

City of Columbus
Public Hearing – City View Electric CUP Amendment Request (PC-17-116)
July 19, 2017

The July 19, 2017 Public Hearing to receive testimony regarding a request for a CUP amendment request allowing a new 180' x 75' building on the site was called to order at 8:08 p.m. by Chair Garth Sternberg at the City Hall. Present were Commission members Jim Watson, Pam Wolowski, Jesse Preiner and Jody Krebs; City Administrator Elizabeth Mursko, City Planner Dean Johnson, City Attorney Jacob Steen, and Public Communications Coordinator Jessica Hughes.

Also in attendance was City Council member Denny Peterson, and Deputy Mayor Bill Krebs; Norma Heuer, Dan Mike, Taro Ito of Running Aces, Kent Peterson of Bituminous Roadways, Richard Swanson, Joe Radach of Carlson McCain, Inc., Jon Rausch, Haila Maze, Pat Preiner, Mary Preiner, Mike Nelson, Mark & Jackie Kotchen, Pamela Olson, Ted Floers, Jim Hoffman, Mark Thieroff, and Vince Stevens.

Sternberg: So next on the agenda we have, a public hearing and discussion for City View Electric, CUP Amendment request pages 26-33 and enclosures. Welcome back. If you'd just state your name and address for the record and then give us a...well actually this is a public hearing...so I'm going to ask the Recording Secretary to read the notice as published.

Notice was read at this time.

Sternberg: Thank you. Now you can state your name and address for the record.

Nelson: Mike Nelson Vice President City View Electric. Uh, 18429 3rd Street NE.

Sternberg: Thank you. And if you'd just give us a little background on what it is you're asking.

Nelson: So we're asking to remove some existing structures on the building. At one time we were going to convert that house into a, uh...

Sternberg: Training center.

Nelson: Training center, and that proved to be a little more costly than we thought to be compliant with commercial codes versus how the house was built. So we've decided to remove the house and the other structures on the property and build a, uh, 75 foot by 180 foot warehouse.

Sternberg: Sounds like a good plan. I seen the house up on some beams, its kinda neat.

Nelson: We got the demo permit from that first before we started.

Sternberg: So, there we go. Any questions for the applicant? From the Commission?

Watson: No, sir.

Sternberg: Any questions? You have something to add?

Mursko: Nothing to add, except the staff is recommending approval at this time, subject to the conditions as listed.

Nelson: I didn't hear you.

Mursko: We're recommending approval.

Nelson: Oh.

Sternberg: Okay.

Mursko: Subject to the conditions, and I think you've read all of the conditions.

Nelson: Yep.

Sternberg: Well then at this time I'm going to open the hearing to the public. Anyone here from the public want to speak?

Sternberg: Thank you sir.

Sternberg: Welcome.

Mark Kotchen: My name is Mark Kotchen I live at 14333 Lake Drive.

Jackie Kotchen: I'm Jackie.

Sternberg: Nice to meet you.

Mark Kotchen: Yeah, uh...

Jackie Kotchen: (unintelligible)

Mark Kotchen: ...um, we don't have a problem with them building the building, that's, uh, we just want to ah, some sort of uh, uh, brush or berm or something.

Sternberg: Buffer zone.

Mark Kotchen: Buffer zone.

Sternberg: Sure.

Mark Kotchen: That's you know, we gotta look at enough buildings around there already.

Jackie Kotchen: They did remove the trees, we'd like them to put something.

Sternberg: Sure.

Jackie Kotchen: ...to cover that.

Sternberg: Is that part of the, uh, staff approval?

Steen: I defer to the City Planner on the certain condition...

Sternberg: Buffer zone.

Steen: ...regarding screening.

Johnson: We had a condition not to remove the pine trees that are along that common boundary. There, there's no prohibition to remove anything within the site where the physical improvements are being built, but the recommendation in the staff report is not to remove, I think there's 17 fairly mature trees. Are they still there?

Mark Kotchen: Uh, no. I don't think...I think they took down quite a few of them. So they could get that house out of there.

Johnson: Well, again, uh, as a condition of the permit...

Sternberg: Dean, isn't, don't we have buffer zone requirement where a commercial property abuts...

Johnson: That's with dissimilar zoning districts.

Sternberg: Dissimilar? Well they're residential...and...

Johnson: It's a residence but its zoned commercial.

Sternberg: Zoned commercial, okay.

Johnson: So, that, that doesn't apply. The, in my review of this, and based upon your, uh, requirements for landscaping, there's sufficient material on there that doesn't prevent you from adding some. Uh, we don't have a prohibition for anybody to remove their trees at any given time.

Sternberg: Right.

Johnson: Unless it's part of a review. So, if in any activity, uh, prior to the time I reviewed these plans, those trees got removed, and that condition isn't in here, I would replace it with a

replacement of something that's satisfactory to the neighbors. It's pretty apparent they're not objecting to the project, they'd just like some screening and I think that's reasonable and I can't imagine City View Electric would object.

Sternberg: No. Well Thank you.

Jackie Kotchen: Thank you.

Sternberg: Anyone else from the public? Anyone else? Okay, I'm going to close the hearing with the right to reopen.

Hearing closed at 8:14 p.m.

Respectfully Submitted:

Jessica Hughes, Public Communications Coordinator