

**CITY OF COLUMBUS  
PLANNING COMMISSION MEETING  
INTERACTIVE TECHNOLOGY MEETING FORMAT  
STATUTES SECTION 13D.021  
12-21-2022**

The 12-21-2022 Planning Commission meeting for the City of Columbus was called to order at 6:33 by Chair Rob Hanegraaf at the City Hall. Present were Planning Commission members Ron Hanegraaf, Kris King, Barb Bobick, Frank Ramisch, and Bob Berens, City Administrator Elizabeth Mursko, City Attorney Megan Rogers, and City Planner Dean Johnson.

In attendance via interactive technology were Associate Planner Frank Koenen, Planning and Zoning Permit Tech Ella Giefer,

Also, in attendance in person were Sue Wagamon, Steve Wagamon, Tucker Dally, Mike Adams, Ron Withlock, Curt Strandlund, Barb Waldoch, John Waldoch, John Dahl, Janet Hegland, Johns Williams, Dean Dally, Mike Meyer, and Jill Bukosky.

The meeting was held in an interactive technology meeting format.

- 1. CALL TO ORDER – REGULAR MEETING -- 6:33PM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING AGENDA** *Motion* Bobick to approve agenda as written. Second Berens. Motion carried with King, Hanegraaf, Bobick, Ramisch, and Berens voting in favor.
- 4. APPROVAL OF DECEMBER 7, 2022, PLANNING COMMISSION MEETING MINUTES** *Motion* King to approve agenda as written. Second Bobick. Motion carried with King, Hanegraaf, Bobick, Ramisch, and Berens voting in favor.
- 5. APPROVAL OF DECEMBER 7, 2022, PUBLIC HEARING MINUTES FOR BONFIRE FARMSTEAD PRELIMINARY PLAT AND BLAINE BROTHERS TRUCKALINE CUP FOR PUD** *Motion* Berens to approve agenda as written. Second Bobick. Motion carried with King, Hanegraaf, Bobick, Ramisch, and Berens voting in favor.
- 6. APPROVAL OF DECEMBER 7, 2022, PUBLIC HEARING MINUTES FOR 2023 FEE SCHEDULE** *Motion* Bobick to approve agenda as written. Second Berens. Motion carried with King, Hanegraaf, Bobick, Ramisch, and Berens voting in favor.
- 7. DISCUSSION – BONFIRE FARMSTEAD PRELIMINARY PLAT** At this time the Planning Commissioners had an open discussion regarding the request for a preliminary plat “Bonfire Farmstead”. Mursko reviewed that there have not been many changes since the discussion at 12-7-2022 Planning Commission meeting and that while a possible cul-de-sac dedication was proposed it was not currently being added. Hanegraaf asked if there were any additional questions or discussion, which there were not. *Motion* Hanegraaf to recommend approval of the Bonfire Farmstead Preliminary Plat following and agreeing with report on December 15<sup>th</sup> 2022 by Dean Johnson of Resource Strategies Corporation with Findings of Fact 1-14 and Recommendations 1-10 and memo by Kevin

Bittner received December 2<sup>nd</sup> 2022 Findings of Fact. Second Ramisch. Motion carried with King, Hanegraaf, Ramisch, and Berens voting in favor and Bobick voting against.

---

### **City Staff Report from City Planner Dean Johnson, 12/15/2022**

#### **Findings of Fact**

1. The City received a Preliminary Plat application from Classic Construction, Inc. on behalf of 3 Beacon Holdings, LLC (DBA “Blaine Brothers”) on October 24, 2022. The application was found to be incomplete. Upon receipt of additional information, the application was found complete on November 15, 2022.
2. The 120-day preliminary plat review period ends on March 15, 2023.
3. The proposed plat is located in the HC Highway Commercial Zoning District.
4. The 25.1-acre site is legally described as All that part of the South Half of the Southeast Quarter of Section 24, Township 32, Range 22, Anoka County, Minnesota, lying Westerly of the center line of Hornsby Street as now laid out and established, and Easterly of the right-of-way of Interstate 35 acquired by the State of Minnesota (“Property”).
5. The Property consists of an existing 19.76-acre vacant parcel and a 5.35-acre parcel with an existing residence. There is also an existing billboard located on the larger parcel.
6. The Property is proposed to be platted into two lots as Lot 1, Block 1 (9.82 acres) and Lot 2, Block 1 (12.61 acres), Bonfire Homestead. Approximately 2.68 acres will be dedicated as public right-of-way (ROW).
7. Blaine Brothers is leasing the existing residence (part of proposed Lot 2) to the former owners and will determine by May 31, 2024 whether to demolish all structures or connect the residence to municipal sewer and water.
8. A proposed new public street (150th Avenue NE) will provide future access to both platted lots.
9. 150th Avenue will also be the corridor in which municipal water and sanitary sewer trunk lines will be extended to serve future development on both proposed lots.
10. A regional stormwater pond, located primarily on Lot 2, is being proposed to contain all runoff from future development on both lots, as well as 150th Avenue. A stormwater management plan permit will be required by the Rice Creek Watershed District (RCWD).
11. A wetland delineation for the Property identifies a 0.21-acre wetland, located in the southwest corner of proposed Lot 2, and a 0.19-acre wetland in the northeast corner of Lot 2 (primarily within the 150th Avenue NE ROW). Notice of the Decision for Wetland Boundary/Type was approved by RCWD on 11/28/22.
12. Standard 20-foot drainage and utility easements are proposed adjacent to all public ROW and standard 10-foot drainage and utility easements are proposed adjacent to all other property lines. The regional pond and southwesterly wetland area are also encumbered with drainage and utility easements.
13. Both proposed lots meet minimum lot area and lot width requirements.
14. The Planning Commission held a public hearing on the preliminary plat on December 7, 2022.

#### **Recommendations**

1. Detailed recommendations of the City Engineer.
2. Detailed recommendations of the Public Works Director.
3. Title review and recommendations of the City Attorney.
4. A subdivision development agreement for the proposed public improvements within the plat.

5. The Escrow Agreement governing the timeframe and conditions for the residential use of Lot 2, Block 1.
6. Requirements of the Anoka County Surveyor.
7. Requirements of the Rice Creek Watershed District.
8. Requirements of the MN Department of Transportation.
9. Cash in lieu of park land dedication.
10. Reimbursement of all City expenses associated with plat approval.

**8. DISCUSSION – BLAINE BROTHERS TRUCKALINE CUP FOR PUD** At this time the Planning Commission had a discussion regarding the request for a CUP for PUD by Blaine Brothers for “TruckAline”. King said she was happy with the landscape changes but thought there needed to be more screening, which Berens agreed with. King asked if there was any update to the proposed fence, which Johnson confirmed had been discussed with the City Council. King stated she was looking forward to the business moving forward and providing jobs and trade training. Berens said that at the 12-7-22 discussion there was a concern that increased screening could lead to crime at the site, but that he considered that a crime problem and not a design problem. Bobick stated she was not in favor of the project. Hanegraaf said he liked the improvements but agreed there should be more trees. Dean Dally said that they could consider adding additional trees but that he didn’t want to completely block visibility of the building from the road. Johnson asked the commissioners to acknowledge they had received the revised site plan illustration of the eastern entrance on 150<sup>th</sup> St, to update the language of item 17 of the fact finding to reflect the new gate, and for the commissioners to acknowledge receiving the screening plan dated December 15<sup>th</sup>. Johnson suggested on recommendation #8 of his memo to insert the East Entrance Gating Plan received December 20<sup>th</sup>. Berens asked if the additional landscaping being requested was included in these changes, to which Johnson said it was part of the language of the motion. **Motion Hanegraaf to recommend approval of the TruckAline planned unit development conditional use permit following and agreeing with the report dated December 15, 2022 written by Dean Johnson of Resource Strategies Corporation, with findings of fact 1-38 with amendment to item 17, recommendations 1-22 with amendment to item 8, and memorandum and finding of fact by Kevin Bittner dated December 2, 2022. Second Berens. Motion carried with King, Hanegraaf, Ramisch, and Berens voting in favor, and Bobick voting against. There was a consensus to make changes to the landscaping plan to add additional screening.**

---

**City Staff Report from City Planner Dean Johnson, 12/15/2022.**

**Findings of Fact**

1. The City received a Planned Unit Development Conditional Use Permit (PUD CUP) application from Classic Construction, Inc. on behalf of 3 Beacon Holdings, LLC (DBA “Blaine Brothers”) on October 24, 2022. The application was found to be incomplete. Upon receipt of additional information, the application was found complete on November 15, 2022.
2. The 60-day review period ends on January 14, 2023, and the 120-day review period, if necessary, ends on March 15, 2023.
3. The proposed development is located at 9XXX 150th Avenue NE on property currently described as part of the South Half of the Southeast Quarter of Section 24, Township 32, Range 22, Anoka County, Minnesota, lying Westerly of the center line of Hornsby Street as now laid out and

established, and Easterly of the right-of-way of Interstate 35 acquired by the State of Minnesota and currently being platted as Lot 1, Block 1, Bonfire Farmstead ("Property").

4. The Property is currently zoned HC Highway Commercial.
5. The Property is designated Commercial in the 2040 Comprehensive Plan.
6. The Property is approximately 9.82 acres in area.
7. The proposed development of the Property features a 46,007 square feet indoor truck and trailer frame, suspension and alignment repair ("TruckAline") building. The footprint of the building is approximately 38,928 square feet, which supports an additional 7078 square feet office mezzanine.
8. The main floor is primarily a shop area (~31,850 s.f.), which includes 19 service bays and a depressed loading dock. The remainder of the main floor includes a reception area, offices, retail parts area, parts storage and locker rooms.
9. The mezzanine (~7078 s.f.), accessed by two stairways and an elevator, includes offices, conference room, training room, kitchen and equipment room/roof access.
10. The project Narrative indicates there will be approximately 50 fulltime jobs associated with TruckAline. Hours of operation are 6:00 am to 12:00 am.
11. The proposed building is constructed of pre-cast concrete panels. The majority of the exterior are random ridge pre-cast panels painted white. The top of the exterior walls includes 1.7-foot-wide smooth pre-cast panels painted red. The roof cap, window, door and awning trim are dark aluminum. The front corners of the office extension are wrapped in stone veneer and the front entry includes matching stone veneer pillars.
12. The roof height is 28.9' above main floor elevation at the center ridge (eastwest axis) and 27.3' at the north and south sides of the building. A parapet surrounding the shop area is 30' above the main floor elevation. The office area parapet is 32' above the main floor elevation. The parapet at the front entrance of the building is 36.2' above the main floor elevation. Building signage includes "Blaine Brothers TruckAline" (~127 s.f.) above the stone pillars at the main entrance.
13. HVAC systems and make-up air units are located on the rooftop of the building. The heights of the parapets above the rooftop preclude any of the units from being visible from adjacent roadways or property lines.
14. There is a 66'X29'X7' pre-cast panel dumpster enclosure located on the easterly side of the building. There are six synthetic wood latticed access doors facing the building that provide access to several roll off dumpsters.
15. All buildings on the Property exceed minimum setback requirements.
16. The site plan also reveals 8-foot-tall pre-cast 'screening walls' north and south of the easterly building elevation. Located in parking islands, the 53-foot-long walls provide support for 40-foot-long security gates to the corners of the building, as well as a visual barrier from I-35 to the trailer parking area east of the building.
17. Access to the Property includes two driveways from the proposed 150th Avenue, which are located on either side of the building. The easterly access includes ~~a two-directional 80-foot-long security gate, which includes two 48-foot-long, 8-foot-tall pre-cast 'screening walls' on either side of the entrance.~~ two swinging security gates located on both sides of the center median.
18. The westerly entrance off 150 th Avenue provides access primarily for automobile parking at the entrance to the building. Back-to-back parking stalls have 10'X20' stall dimensions and front curbed stalls have 10'X19' dimensions. Parking aisles exceed 24' in width.
19. There are 125 automobile parking stalls, including 6 HC stalls. There are also 16 'box truck' stalls on the south side of the building, which have 10'X39'stall dimensions. The number of automobile parking stalls exceeds minimum ordinance requirements.

20. The secured parking area east of the building contains 92 trailer parking stalls, which include 12'X59' or 12'X60' stall dimensions.
21. Truck and trailer parking on the Property is limited to customer owned trucks and trailers that are being serviced at TruckAline and towing vehicles. No trucks or trailers are stored on the property for sale or salvage.
22. All parking areas exceed minimum setback requirements.
23. Site lighting includes nine 33-foot-tall poles with single lamps on the perimeter of the parking lots. There are four 33-foot-tall poles with four lamps in the interior of the parking lots. There is one 22-foot-tall pole with three lamps near the dumpster enclosure. There are 10 wall pack lights on the building mounted at 22 feet above ground level. There are also five 33-foot-tall poles with single lamps proposed within the 150th Avenue ROW. All lights are downcast and shrouded.
24. The photometric plan for the Property reveals a narrow exceedance area of the one foot candle limitation along the west property line (I-35 ROW). The 0'- 20' width of land contains 1.1-1.3 foot candle projections beyond the property line.
25. Landscaping on the Property includes 45 shade trees (Hackberry, Honey Locust, White Oak & American Linden) and 27 conifers (Silver Fir, White Spruce & Colorado Spruce). There are also 54 shrubs and perennials located in parking islands and along the office building. The proposed landscaping meets or exceeds minimum ordinance requirements.
26. A revised screening plan along Hornsby Street was received on December 15, 2022.
27. City owned and maintained water and sanitary sewer lines will be extended within 150th Avenue to serve the Property and the adjacent property located to the south.
28. A regional pond serving the Property is proposed to be located on adjacent property to the south (Lot 2, Block 1, Bonfire Farmstead), which is owned by Blaine Brothers. Impervious surface lot coverage on the Property is approximately 85.5%.
29. Blaine Brothers submitted an application to RCWD on 11/4/22 for stormwater management plan approval.
30. A traffic study for the use of the Property is being prepared to determine the need for turn lane improvements on Hornsby Street at the 150th Avenue intersection.
31. The purpose of the PUD CUP is to consider variations to performance or dimensional standards.
32. The Planning Commission held a public hearing on the Blaine Brothers TruckAline PUD CUP application on December 7, 2022. The following are additional findings based upon applicant testimony at the public hearing and subsequent clarifications.
33. The proposed number of automobile parking stalls, which exceed minimum ordinance requirements, are desired to allow corporate training events, vendor events and possible public training events. Said events occur within the 'training room' or other locations within the building.
34. Minor engine repairs may be completed on the Property, but not engine overhauls.
35. No trucks or trailers are kept on the Property for salvage or sale purposes. Any trucks or trailers on the Property that are determined 'totaled' in an accident shall be removed promptly, upon such insurance company determination.
36. The truck and trailer parking stalls on the Property are for the exclusive use of customer service and repairs. No temporary or permanent sub-leasing of any stalls will occur.
37. Customers are not allowed to sleep in or occupy their trucks or trailers while waiting for service.
38. Warranty [Information on construction warranties was not available at the packet deadline but will be presented at the December 21 Planning Commission meeting].

## **Recommendations**

1. The PUD CUP is contingent upon detailed recommendations of the City Engineer.
2. The PUD CUP is contingent upon detailed recommendations of the City Public Works Director.
3. The PUD CUP is contingent upon recommendations of the City Attorney.
4. The PUD CUP is contingent upon approvals of the Bonfire Farmstead Preliminary Plat and Final Plat.
5. The PUD CUP is contingent upon detailed plan review and approval by the Building Official.
6. The PUD CUP is contingent upon detailed plan review and approval by the Forest Lake Fire Department.
7. The PUD CUP is contingent upon requirements of the Rice Creek Watershed District.
8. Once authorized, Blaine Brothers shall construct and maintain all site improvements consistent with the Conditional Use Permit Application, dated October 24, 2022; revised Narrative, dated October 26, 2022; architectural plans (sheets T1.1, A1.1-A1.3, A2.1-A2.4, A3.1-A3.3 & A3.2), dated October 20, 2022 and sheet X1.1, dated November 14, 2022; revised civil plans (pages 1-40), dated November 15, 2022; responses to November 9, 2022 Incomplete Letter (undated), received November 15, 2022; photometric plan, dated October 21, 2022; revised landscaping and screening plans received December 15, 2022; and East Entrance Gating Plan received December 15, except as may be modified with City approval.
9. The PUD CUP authorizes exceptions to the HC Zoning District requirements for earth tone colors on the building exterior, exceptions to the minimum 20-footdeep automobile parking stall depths abutting curbs and the exceedance of the one foot candle illumination standard along the westerly lot line.
10. The PUD CUP is subject to review and approval of a final screening plan and landscaping detail plan.
11. Approved landscaping shall be maintained and replaced as needed throughout the duration of the PUD CUP. Screening walls, the dumpster enclosure and the building shall be maintained in good condition throughout the duration of the PUD CUP.
12. Truck and trailer parking on the Property shall be limited to temporary parking associated with the repair of customer trucks and trailers.
13. Customers shall not be permitted to sleep in or otherwise occupy trucks or trailers while waiting for service repairs.
14. All old parts and tires removed in repairs and all other trash and recycling generated on the Property shall be stored in the dumpster enclosure.
15. 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.
16. All site lighting shall be shrouded and downcast.
17. All site signage requires administrative review and permitting.
18. Any permit termination of the off-premise sign located on property owned by Blaine Brothers shall be determined by the City Council.
19. 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.
20. Any expansion or intensification or change in the approved use of the Property requires an amendment to the PUD CUP.

21. Blaine Brothers 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.
22. Blaine Brothers 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.

---

**Memorandum from City Engineer Kevin Bittner, 12/2/2022**

**Findings of Fact**

- Access to the proposed development will be provided by a new street, 150th Avenue, commencing on the east at Hornsby Street and extending west a distance of approximately 730 feet.
- The proposed street is a 39.67' wide concrete curb and gutter section roadway with bituminous pavement, located within a 66' wide right-of-way and terminating in a 100' diameter paved cul-de-sac within a 120' diameter right-of-way.
- The proposed pavement section is 4-inches of bituminous pavement on 12-inches of aggregate base.
- The proposed development is a two-lot subdivision, with Lot 1 being the site of the proposed Blaine Brothers TruckAline business. No development for Lot 2 is being proposed with this submittal.
- The development is within the city's highway commercial district where city sanitary sewer and water facilities are available for servicing the area.
- Drainage for the roadway will be through a storm sewer network, outletting into a ditch and detention pond system.
- There is one large detention pond along the west property line on Lot. The pond is shown to be in the proposed drainage and utility easement.

**9. PUBLIC HEARING AND DISCUSSION- Ordinance 2022-11: City Code Amendment to Chapter 7A and Zoning Map Amendment (C/I District).** At this time a public hearing was held to consider an update to Chapter 7A of the City Code and a zoning map amendment. Separate minutes for the public hearing are prepared.

King asked for clarification on if extending Zodiac Street would cause any issues with buildings along the easement abutting another or being too close to the road. Mursko stated that the easement was 66 feet but that buildings did not have to be setback from the easement because the road was not yet built. Berens stated that if there is a pipeline easement on a property a building cannot be built over it. King asked why there was a ¼ mile distance required between similar business types. **Mursko stated that she did not know offhand if the ¼ mile limit was agreed upon by the City Council to be applied on both the east and west side CI districts but that she did not believe it should be limited on the east side, which King, Berens, and Hanegraaf said they agreed with.**

King stated that she believed the 30% limit on outdoor storage was too stringent and should be increased. Mursko said she believed that if the outdoor storage was going to be increased to 50% there should also be an increased setback distance to 35 feet to create a buffer between businesses and residential uses. Berens said he thought 50% was too high and that the 10 foot setback was appropriate, proposing a 40% storage as a compromise. Rogers clarified that the current proposal was a 10 foot setback between commercial buildings and a 35 foot setback between commercial and residential buildings. Rogers clarified that outdoor storage was only allowed in the side or rear yards. Berens asked

if the storage location could be allowed in another location if it was requested in the CUP, which Rogers said storage could be in the side or rear yard unless there was an additional nuisance the storage created. Mursko said she thought a business with 50% storage and screening looked better than a business with 30% storage visible from the road, and that the location and visibility of the storage mattered more than the percentage of the storage allowed. Johnson suggested clarifying if the setbacks between businesses and roads for both local and internal roads. **Rogers summarized that the Planning Commission was directing staff to make changes to the proposed ordinance to ensure there remained a 75 foot front and side yard setback along Lake Drive, a 35 setback from residential properties abutting the CI light district, a 10 foot side yard and rear yard setback within all commercial district, a 35 foot setback for internal roadways, and the ¼ mile designation be removed for the west side district, and the storage percentage increased to 50%.** Mursko indicated that there was a chat question which asked if outdoor display, including vehicle sales, was considered storage, which Rogers said was exempt.

**Motion Hanegraaf to recommend the adoption of ordinance 2022-11 amending City Code revising or establishing use definitions, creating a C/I Light District including outdoor storage performance standards, amending the conditional uses within the existing C/I district, adding use-specific performance standards for contractor yards, and allowing for expansion of nonconforming uses by conditional use permit and planned unit development applications thereby amending Ch. 7-A of the City Code, with the amendments recommended by the planning commission. Second King. Motion carried with King, Hanegraaf, Bobick, Ramisch, and Berens voting in favor.**

**Motion Hanegraaf to recommend adoption of ordinance 2022-12 directing staff to amend the city zoning map to rezone the described properties from commercial/industrial to commercial/industrial-light. Second Bobick. Motion carried with King, Hanegraaf, Bobick, Ramisch, and Berens voting in favor.**

**10. PUBLIC OPEN FORUM** Preiner thanked Commissioner Berens and Commissioner King for their service on Planning Commission and wished everyone a Merry Christmas.

**11. PLANNING COMMISSIONER'S REPORT** King thanked the other commissioners for working with her during her time as a Commissioner. Hanegraaf thanked King and Berens for their work and said they would be missed.

**12. ASSOCIATE PLANNER'S REPORT** Reminder that beginning January 4<sup>th</sup> 2023 Planning Commission meetings will have a time change to 6:00 PM. Koenen thanked Berens and King for their service as Planning Commissioners and wished everyone happy holidays.

**13. ATTENDANCE OF CITY COUNCIL MEETING 12-28-2022 (RON HANEGRAAF)**

**14. RECOGNITION- COMMISSIONER BERENS AND COMMISSIONER KING** Berens said it was a pleasure to serve as a commissioner and thanked staff for their help, and told the other commissioners it was an honor to serve with them. Hanegraaf thanked the audience and public for their input and help on the issues being discussed.

**15. ADJOURN Motion** King to adjourn. Second Berens. Motion carried with King, Hanegraaf, Bobick, Ramisch, and Berens voting in favor. Meeting adjourned at 8:45 PM.

*Ella Giefer*

Respectfully submitted by Recording Secretary Ella Giefer