bristol Slate



Grays Bay

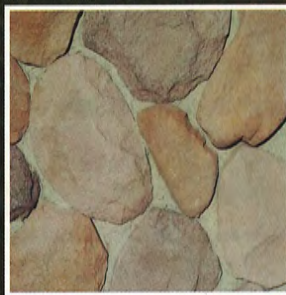


Sunset Buff

## Split Face



Autumn Blend



Hickory Blend



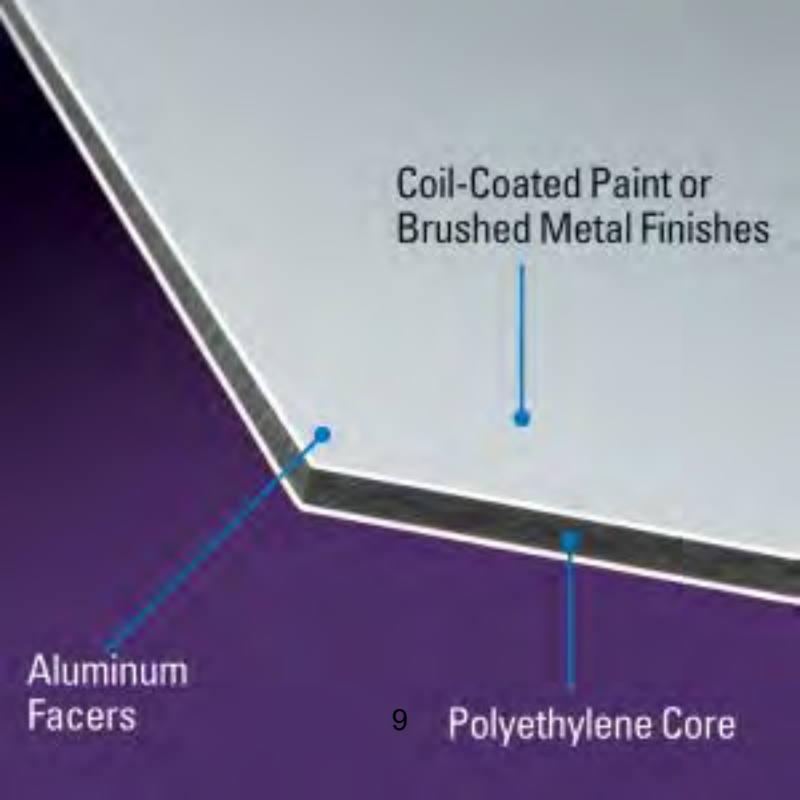
Smoke





**COLUMBUS**





Coil-Coated Paint or  
Brushed Metal Finishes

Aluminum  
Facers

9 Polyethylene Core



Current lighting  
on sign structures



## Sign-Vue<sup>®</sup> LED II

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



### Key Benefits

#### 78% more energy efficient than comparable HID luminaires:

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

#### Dedicated optics for poster panel and bulletin applications:

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

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

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

#### Improved fixture efficacy reduces energy usage vs competitive LED luminaires:

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

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

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

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

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

#### Optional controls for design flexibility and energy savings:

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

*Smart Solutions that Simply Work*

AcuityBrands



# Sign-Vue® LED II

Media Group

Outdoor Advertising


## How to Construct a Catalog Number

### Example:

<b>SVLED2</b>	<b>SVL</b>	<b>PK3</b>	<b>MVOLT</b>	<b>50K</b>	<b>AMT</b>	<b>GHS DP</b>	<b>AO</b>
1 SERIES SVLED2	2 DIRECT DISTR. ADL PNL SVL	3 LED OUTPUT PK1 PK3 PK4	4 VOLTAGE MVOLT 24VDC	5 COLOR TEMP. 50K	6 MOUNTING AMT	7 COLOR BNS DP GYS DP GHS DP	8 OPTIONS AO

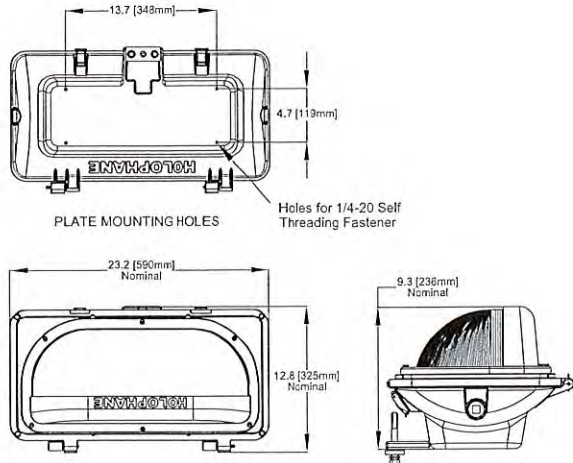
## Catalog Number Information

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

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

## Application Reference

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

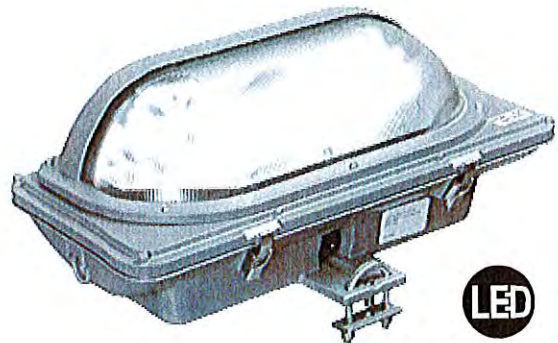


Acuity Brands Lighting, Inc.

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

**Warranty** Five-year limited warranty. Full warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

Visit our web site at [www.holophane.com](http://www.holophane.com)







May 25, 2021

Outfront Media  
Attn: John Bodger  
901 Marquette Ave, Ste 600  
Minneapolis, MN 55402  
Via Email: [John.Bodger@outfrontmedia.com](mailto:John.Bodger@outfrontmedia.com)

CC: Donald Steinke & Sonja Axness  
8423 Lake Dr. NE  
Forest Lake, MN 55025  
Via Email: [Donald.steinke@plantpioneer.com](mailto:Donald.steinke@plantpioneer.com)

**RE: 60 Day Extension Letter: Interim Use Permit Application for a Large Off-Premises  
Sign: PIN:24-32-22-43-0002**

Dear Mr. Bodger,

Please be advised that the City of Columbus is providing written notice for a 60-day extension to allow further review of your Interim Use Permit application to allow an updated Billboard within the I-35 Corridor, updated to be within compliance of the amended Section 7B-310 of the City Code, submitted March 5, 2021 and found complete on March 30, 2021.

Based on the request for additional time for application material review and to continue bringing the application through the City review process, the City of Columbus is extending the time permitted as established in Minnesota Statutes 15.99, subd. 2, by sixty (60) days, beginning on May 29, 2021 and ending on July 28, 2021 pursuant to Minnesota Statutes 15.99 subd. 3, subparagraph f, as final actions by the City Council have not been completed.

Should you have any questions, please contact me at the City Hall Offices 651-419-9008.

Sincerely,

Ben Gutknecht, Associate Planner





March 3, 2021

Mr. Ben Gutknecht  
City Planning Technician  
City of Columbus  
16319 Kettle River Boulevard  
Columbus, MN 55025

Steinke / Axness  
Application

RE: Interim Use Permit Applications

Dear Mr. Gutknecht:

Once again with delays from the Covid-19 pandemic, please find enclosed two Interim Use Permit billboard applications for your review. The property owners and OUTFRONT have decided to pursue renewing the applications, with real stone pole covers as required by the City of Columbus. The applications meet the amended Chapter 7B, Section 7B-310 for the I-35 Corridor Large Off-Premises Signs. A check in the amount of \$3,400.00 is included, \$1,700.00 for each application.

The two signs have been on the sites for over 20 years and are still in excellent condition. The only changes needed are the addition of support column covers to meet the amended code, OUTFRONT will agree to using real stone pole covers and not imitation stone with the City Logo mounted on the sign. Photos and drawings of the sign pole cover and City Logo are attached with each application. The final pole cover design can be changed to meet the requirements of the City. To be consistent in design, OUTFRONT can match the Clear Channel Outdoor pole cover design once approved by the City Council. On a side note, OUTFRONT (formerly CBS Outdoor) extended two Interim Use Permits with the City in 2014 for 20-years, and pole covers were not required at that time for approval.

Please contact me if you require additional information, thank you.

Sincerely,

John Bodger  
Real Estate Manager

901 Marquette Avenue, Suite 600, MN 55402  
T 763.251.1954 E [John.Bodger@outfront.com](mailto:John.Bodger@outfront.com) C 612.701.5164





RECEIVED

MAR 05 2021

City of Columbus

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

APPLICATION FOR CONSIDERATION OF: INTERIM USE PERMIT

Application Information Form

APPLICANT:

Name: OUTFRONT MEDIA LLC Phone: 763-251-1954 (Alt.): 612-701-5164 Address: 901 Marquette Ave, Ste 600 Email: John.Bodger@outfront.com City: Minneapolis State: MN Zip: 55402

OWNER: (If other than applicant)

Name: Sonja Axness Phone (work) (Alt.) Address: 21166 Paso Fino Cir. N Email: City: Forest Lake State: MN Zip: 55025

Legal description of property: 24-32-22-43-0002

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

Existing use of property: Billboard Present zoning: CS-Commercial Showroom

Action Requested: Please check (v): Interim Use Permit [X], Interim Use Permit for Residential Zone Business (RZB) [ ]

Brief description of the Interim Use (this does not serve as the narrative submittal requirement) Interim Use Permit Renewal to allow a large off-premise sign to remain on the property, conforming to the current code.





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

**Submittals Check List:**

Application Information Sheet (Permit)	<input checked="" type="checkbox"/>	Information Recommended by Zoning Administrator:
Scaled Site Plan (Showing <i>all</i> current and proposed site conditions such as parking, landscaping, refuse area, signs, and location of RZB)	<input checked="" type="checkbox"/>	
Narrative Statement (What is the specific use that's being applied for, what activities will be included in such use, how will it affect the community, how will it affect the direct neighborhood, if a RZB: what are the hours of operation, number of employees, etc.)	<input checked="" type="checkbox"/>	
Building Elevations (if applicable)	<input checked="" type="checkbox"/>	
Certified Survey (if applicable)	<input 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 checked="" type="checkbox"/>	

*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-530 through 7A-532) found in the Zoning Code available on the City website [www.ColumbusMN.us](http://www.ColumbusMN.us)*

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

SIGNATURE OF APPLICANT: John Burgen DATE: 2-23-21

SIGNATURE OF OWNER: X Srip Akosta DATE: X 2-26-21

<b>For Office Use Only</b>			
Date Application Received	<u>03/05/21</u>	PC # <u>21-109</u>	60-Day Deadline <u>05/04/21</u>
Permit Fee	<u>\$200.00</u>	Escrow Amount <u>\$1,500.00</u>	Total Amount Paid <u>\$1,700.00</u>
Date Paid	<u>03/05/21</u>	Check # <u>01251838</u>	Receipt # <u>21762</u>





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

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

APPLICANT:

Name: OUTFRONT MEDIA LLC Phone: 763-251-1954 (Alt): 612-701-5164  
Address: 901 Marquette Ave, Ste 600 Email: John.Badger@outfrontmedia.com  
City: Minneapolis State: MN Zip: 55402

OWNER: (If other than applicant)

Name: Donald Steinke Phone (work) \_\_\_\_\_ (Alt) \_\_\_\_\_  
Sonja Axness  
Address: 8423 Lake Dr. NE Email: donald.steinke@plantpioneer.com  
City: Forest Lake State: MN Zip: 55025

Legal description of property: 24-32-22-43-0002

Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_ Additional(s) \_\_\_\_\_

Existing use of property: Billboard - Vacant Present zoning: C5-Commercial Showroom

Action Requested: Please check (✓) Re-zoning  Site Plan Review  Variance

Conditional Use Permit  Interim Use Permit  SSTS Administrative Variance

Other (fill in) \_\_\_\_\_

Description of and reason for request (attach additional information and requirements if necessary)

Interim Use Permit Renewal to allow a large off-premises sign to remain on the property, conforming to the updated code.

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

SIGNATURE OF APPLICANT: John Badger for Outfront DATE: 2-27-20

SIGNATURE OF OWNER: X Donald Steinke DATE: X 2-28-20

Rev. 05.29.19

# SURVEY FOR OUTFRONT MEDIA

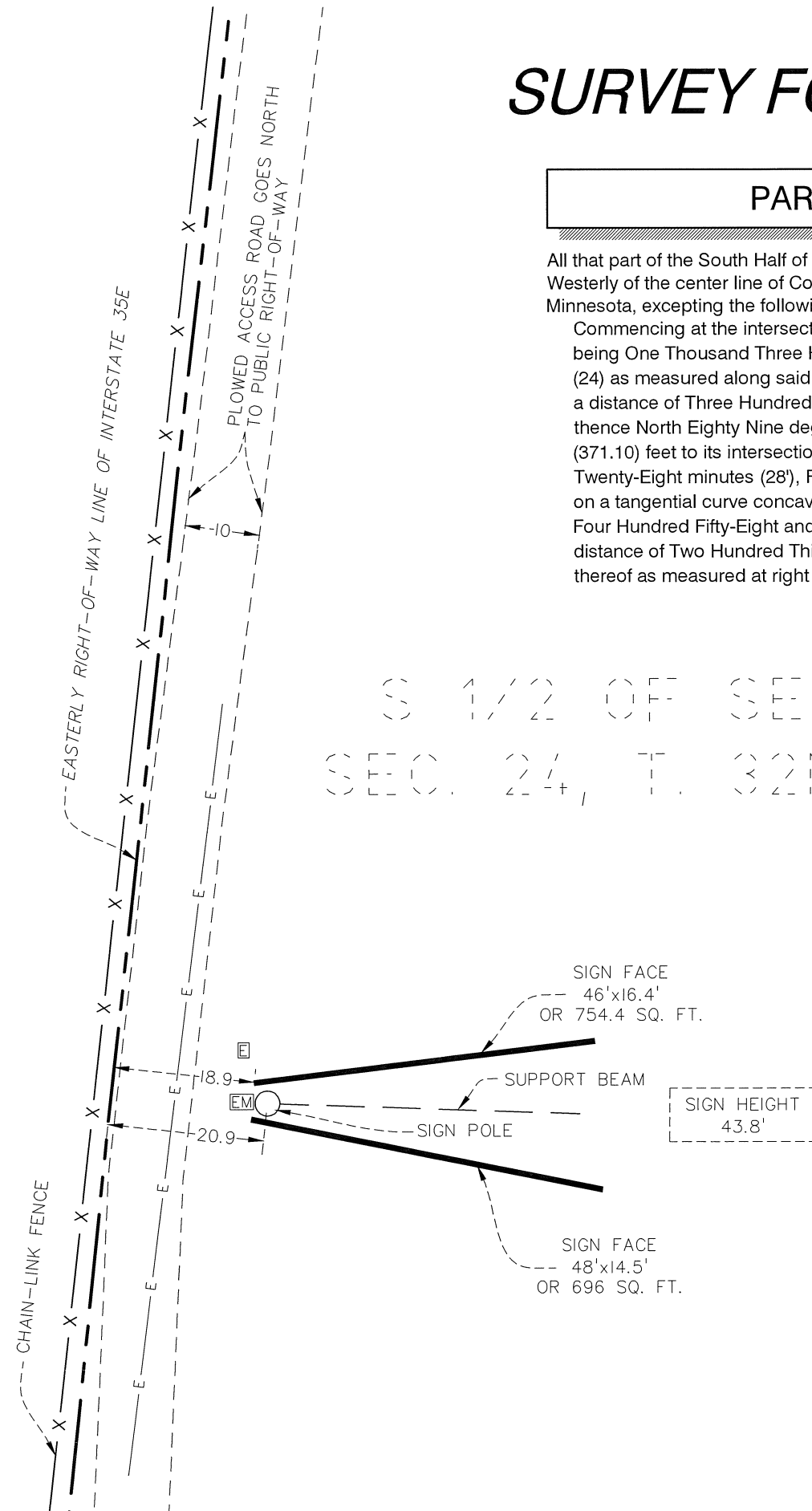
## PARENT PARCEL DESCRIPTION

All that part of the South Half of the South East Quarter (S 1/2 of SE 1/4) Section 20-4 (24), Township Thirty-Two (32) North, Range Twenty-Two (22) West, line Westerly of the center line of County Road No. 21 as now laid out and established, and Easterly of the right-of-way of Interstate 35 acquired by the State of Minnesota, excepting the following described tract:

Commencing at the intersection of the center line of Old County State Aid Highway No. 21 with the South line of said Section Twenty Four (24), said point being One Thousand Three Hundred Thirty-Seven and Ninety Eight Hundredths (1337.98) feet West from the South East corner of said Section Twenty Four (24) as measured along said South line; thence South Eighty-Eight degrees (88°), Nineteen Minutes (19'), Thirty Seconds (30") West along said South line a distance of Three Hundred Twenty and Ninety Hundredths (320.90) feet; thence on a bearing due North a distance of Seven Hundred Four (704.0) feet; thence North Eighty Nine degrees (89°), Fifty-Three minutes (53'), Fifty seconds (50") East a distance of Three-Hundred Seventy-One and Ten Hundredths (371.10) feet to its intersection with the center line of said County State Aid Highway, as now laid out and traveled; thence South Eleven degrees (11°), Twenty-Eight minutes (28'), Fifty-Five seconds (55") West and along said center line a distance of Ten and Nine Hundredths (10.09) feet; thence Southerly on a tangential curve concave to the East having a radius of Two Thousand Three Hundred Fifty-Three and Six Hundredths (2353.06) feet for a distance of Four Hundred Fifty-Eight and Fifty-Four Hundredths (458.54) feet; thence South zero degrees (0°), Nineteen minutes (19') West and tangent to said curve a distance of Two Hundred Thirty (230.0) feet to the point of commencement. Subject to an easement for highway purposes over the Easterly Fifty (50) feet thereof as measured at right angles of said center line.

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

INTERSTATE 35 E

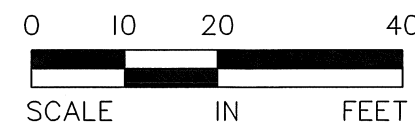


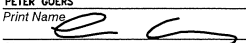
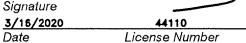
## NOTES

1. This survey was prepared without the benefit of a title commitment and may not depict all easements, appurtenances, and encumbrances affecting the property.
2. The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.
3. All distances are in feet.
4. See sheet 2 of 2 sheets for vicinity map and depiction of access to public right-of-way.

## LEGEND

- E ELECTRIC BOX
- EM ELECTRIC METER
- E — UNDERGROUND ELECTRIC
- X — CHAIN-LINK FENCE
- — — MNDOT RIGHT-OF-WAY



Design File: 200020	Checked By: PG	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota. <b>PETER GOERS</b> Print Name:  Signature:  Date: <b>3/15/2020</b> License Number: <b>44110</b>
Scale: 1" = 20'	Drawn By: DPE	
Date: 3/16/2020	Field Crew: CE	

COLUMBUS BILLBOARD SIGN  
(NORTH)  
COLUMBUS, MINNESOTA

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

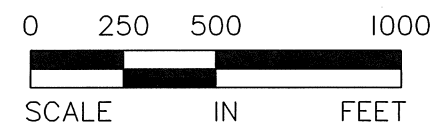



# SURVEY FOR OUTFRONT MEDIA



## NOTES

- The sign is located:
- ±834 feet from Sign A.
  - ±1181 feet from Sign B.
  - ±851 feet from Sign C.
  - ±531 feet from Sign D.
  - ±820 feet from Sign E.



Design File: 200020	Checked By: PG	<b>VICINITY MAP</b>
Scale: 1" = 20'	Drawn By: DPE	
Date: 3/16/2020	Field Crew: CE	
COLUMBUS BILLBOARD SIGN (NORTH) COLUMBUS, MINNESOTA		 <p>Alliant Engineering, Inc. 733 Marquette Ave, Ste 700 Minneapolis, MN 55402 612.758.3080 MAIN 612.758.3099 FAX www.alliant-inc.com</p>



To: City of Columbus Planning Commission

From: Ben Gutknecht, Associate Planner

Date: May 26, 2021

RE: Interim Use Permit for a Large Off-Premises Sign (“Steinke-Axness Property” PID 24-32-22-43-0002): OutFront Media

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**Background:** The applicant (Outfront Media) is applying for an Interim Use Permit (IUP) for a Large Off-Premise Sign (billboard). The purpose of the IUP application is twofold. First, the existing IUP permitting the billboard has expired. Secondly, the IUP application includes improvements to the existing billboard that are consistent with recent Chapter 7B amendments. The Chapter 7B Section 310 amendments were the result of another moratorium on Billboards established in 2020 through the end of 2020 to research and review the current standards and specifications for billboards in the City of Columbus. The City Council adopted the amended Chapter 7B on October 28, 2020 with amendments to include the requirement for column support improvements, decreasing the length of an approved IUP, increasing the spacing between billboards, and creating a sunset date for all billboards approved via Interim Use Permit. As a result, the applicant is coming forward with an IUP application that contains proposed column cover improvements for review and approval. The Planning Commission has made the determination that they will review each application and design for consistency with the amended Chapter 7B of the City Code. This is the first batch of *formal* IUP applications to come to the Planning Commission since the most recent 2020 Chapter 7B amendment and the applicant is returning with the same billboard that was initially applied for in 2020 and withdrawn due to noncompliance with the amended Section 7B-310.

After review of the Interim Use Permit Application for an improved Large Off-Premise Sign along Interstate 35, the City of Columbus Planning Staff provides the following Findings of Fact and Recommendations:

### Findings of Fact

1. The Interim Use Permit (IUP) application for a Large Off-Premises Sign (billboard) owned by Outfront Media, LLC (Outfront) was received on March 5, 2021 and upon review was deemed incomplete for review with a letter sent on 03.15.2021. Additional materials were submitted on 03.23.2021 and the application was again deemed incomplete with a letter sent 03.29.2021.
2. The applicant submitted additional materials 03.30.2021, and upon review was deemed complete with a letter sent 04.07.2021.
3. The 60-day review deadline is May 29, 2021.



4. The 120-day review deadline is July 28, 2021.
5. The billboard is located within a leased area on “Property” that is approximately 19 acres (PIN: 24-32-22-43-0002) on property legally described as part of South Half of Southeast Quarter (S ½ of SE ¼ ) of Section 24, Township, 32, Range 22, Lying Westerly of Center Line of Hornsby St and Easterly of Right of Way of I35.
6. The Property is zoned as the Community Retail (C/R) district.
7. The use of erecting a Billboard is an interim use in the CR District, subject to the conditions and requirements of Section 7B-310 of the City Code.
8. The existing billboard is static and has been in place approximately 21 years. The first IUP for the billboard was approved on February 16, 2000.
9. The neighboring property due east consists of a legal nonconforming residential land use, the neighboring properties to the north and south are both commercial land uses. Due west is Interstate 35.
10. Outfront Media currently owns and operate five (5) billboards in the City of Columbus, all of which are permitted via IUP.
11. Two (2) of the five (5) billboard IUPs expired as of February 16, 2020.
12. Initially, Outfront applied for two IUPs for billboards currently operating with an expired IUP. However, one of the two applications was withdrawn by Outfront on 05.05.2020 and a demolition permit application was sent shortly after but never executed. The second application was withdrawn on 09.22.2020 once it had been noted that the proposed faux stone material for the column cover was not compliant with the intent of the amended ordinance by the City Council on 08.12.2020.
13. Due to the COVID-19 pandemic, the applicant experienced difficulty arranging all the necessary application materials for a reapplication for the billboards mentioned above.
14. The current proposed column enclosure consists of a Bristol Canyon Stone Veneer. According to the applicant this is a real stone alternative, different from the faux stone light weight panels previously proposed as the faux stone was a lightweight panel, whereas these are singular pieces of veneer.
15. The veneer stone is proposed to extend twelve feet (12’) up the existing steel pole with an eight foot (8’) wide at the base, and six feet (6’) wide at the twelve feet (12’) high. The remainder of the column will consist of the existing steel pole and with the oval “Columbus” sign situated near the top of the column. The “Columbus” sign, illustrated on a drawing dated 06.09.2020, will be constructed of aluminum with a coil-coated paint or brushed metal finish.
16. The lighting on the billboard will remain the “Sign-Vue LED II” which was installed on this billboard four (4) years ago.
17. The design appears to fulfill the intent of Section 7B-310 (E.16.a-d.) of the City Code. However, the proposed design does require Planning Commission approval in conjunction with the IUP application approval process as outlined in Section 7B-310 (E.16.a)
18. The Planning Commission held a public hearing to consider the Interim Use Permit on June 2, 2021.

## Recommendations

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

1. The IUP is subject to the review and recommendations of the Building Official.
2. The IUP is subject to the review and recommendations of the City Attorney.
3. The IUP shall comply with and is subject to all provisions of the City's Zoning Ordinance regarding Large Off-Premises Signs, including but not limited to the provisions of Section 7B-310.
4. The IUP shall be valid for a term of ten (10) years from the date of approval, subject to earlier expiration or revocation as provided in Section 7B-310 (F.).
5. Prior granting of an Interim Use Permit does not give an applicant any vested right to renewal per Section 7B-310 (F) and the Company must appropriately notice the Zoning Administrator of plans to remove the billboard, as outlined in Section 7B-310 (F) of the City Code.
6. The billboard shall be updated with improved column cover design, dated 05.07.2021, and "Columbus" sign logo, dated 06.09.20, and located as indicated on the Certified Survey dated 03.16.20.
7. The "Columbus" sign shall be placed on the column cover at two thirds (2/3) the height of the billboard column.
8. Any plans to convert the static sign to a dynamic sign during the term of this Permit must follow the amendment process outlined in Section 7B-310 (F.3.) of the City Code.
9. In the event the City Council determines, in its sole discretion, that the billboard is not being conducted in accordance with any term or condition contained herein, the Permit may be revoked by the City Council upon proper notice and a hearing.
10. The applicant shall be obligated to pay all costs and expenses incurred by the City in connection with any proceeding to revoke the Permit, including reasonable attorney's fees and consultant fees.
11. The Permit provided herein is issued solely for the benefit of Outfront Media LLC and may not be sold, assigned, or otherwise transferred in any manner whatsoever.
12. The applicant shall reimburse the City for all out of pocket expenses incurred in the review and issuance of the IUP and for all ongoing inspections and enforcement actions required for the IUP.

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



Elizabeth Mursko, Zoning Administrator,

Concerning the Public Hearing June 2, 2021

Applicant: Outfront Media, LLC (John Bodger)  
Property Owners: Rehbein Properties (Matt Rehbein)

Please read into the record:

I (Tom Olson) have NO objection to Outfront Media upgrading the IUP for the large off-premises sign at  
PIN # 36-32-22-43-0001  
to be in compliance with the amended Chapter 7B of the city code.

Thank you,  
Tom Olson  
13332 Lyons St NE  
Columbus MN 55025



May 25, 2021

Outfront Media  
Attn: John Bodger  
901 Marquette Ave, Ste 600  
Minneapolis, MN 55402  
Via Email: [John.Bodger@outfrontmedia.com](mailto:John.Bodger@outfrontmedia.com)

Rehbein Properties  
PO Box 368  
Hugo, MN 55038  
Via Email: [rehbeinag@me.com](mailto:rehbeinag@me.com)

**RE: 60 Day Extension Letter: Interim Use Permit Application for a Large Off-Premises Sign: PIN:36-32-22-43-0001**

Dear Mr. Bodger,

Please be advised that the City of Columbus is providing written notice for a 60-day extension to allow further review of your Interim Use Permit application to allow an updated Billboard within the I-35 Corridor, updated to be within compliance of the amended Section 7B-310 of the City Code, submitted March 5, 2021 and found complete on March 30, 2021.

Based on the request for additional time for application material review and to continue bringing the application through the City review process, the City of Columbus is extending the time permitted as established in Minnesota Statutes 15.99, subd. 2, by sixty (60) days, beginning on May 29, 2021 and ending on July 28, 2021 pursuant to Minnesota Statutes 15.99 subd. 3, subparagraph f, as final actions by the City Council have not been completed.

Should you have any questions, please contact me at the City Hall Offices 651-419-9008.

Sincerely,

Ben Gutknecht, Associate Planner





RECEIVED  
MAR 05 2021  
City of Columbus

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

APPLICATION FOR CONSIDERATION OF: INTERIM USE PERMIT

Application Information Form

APPLICANT:

Name: OUTFRONT Media LLC Phone: 7632511954 (Alt.): 6127015164  
Address: 901 Marquette Ave, Ste 600 Email: john.bodger@outfrontmedia.cc  
City: Minneapolis State: MN Zip: 55402

OWNER: (If other than applicant)

Name: Rehbein Properties Phone (work): 6122827153 (Alt.): \_\_\_\_\_  
Address: PO Box 368 Email: matt@rehbeinag.com  
City: Hugo State: MN Zip: 55038

Legal description of property: 36-32-22-43-0001

Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_ Additions(s) \_\_\_\_\_

Existing use of property: Ag-Billboard Present zoning: LI-Light Industrial

Action Requested: Please check (√): Interim Use Permit , Interim Use Permit for Residential

Zone Business (RZB)

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

Interim Use Permit Renewal to allow a large off-premise sign to remain on the property, conforming to the

current updated sign code

\_\_\_\_\_  
\_\_\_\_\_



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

**Submittals Check List:**

Application Information Sheet (Permit)	<input checked="" type="checkbox"/>	Information Recommended by Zoning Administrator:
Scaled Site Plan (Showing <i>all</i> current and proposed site conditions such as parking, landscaping, refuse area, signs, and location of RZB)	<input checked="" type="checkbox"/>	
Narrative Statement (What is the specific use that's being applied for, what activities will be included in such use, how will it affect the community, how will it affect the direct neighborhood, if a RZB: what are the hours of operation, number of employees, etc.)	<input checked="" type="checkbox"/>	
Building Elevations (if applicable)	<input checked="" type="checkbox"/>	
Certified Survey (if applicable)	<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 checked="" type="checkbox"/>	
<p><i>Note: this checklist is an outline intended to provide a general statement of the required submittals for a Conditional Use Permit. For exact requirements you should refer to the Columbus City Ordinance (Section 7A-530 through 7A-532) found in the Zoning Code available on the City website <a href="http://www.ColumbusMN.us">www.ColumbusMN.us</a></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.

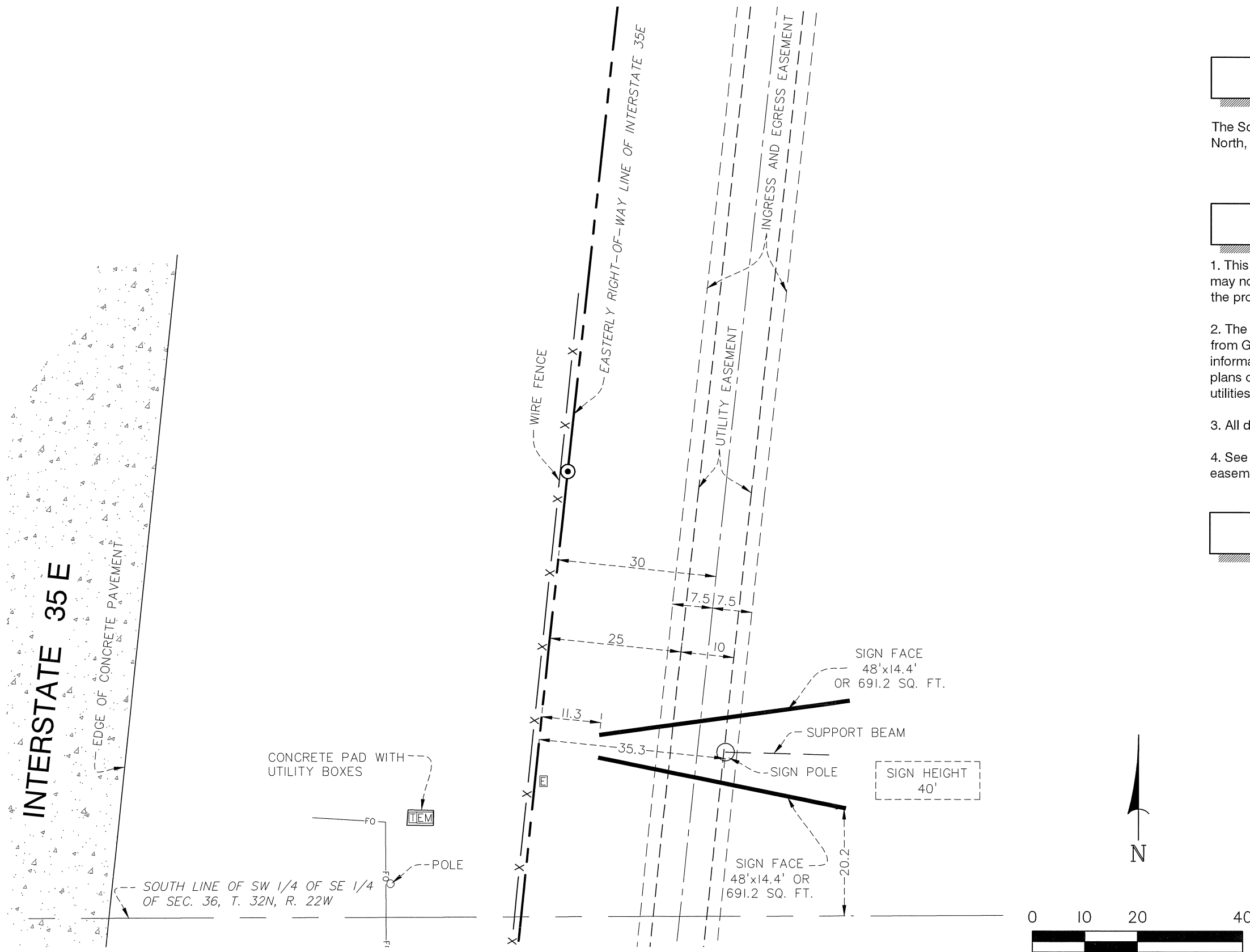
FOR OUTFRONT: SIGNATURE OF APPLICANT: John Bodger DATE: 2-18-21

SIGNATURE OF OWNER: Matt Reikin DATE: 02/18/2021 | 11:38:27 AM EST

<b>For Office Use Only</b>		
Date Application Received	<u>03/05/21</u>	PC # <u>21-110</u> 60-Day Deadline <u>05/04/21</u>
Permit Fee	<u>\$200.00</u>	Escrow Amount <u>\$1,500.00</u> Total Amount Paid <u>\$1,700.00</u>
Date Paid	<u>03/05/21</u>	Check # <u>01251838</u> Receipt # <u>21762</u>



# SURVEY FOR OUTFRONT MEDIA



## PARENT PARCEL DESCRIPTION

The Southwest Quarter of the Southeast 1/4 of Section 36, Township 32 North, Range 22 West; except road; subject to easement of record.

## NOTES

1. This survey was prepared without the benefit of a title commitment and may not depict all easements, appurtenances, and encumbrances affecting the property.
2. The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.
3. All distances are in feet.
4. See sheet 2 of 2 sheets for vicinity map and approximate access easement location.

## LEGEND

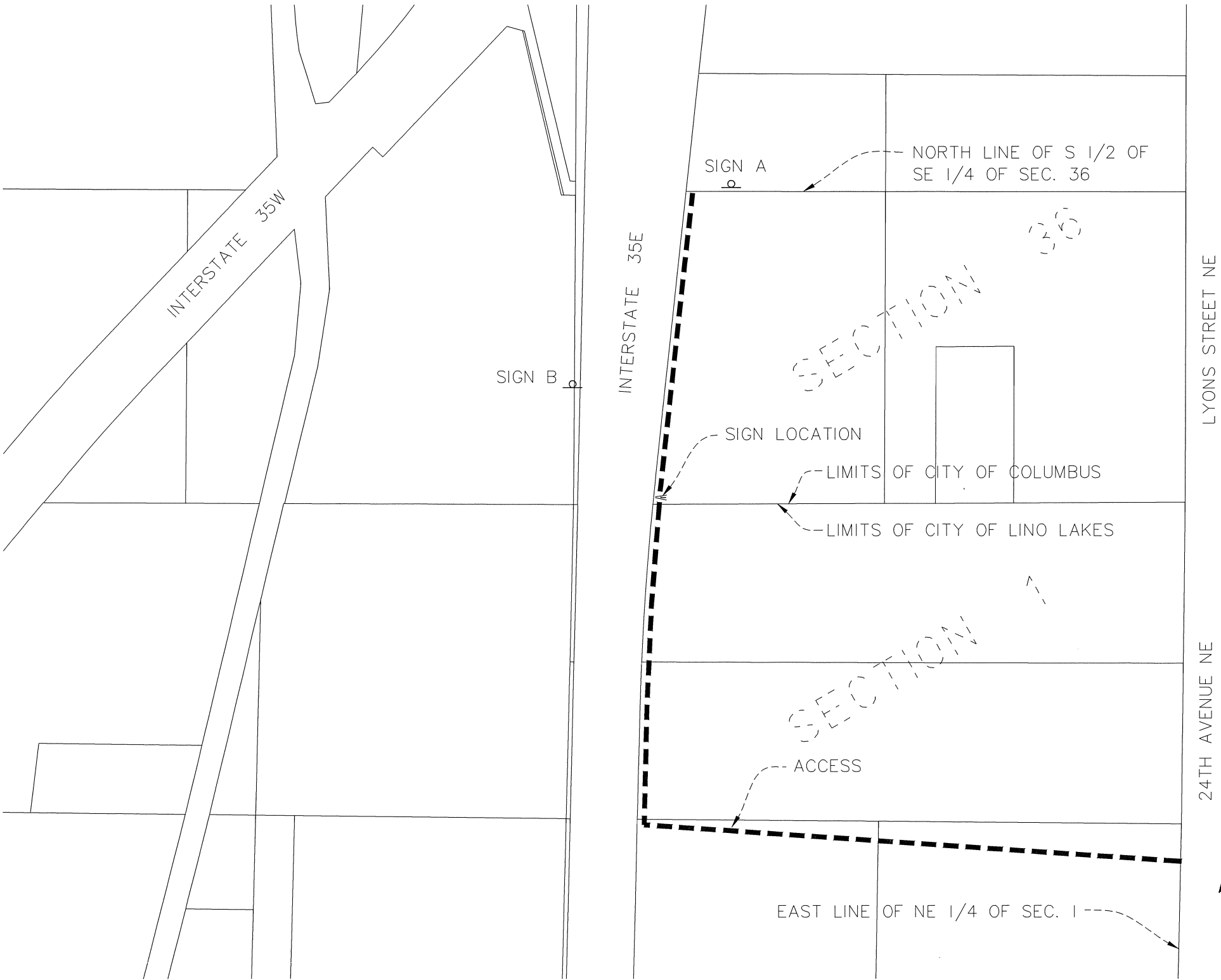
- MNDOT RIGHT-OF-WAY MONUMENT
- TELEPHONE BOX
- ELECTRIC BOX
- ELECTRIC METER
- UNDERGROUND FIBER OPTIC
- CHAIN-LINK FENCE
- MNDOT RIGHT-OF-WAY
- CONCRETE PAVEMENT

Design File: 200020	Checked By: PG	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota. PETER COORS Print Name:
Scale: 1" = 20'	Drawn By: DPE	
Date: 3/16/2020	Field Crew: CE	Signature 3/16/2020 Date 44110 License Number

COLUMBUS BILLBOARD SIGN  
(SOUTH)  
COLUMBUS, MINNESOTA

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

# SURVEY FOR OUTFRONT MEDIA



## NOTES

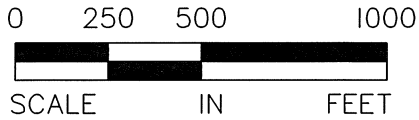
- The sign is located:
- ±1355 feet from Sign A.
  - ±608 feet from Sign B.

Design File: 200020	Checked By: PG
Scale: 1" = 20'	Drawn By: DPE
Date: 3/16/2020	Field Crew: CE

## VICINITY MAP

**COLUMBUS BILLBOARD SIGN  
(SOUTH)  
COLUMBUS, MINNESOTA**

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







To: City of Columbus Planning Commission

From: Ben Gutknecht, Associate Planner

Date: May 26, 2021

RE: Interim Use Permit for a Large Off-Premises Sign (“Rehbein Property” PID 36-32-22-43-0001): OutFront Media

---

**Background:** The applicant (Outfront Media) is applying for an Interim Use Permit (IUP) for a Large Off-Premise Sign (billboard). The purpose of the IUP application is twofold. First, the existing IUP permitting the billboard has expired. Secondly, the IUP application includes improvements to the existing billboard that are consistent with recent Chapter 7B amendments. The Chapter 7B Section 310 amendments were the result of another moratorium on Billboards established in 2020 through the end of 2020 to research and review the current standards and specifications for billboards in the City of Columbus. The City Council adopted the amended Chapter 7B on October 28, 2020 with amendments to include the requirement for column support improvements, decreasing the length of an approved IUP, increasing the spacing between billboards, and creating a sunset date for all billboards approved via Interim Use Permit. As a result, the applicant is coming forward with an IUP application that contains proposed column cover improvements for review and approval. The Planning Commission has made the determination that they will review each application and design for consistency with the amended Chapter 7B of the City Code. This is the first batch of *formal* IUP applications to come to the Planning Commission since the most recent 2020 Chapter 7B amendment and the applicant is returning with the same billboard that was initially applied for in 2020 and withdrawn due to noncompliance with the amended Section 7B-310.

After review of the Interim Use Permit Application for an improved Large Off-Premise Sign along Interstate 35, the City of Columbus Planning Staff provides the following Findings of Fact and Recommendations:

### Findings of Fact

1. The Interim Use Permit (IUP) application for a Large Off-Premises Sign (billboard) owned by Outfront Media, LLC (Outfront) was received on March 5, 2021 and upon review was deemed incomplete for review with a letter sent on 03.15.2021. Additional materials were submitted on 03.23.2021 and the application was again deemed incomplete with a letter sent 03.29.2021.
2. The applicant submitted additional materials 03.30.2021, and upon review was deemed complete with a letter sent 04.07.2021.
3. The 60-day review deadline is May 29, 2021.

4. The 120-day review deadline is July 28, 2021.
5. The billboard is located within a leased area on “Property” that is approximately 28 acres (PIN: 36-32-22-43-0001) on property legally described as the southwest quarter of the southeast ¼ of Section 36, Township 32 North, Range 22 West; except road; subject to easement of record.
6. The Property is zoned as the Light Industrial (LI) district.
7. The use of erecting a Billboard is an interim use in the LI District, subject to the conditions and requirements of Section 7B-310 of the City Code.
8. The existing billboard is static and has been in place approximately 21 years. The first IUP for the billboard was approved on February 16, 2000.
9. The neighboring property due east consists of a legal nonconforming residential land use, the neighboring properties to the north and south are both vacant. Due west is Interstate 35.
10. Outfront Media currently owns and operate five (5) billboards in the City of Columbus, all of which are permitted via IUP.
11. Two (2) of the five (5) billboard IUPs expired as of February 16, 2020.
12. Initially, Outfront applied for two IUPs for billboards currently operating with an expired IUP. However, one of the two applications was withdrawn by Outfront on 05.05.2020 and a demolition permit application was sent shortly after but never executed. The second application was withdrawn on 09.22.2020 once it had been noted that the proposed faux stone material for the column cover was not compliant with the intent of the amended ordinance by the City Council on 08.12.2020.
13. Due to the COVID-19 pandemic, the applicant experienced difficulty arranging all the necessary application materials for a reapplication for the billboards mentioned above.
14. The current proposed column enclosure consists of a Bristol Canyon Stone Veneer. According to the applicant this is a real stone alternative, different from the faux stone light weight panels previously proposed as the faux stone was a lightweight panel, whereas these are singular pieces of veneer.
15. The veneer stone is proposed to extend twelve feet (12’) up the existing steel pole with an eight foot (8’) wide at the base, and six feet (6’) wide at the twelve feet (12’) high. The remainder of the column will consist of the existing steel pole and with the oval “Columbus” sign situated near the top of the column. The “Columbus” sign, illustrated on a drawing dated 06.09.2020, will be constructed of aluminum with a coil-coated paint or brushed metal finish.
16. The lighting on the billboard will remain the “Sign-Vue LED II” which was installed on this billboard four (4) years ago.
17. The design appears to fulfill the intent of Section 7B-310 (E.16.a-d.) of the City Code. However, the proposed design does require Planning Commission approval in conjunction with the IUP application approval process as outlined in Section 7B-310 (E.16.a)
18. The Planning Commission held a public hearing to consider the Interim Use Permit on June 2, 2021.



## Recommendations

Based upon the above Findings of Fact, City Planning Staff recommends that the Interim Use Permit for Outfront Media LLC at vacant property, PIN # 36-32-22-43-0001 should be approved subject to the following recommendations:

1. The IUP is subject to the review and recommendations of the Building Official.
2. The IUP is subject to the review and recommendations of the City Attorney.
3. The IUP shall comply with and is subject to all provisions of the City's Zoning Ordinance regarding Large Off-Premises Signs, including but not limited to the provisions of Section 7B-310.
4. The IUP shall be valid for a term of ten (10) years from the date of approval, subject to earlier expiration or revocation as provided in Section 7B-310 (F.).
5. Prior granting of an Interim Use Permit does not give an applicant any vested right to renewal per Section 7B-310 (F) and the Company must appropriately notice the Zoning Administrator of plans to remove the billboard, as outlined in Section 7B-310 (F) of the City Code.
6. The billboard shall be updated with improved column cover design, dated 05.07.2021, and "Columbus" sign logo, dated 06.09.20, and located as indicated on the Certified Survey dated 03.16.20.
7. The "Columbus" sign shall be placed on the column cover at two thirds (2/3) the height of the billboard column.
8. Any plans to convert the static sign to a dynamic sign during the term of this Permit must follow the amendment process outlined in Section 7B-310 (F.3.) of the City Code.
9. In the event the City Council determines, in its sole discretion, that the billboard is not being conducted in accordance with any term or condition contained herein, the Permit may be revoked by the City Council upon proper notice and a hearing.
10. The applicant shall be obligated to pay all costs and expenses incurred by the City in connection with any proceeding to revoke the Permit, including reasonable attorney's fees and consultant fees.
11. The Permit provided herein is issued solely for the benefit of Outfront Media LLC and may not be sold, assigned, or otherwise transferred in any manner whatsoever.
12. The applicant shall reimburse the City for all out of pocket expenses incurred in the review and issuance of the IUP and for all ongoing inspections and enforcement actions required for the IUP.

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