

City of Columbus
Public Hearing – 13733 Lake Drive CUP Request (PC-17-121)
(Northern Technologies, Inc. – applicant)
September 6, 2017

The September 6, 2017 Public Hearing to receive testimony regarding a request for a conditional use permit to allow a light industrial manufacturing and processing use (Northern Technologies, Inc.) in an existing building was called to order at 7:02 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, and Recording Secretary Karen Boland.

Also in attendance were Andrew Halverson of Northern Technologies, Inc., John Young, Pat Preiner, and Mary Preiner.

Sternberg: Now we're going to have a Public Hearing and discussion for 13733 Lake Drive CUP request, pages 1 through 12. And, at this time, I'd like to ask the recording secretary to read the notice as published.

Notice was read at this time by the recording secretary.

Sternberg: Thank you. And, at this time, I'd like to ask the applicants to please come forward. And, if you could, just state your name and address for the record.

Halverson: I'm Andrew Halverson. I'm at 727 Vicky Lane. I'm with Northern Technologies.

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

Halverson: So, we're looking to do light manufacturing, mostly storage, at that, at that building there (referring to overhead). Um, what we're looking to do is have an oven, and a light manufacturing process which includes foam or paper, lightly coating in a water-based product, at this time. Then drying it. And then cutting it up and put it on skids and shipping it out. And then the rest of the building would be for storage of pallets—non-hazardous, double-stacked, two-high in the warehouse. That's it.

Sternberg: Any questions?

Preiner: Mr. Chair. So, what, what do they use these coated, uh, cardboards and materials for?

Halverson: So, what they'll do is they'll put in, like, electrical panels or, um, say, for instance, on an airport, they'll put it on a light and it'll absorb moisture and it won't rust.

Preiner: How long have you been doing it?

Halverson: I've been with the company 18 years.

Krebs: And you're currently located . . . ?

Halverson: Uh, we're currently located on 22 Village Parkway in Circle Pines, Minnesota. We actually own the Rybak building, which is current—it's like right next to the one we're looking at now. Uh, we, we thought that it was going to last longer than it did, and we need more room.

Krebs: Very cool.

Halverson: So, here we are again.

Preiner: But, you're leasing this, correct?

Halverson: Correct. Yes. We actually lease another property on 6399 Lake Drive. Um, we have mostly, uh, it's a, the guy tinkers with stuff, basically, all day, for, for one of the head guys there that does research and development. And, uh, we possibly might move that building to this location at some point.

Krebs: So there won't be any hazardous materials at all on the site, or . . . ?

Halverson: Right now, there's, we don't plan on it, but that's why I, I sent another e-mail saying that, you know, possibly going forward, we might like to have solvents and stuff like that. There's two ways to coat this foam: we can do it water-based or we can do it, um, via funnel material in the oven, and dry it right in the oven.

Krebs: That's what the oil/gas . . .

Halverson: Correct. Yes.

Krebs: . . . process you're, um, Zerust type?

Halverson: Yup, we're, we have three terms. We have Natur-Tec, Zerust, and Zerust oil and gas.

Krebs: Yup.

Halverson: It's kind of confusing.

Krebs: No, it sounds very productive, and, um, congratulations on getting the innovation award back in '14-'15. That's an awesome thing for a company to do.

Halverson: Thank you.

Mursko: So, Andrew, are you saying, um,--I know you've read the Planning Commission report—so, are you, um, do you want to change then condition 13? Because condition 13 says no hazardous materials or hazardous waste are allowed on the property.

Halverson: Correct.

Krebs: And also number six, Elizabeth, in the findings of facts as well.

Halverson: Yes, we would like, we would like to have an outside storage container at some point, especially move the other facility from Lake Drive--the other Lake Drive property. Um, we like to test our products versus hot and cold environment, and, to do that, we need to be outside in a, in a storage container. Could be just a 20, a 20-foot, uh, like a shipping container for overseas.

Wolowski: Oh, we love those.

(laughter)

Krebs: That would only be one shipping container?

Halverson: Yes.

Krebs: That would be number ten in the conditions, that we would alter that as well then, to allow for one shipping container for outdoor storage. So we just take off the 'There is no', we just say, 'Outside storage associated use of the property and one shipping container.' You want it not visible to the, to the road?

Preiner: From 23. Placed behind the building is sufficient. Screened so that it's not visible . . .

Krebs: Okay.

Preiner: . . . from Highway 23. How's that?

Krebs: Mm-hmm.

Preiner: That's number ten?

Krebs: That was number ten on the finding of facts. Yup.

Wolowski: So you said, 'with proper screening'?

Krebs: Behind building and/or proper screening.

Wolowski: Okay.

Preiner: So it's not visible from the highway.

Krebs: Yup, not visible to 23. Yup.

Watson: The-- Mr. Chair--the, um, plan showed a driveway going out the back side there. That parking lot is not very conducive to semi traffic. Where—did you have any plans specifically where that shipping container was going to be?

Halverson: Um, it's . . . I was thinking on the back side of the building, where the doors are to go into the building. Let's see here. Can I, can I show you guys on here (referring to overhead)?

Mursko: Sure.

Watson: Please. Just don't want to see a situation where . . .

Halverson: Right here, is this the entrance? Yeah, so it'll be behind the building right here. I'm thinking like right over here.

Watson: Okay. If you're happy with it.

Krebs: And how would you contain those, um, solvents?

Halverson: Solvents?

Krebs: Mm-hmm.

Halverson: Uh, we have a, we have a fume, like a dust collector, fume collector. It would be hooked up right to it.

Krebs: I meant the solvents that you were going to store on the property.

Halverson: Oh, yeah.

Krebs: Just out—they'll be outside?

Halverson: No, they would be inside.

Krebs: Inside?

Halverson: Yup, we would have, we'd have the drums on receptacles that, if they ever had something happen, it would contain it right there.

Krebs: Okay.

Wolowski: So, is that a reusable product or do you have to dispose of it?

Halverson: Nope, it's reusable.

Wolowski: Okay.

Halverson: And anything that is left, I suppose we can bring to our other facility and get rid of it there. We're currently a small, a very small generator for hazardous material.

Wolowski: Okay. Thank you.

Krebs: How do we want to word that number six? And number 13?

Preiner: I just crossed out 'No'. So it says, 'Hazardous materials and hazardous waste are allowed on the property'.

Sternberg: Are you talking about the other number six where the outside storage . . . ?

Wolowski: Are you, are you on six right now or 13?

Krebs: Um, six in the finding of facts . . .

Wolowski: Okay.

Krebs: . . . and, 13 in the recommendations, because they both pertain to the same.

Wolowski: Okay. So we'll just cross out, 'There are no' on that one for sure.

Krebs: Yup.

Wolowski: And then, uh, do we want to say something about, 'they'll be disposed of at the other facility'?

Krebs: So we just cross out the 'No' on 13 and then say, disposable, disposal to be taken to other facility?

Wolowski: Yeah, that's kind of what I'm thinking. Haz—'cause, you just get the 'no' out of there, and then, disposal will be, or, how do you want to say that?

Preiner: What's the address at the other facility?

Wolowski: Yeah, maybe we'll . . .

Halverson: It's 22 Village Parkway.

Wolowski: Twenty-two Village . . .

Halverson: 44201 Woodland Road; we take up the whole city block

Preiner: Circle Pines?

Halverson: Correct.

Mursko: So you're saying hazardous materials used in the manufacturing process will be disposed of appropriately? According to the rules? I don't know, what's the . . .?

Halverson: Usually, it's the, they say it's, you know, required between the local, state, and federal regulations for disposal of hazmat. We do, we do work with the watershed now, currently at our other property. It would be the same thing for here. You know, we test the wastewater. We have two ponds right by us; we test them. We test the water whenever it rains. I mean, we do our due diligence on that stuff.

Mursko: So, I have, 'Hazardous materials used in the manufacturing process will be disposed of as required by state, local and federal rules'?

Sternberg: Sounds good.

Boland: That's number 13, recommendations?

Sternberg: Yeah, 13.

Preiner: Thirteen. Yup.

Sternberg: Six, also.

Krebs: And then that doesn't lock you into having to transport it if you should be able to have a disposal company coming to get it there, in the future. I mean, if you do it at that point, at this point, we won't put that other address in there.

Halverson: Okay.

Krebs: So that you have that flexibility.

Halverson: To pick it up there.

Krebs: Right. Right.

Halverson: Thank you.

Boland: And how are we changing six?

Sternberg: Same thing?

Preiner: Same. One container behind the building or not visible from County Road 23.

Wolowski and Krebs: We're on number six.

Krebs: We'll just take the, 'there are no'; we'll take that out. Omit those words.

Mursko: I think if you say, Karen, hazardous materials will be, hazardous materials used in the, or will be, hazardous materials will be used in the manufacturing process. And then the condition would be, that they have to be . . .

Boland: The recommended process. And then you want for ten, 'Outside storage associated with NTIC's use of the property will be behind the building and/or with proper screening . . .'?

Wolowski: Should we say, with the addition of one . . .

Krebs: To allow one shipping container . . .

Boland: Okay.

Krebs: . . . not visible to 23, placed behind building or proper screening. And that's under our, our rules, um, how you look that up to see what you need to do for screening, if needed.

Halverson: Okay.

Wolowski: You're agreeable with that?

Sternberg: Is that for ten and six in the conditions?

Halverson: Yeah, that's fine.

Krebs: Ten and six and 13. Those are the amendments on this.

Mursko: So, Karen, I have on ten: 'There will be outdoor storage associated with NTIC's use of the property'—and I suppose we can put container or whatever you want there. But then, the condition would be: 'There will be outdoor storage associated with NTIC's use of the property, and will be limited to the large storage container,' and, you said, behind the building?

Krebs: We said, 'placed behind building, and/or proper screening', whichever they . . .

Mursko: Okay.

Krebs: . . . whichever they're able to do.

Sternberg: So that's both number sixes? I mean you've got six on the recommendations, that's storage too.

Wolowski: Yeah, number six. You're right.

Krebs: We can just omit that number six, correct? Completely?

Sternberg: Any other questions?

Wolowski: I just have one more, Mr. Chair. Um, sounds like you're doing well. Congratulations on that. It says that you'll have four employees. At this point, is that . . . ?

Halverson: That's fairly accurate. I mean, when they're doing the running of the materials they'll probably have four people. Otherwise it's going to be just simply to come and get a truckload of stuff. It's going to be our overflow facility for our current, you know, for anything that we don't want or it's going to sit for a while; it's going to be there. There's not really going to be anybody there. I mean, it's going to be, once a week there might be somebody there to get a skid or something. Otherwise, it'll be just sitting there with all our stuff in it.

Wolowski: Okay. So you don't anticipate with, um, the growth that you're having, that you'll be doing more than that here.

Halverson: Absolutely not. It'll be light manufacturing, like I said, for the, for that paper and foam, and then, after that, just storage, and . . . I foresee seeing maybe two days a month running foam and paper. The rest of the time it's just going to sit full, full of product.

Wolowski: Perfect. Thank you.

Sternberg: Any other questions? Okay, I'm going to open the hearing to the public. Anyone from the public want to speak? Anyone? Okay, I'm going to close the hearing.

Hearing closed at 7:16 p.m.

Respectfully Submitted:

Karen Boland, Recording Secretary