

City of Columbus
Public Hearing – 13957 Lake Drive CUP Request (PC-17-122)
(Mobile Mini, Inc. – applicant)
September 20, 2017

The September 20, 2017 Public Hearing to receive testimony regarding a request for a conditional use permit to allow a building trade/contractor office (Mobile Mini, Inc.) was called to order at 7:11 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; Planner Dean Johnson; City Attorney Jacob Steen; and Recording Secretary Karen Boland.

Also in attendance were City Councilmembers Mark Daly, Denny Peterson, and Bill Krebs; Bob Schaller, Jon Rausch, Ken Rohlf, Reabar Abdullah, Tracie Wilson, John Freed, Karen Freed, Tracy and Kathy Kirkup, Tom Olson, Alicia Hedberg, Roger Person, Peg Hoffman, Dan Graff, Julie Harper, Chris Harper, Joe Carroll, Joe Bazey, Diana Graff, Richard Swanson, Myron and Cindy Angel, Janet Hegland, Marge and Vern Rosum, Kathy Sianko, Molly Mindestrom, Denny J. Breen Jr., Brad Odegard, Ann Knops, Randy Knops, Jim Coby, Barb and Fran Hearley, Ken Rutford, Barb Bobick, Norma Heuer, Taro Ito, Rob Osterberg, Chad Maassen, Gayla Adams, Nancy and Ron Loecken, Arlen and Shelly Logren, John Derus, Richard Belle Isle, Don Santanni, Jeff Joyer, Dennis and Marlene Nelson, Frank Frattalone, Kent Peterson, Jackie Bussjaeger, Pat Preiner, and Mary Preiner.

Sternberg: Now we're going to have a Public Hearing and discussion for 13957 Lake Drive CUP, pages 7 through 22 and enclosure. 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, if the applicant could please come forward. Yeah.

Graff: I'm Dan Graff, uh, the owner of the property, and I will be giving the microphone, to explain Mobile Mini in-depth and what we want to do, to Joe Carroll. And this is Reabar from Plough Engineering, he did the engineering, and, I'm, I didn't . . .

Odegard: Bradley Odegard.

Graff: Bradley? Okay. I haven't had a chance to meet Bradley.

Odegard: I work with (unintelligible)

Graff: Okay.

Krebs: Mr. Chair, just a point of order. Um, the application, while it has Graffco, Inc. on it, does not have any statement of the properties in Columbus, whatsoever, on the application.

Sternberg: Come again?

Krebs: It does not have the address—what this application is being set for. It has the California address and the Harris address. It does not have the Columbus address on the application.

Sternberg: What's this address here?

Krebs: No, the application.

Sternberg: Oh, the application. Okay.

Krebs: Yeah, that we're accepting tonight.

Sternberg: So we can get, we can correct that?

Krebs: Uh, we have to ask for advice on that.

Steen: Mr. Chair, the, the application, uh, I think was initially marked incomplete. Was, it does include a summary, a narrative that we can use to supplement the application. So I think, I think we're in good shape there.

Sternberg: Okay.

Krebs: Okay, just wanted to clarify before the record, so they didn't have a problem. Thank you.

Sternberg: Thank you. So if you could just give us some background on what you're asking this evening?

Carroll: Uh, what we've done – Mobile Mini is a NASDAQ-traded company. They're the largest company in the world in the portable storage business. Um, they have 130 facilities throughout Canada and North—all throughout North America, but mostly in the United States. They cover the entire United States other than one small region. Um, we are expanding. They're currently located nearby in Lino Lakes, and we are expanding, wanting to come to this location. We got in touch with Mr. Graff. He's got two 10,000-square-foot buildings that are existing there. We're coming in and just taking those as-is, whereas we're gonna be the . . . There's a lot of things we like about the facility, but it's a single-tenant facility. Um, Dan has agreed to add acreage for us for our storage containers. Basically, the operation is a rental operation. They do some sales, but mostly rentals. And they rent out, what we in the general public would consider are cargo containers, um, for portable storage. But they're not, this, they're rented out, they go to a location. And they may be there for three months or five years, you know. But, then they come back, after they're emptied out. So this is not like an on-site storage system. It's, it's just these containers. I'd say they're the, they're the number one company in their industry. Uh, I happen to--I've opened up 48 of these facilities myself, for the company. And I happen to own two –one in Florida and one in the state of Washington. So, I first dealt with them as a landlord. So I know what a great company they are. Um, and that's what they do. They basically, they put these out.

A lot of it, it's not really—I mean, individuals can rent them, but they do a lot of corporate business. They do a lot with Target; they do a lot with all, you know, retailers that need 20 of these behind their store to get ready for the holidays -- that kind of thing.

Sternberg: Sure.

Carroll: So, we are looking at, uh, we've got two 10,000-square-foot existing buildings, and then there's a driveway coming in off of Lake, and then, we are, most of our storage is done in the back there. Uh, and we utilize the buildings to put some office staff—we're going to have about eight full-time employees there. And, um, then you have stuff in the, uh, you know, stuff to fix the containers and all that inside the buildings, just product and all that. So, that's really what it is. Um, I've read through the conditions, and, uh, I think—I haven't spoken to Dan about it, but, I think we're fine with all the conditions. There, there were two things that we wanted to talk to you about. And I don't know if I can, can I put one of these up that is slightly different than that (referring to site map on overhead)?

Mursko: Yup.

Carroll: Okay. I marked something on here, because I wanted to . . . Um, so, there was a thing that, in the conditions—I think there were like 24 or 26 conditions, and we're fine with all of them. There was only—I didn't get a chance to get back to Elizabeth about a couple of things, but, um, one things asked for a turnaround, you know, how we're going to operate . . .

Mursko: Would you like the pointer?

Carroll: Uh, sure. One thing was, you know, we haven't been able to put in a plan yet that shows how we're going to turn around. We realize that the City doesn't want people--they want people driving in one direction, not, possibly, backing up. Uh, safety is a huge deal with Mobile Mini. I know this particular branch has had over 2000 days already without a, any incident at one point. So, it's a huge, huge deal to them. Trucks come in, drive around, drop off product, it's moved by forklift. There's some backing up, but 95% of what we do is going forward, and that's because of the design here. The two things I want to talk to you about: one of the things was that they said they wanted storage only, I guess, in this area. And then we could use this area for storage when we were putting stuff in and out of the buildings, which is logical. Um, we wanted, our plan shows storage, a little bit of storage along here, like rent-ready stuff, ready to go. And then this is kind of more of an area where we would have some storage, but you can't store right against your building—that's the only way in and out. But that, that would, we're showing that as storage as well. And the reason I wanted to bring this up is that we are showing a fence right here. This is 326 feet, you know, which is obviously more than a football field away from the street. Um, and just to give you some perspective of – this group over here has trailers; that's 169 feet off. So, I, I just pulled that up, and I just, when we put in our map here, showing the turnaround, we wanted to put in this area –I guess it would be this small area here. But, we wanted to make sure that we would be able to put some containers there as well. Um, I, I think we could agree to put all of our containers --oh jeez, I pressed the wrong thing.

(laughter)

Carroll: That's, that's kind of the main thing. The only other one thing that would be of interest would be if we were able –and I don't even know if I've talked to Graff about this, but,-- if we were able to move one container closer to the road, just to kind of show our product. Um, we certainly wouldn't put it there and have it in weeds or anything like that. It's just to kind of show that, 'hey, this is what we have available'. Now, I don't know how that hits you or not. Anyway, that's it, and we can live with all the, um, everything that has been outlined here.

Graff: One other comment I have is, the required 24 parking spaces. I'm just, we have, up front, probably ten already. I mean they're only going to have eight employees. And I don't know what the value of is putting 24 spaces in when it's not a retail facility to begin with. So, I mean, if we could get it cut to half, to 12 or something like that, would be more reasonable on the cost on my end . . . so.

Abdullah: Pavement?

Graff: Yeah, paved. The part that's up front of the building already, is already blacktopped, and there is about 10 spots there. So, I don't know what the, why we would put in another, you know, 14 spots for, I don't know for what, you know.

Mursko: Are these not parking spaces (referring to overhead). I mean this I know is parking. This is not parking?

Graff: Well, we've, that's where we would put some extra parking spaces if we needed to.

Abdullah: The existing is only in front of the building. These were proposed after the comment of the City, to accommodate the 24 spots, but they are not there now.

Graff: I'm just asking, can we have less parking spots versus 24? I don't know what we'd do with 24 parking spots, black-topped and outlined, with the yellow and stuff on them.

Sternberg: Any questions for the applicants?

Watson: Yes sir.

Sternberg: Go ahead.

Watson: Um, number 13 in the recommendations. Uh, stacking them, three containers high, max of 29 feet. At a recent City Council meeting, the Council had expressed the opinion that they wanted to see a maximum of two. Will this be an issue?

Carroll: Well, a couple of clarifications. First, that was said at a Council meeting?

Krebs: Yes.

Carroll: I just, I guess I just wasn't aware of that. But, um, the--here's the reality—the containers—98% of the containers they have are eight feet tall. So, you're looking at eight plus eight plus eight would be 24. Okay. Um, so, I don't know where the 29 came from, but, the reason in my application I put 24 to 27, there happens to be a nine-foot container in the fleet of 240,000 containers across the nation. If we just happened to have three that were that size in this area, then that's what it would be. So, um, I think we'd like to reserve the right to go three high, because it's an organizational thing mostly. Um, I don't know Bradley if we, I mean, we could . . . Is there a way where we could say it's, it's, you know, two high unless we have like a seasonal influx and we absolutely have to go three high? Or . . .?

Odegard: I don't I don't see a reason (unintelligible)

Watson: I'm sorry, sir?

Odegard: I don't think that would, there'd be a problem with that at all. I mean our intent is, for the most part, to be two high. There may be, we may come up with a time when all of a sudden we just have a bunch of stuff coming back, that we would like to reserve the right to go with three, if that's all right.

Watson: I'm sure that that will come up in front of the Council, should it move forward.

Carroll: Yeah. We're, we're, I think we can also discuss, um, I mean, Mobile Mini makes no money with containers in their yard; they make nothing. You know, a lot of times they have a hundred containers there, just 'cause you have to. 'Cause somebody could call needing 25. But, there are times, like right after the Christmas holidays, between January 5th and 30th, that all of the sudden another, you know, 150 containers come back. So, um, I don't think we'd have a problem with two high, honestly. I really don't. But, we just want to be able to do business, and we, I guess we could decide that two high is fine, and if we have emergency or something, but, again, they're not going to be there very long.

Watson: I can understand the space storage.

Carroll: I mean we're just trying to be realistic; I'm trying to be as honest as I can, you know.

Watson: Sure.

Carroll: We're not going to go out there and stack a bunch of stuff right up against the road. I mean it doesn't allow that, so we're, and we don't want to do that anyway, so . . .

Watson: Mr. Chair, if I might comment that, uh, having driven by the mini, or the Mobile Mini storage in Lino, uh, never seen them greater than two high. So, . . .

Sternberg: Yeah.

Mursko: Mr. Chair. If you stacked three high would it be above the building height? I mean, would your stacking then exceed the building height?

Carroll: I don't know what the height of the building is.

Graff: I don't think it would, no. They're pretty tall. I think you have it Reabar.

Carroll: I mean, honestly, we're expanding our operations quite a bit. I really don't think it'll be a problem to go two high, but I'm just . . .

Abdullah: The building itself is 15 feet, four inches, without the roof. The roof is, the roof is 12, 4, so they're almost about 20, 20,000 feet, the buildings.

Graff: Twenty-six to the top.

Abdullah: Twenty-three, twenty-four feet. The building's about 24 feet.

Watson: Thank you.

Sternberg: Any other questions?

Krebs: Uh, yes. If we could go back to the parking spaces. Isn't that determined by . . .?

Mursko: Ordinance.

Krebs: Ordinance. And that's why there's 24.

Carroll: So, it's probably determined by how much office space and how much warehouse space you have. And, if all of the sudden this became a multi-tenant facility it would have to have that much parking, so . . . Not that I'm trying to hammer on the landlord.

Graff: Your rent just went up.

(laughter)

Carroll: There goes the rent.

Krebs: And, also, just to note, in number 10, you do have occasional sales of storage containers are permitted, so, we do know some sales will occur.

Carroll: It, it's really interesting, because they are a rent, you know, leasing company, but what happens is, people lease these, and then they have them for three years and go, 'Why am I leasing this? I want to buy it.' And then they, they buy it, you know. It's not what, we're really not out trying to sell it, so, as much.

Krebs: I do have another question, Mr. Chair.

Sternberg: Go ahead.

Krebs: Um, are the buildings just empty warehouse buildings? There's nothing in them currently?

Carroll: No, there's about 3000 square feet of office space.

Graff: Right. Right.

Carroll: Currently.

Graff: All Phase is currently there now.

Carroll: There's a contractor there now.

Krebs: Okay. Is there like a bathroom facility, and . . . ?

Graff: Oh, yeah.

Krebs: . . . things like that already in . . . ?

Graff: In place.

Krebs: Okay.

Carroll: All the . . . We're actually not looking to make any changes to, it, it's actually a really nice set-up for us. Works out well. If anything, there's probably, you know, a little too much warehouse space, but that's fine.

Krebs: Okay. And also we need to address the in-front placement of proper—because, currently our ordinances say that they can't have anything in front of the building. Is that correct Elizabeth?

Mursko: For storage.

Carroll: We do not need, we do not need to put anything out front. I just, we've done it elsewhere. You, you're talking about the display. One container, for display?

Krebs: And storage.

Carroll: We have some 10 by 10 containers that are corporate colors, and you could put one out there, and sometimes people drive by and go, 'Hmm, that looks kind of interesting.' That's the concept behind it. But, what we can do is come back to you if we ever want to do that. Probably

come back and show a little concrete pad and what we would do, and put that in maybe even with signage if we were going to do it. But, just scratch that for now.

Krebs: But the storage piece too. There is no storage in front of buildings down in the commercial.

Odegard: We wouldn't use it as . . . just as a . . . we wouldn't be putting it out there for any storage. It would just be there almost as a sign.

Abdullah: No. She's talking in front of the building where . . .

Carroll: Yeah. It, it, it's really only to let people driving by go, 'Oh, oh, that's where Mobile Mini is.' Boom. You know.

Sternberg: Are you talking about the side storage?

Krebs: I'm talking about side storage. Correct.

Sternberg: So, the side storage. But that doesn't apply to the ordinance about the front of the . . .

Krebs: It can't be in front of the building. It would be forward of the building. Forward of the building.

Sternberg: Yeah, this'd be, this'd be the side of the building. It would not be in, forward of the building.

Mursko: Right. This is the front of the building where their office is.

Krebs: Right.

Mursko: And then this is warehouse. And, I'm not sure, I'm thinking this is warehouse. I'm not sure exactly what you're doing in each building. And then the storage starts here, because right now they've got parking and . . .

Graff: Right. Right.

Krebs: Okay.

Graff: It's all green in front of the office.

Carroll: I just did that 326 feet. I went onto Daft Logic and pulled it up, and it's 326 feet from the street to that, where our fence will be. Which is a long, long way.

Sternberg: So what do we think about that storage on the side there? And then along the building too, if you add additional.

Mursko: I think it was here and here (referring to overhead).

Sternberg: It doesn't seem like it's . . . Do you think it's a big deal? I don't think it's, I don't think it's a huge deal. I mean, right now, the contractor there now, they park, they have trucks parked out where this 326 foot line is there. There're semis and . . .

Mursko: There are some, there are companies that, you know, store and park their trucks. But it's screened. All the storage is screened throughout the district.

Sternberg: So, maybe some screening, if we did decide that that was fine? Some screening on that?

Mursko: Well, I think, I think you might want to talk about whatever you're going to do.

Sternberg: Screening.

Mursko: This is all open. This is an open field. I see that they have trees. Bradley, these are trees right?

Odegard: Yeah.

Mursko: Uh, trees here.

Abdullah: There are trees at the entrance also. But, they are existing. They're actually right there.

Graff: There's a berm there already, with trees planted.

Carroll: There's, there's also a fence, um. When you drive in, you're going to drive a football field plus, and then hit a fence before there's any storage. There's a fence right there. Yeah.

Odegard: I mean we just keep people out.

Sternberg: You have screening down in Lino, right now, correct?

Odegard: Uh, just a small fence in the front, but it's not that hot.

Sternberg: Do they let you go three high down there or just two high?

Odegard: (Unintelligible). I don't know the requirement.

Graff: The existing fence that's there now, that we'll be using, is probably 10 feet tall and it's screened.

Abdullah: And they're just going to replace it.

Graff: We're just going to move it and replace it, so . . . And, plus, with the trees, I mean, you won't even see anything in future years. I mean it's . . . And they run a beautiful, clean operation, so . . .

Carroll: I know we have to deal with, you know, exacts, but, I'm gonna tell you, we're not going to be storing a bunch of stuff right up to that fence. It just, it doesn't, I mean, Dan and I were talking about this and he said, 'Hey, we'd really like to maximize the storage.' Okay. We're gonna have the storage in the back. But, there is going to be some containers up front, because they're going to be coming and going. Those are the rent-ready, you know, you don't have your trucks constantly . . . so. But we're not going to stack a bunch of containers all along that fence, necessarily, you know, unless we absolutely need to. So, it's just really about making sure that we have the capacities that, you know, we might eventually need.

Preiner: Mr. Chair. So along the south side, near the buildings, those would only be stacked one high in there? Is that what I just heard or not?

Carroll: Uh, no, we would normally put rent-ready there and stack, we could stack two high, but, I mean . . .

Odegard: I would think we would not stack three high there for sure. That would be a little bit too high.

Carroll: And I don't think we're going to be putting a whole lot of stuff there. I mean, when you set up a site plan like this, you want a to try to state up front, 'We have containers for rent, and we need to be able to store them', and so we're just trying to come up with a logical plan that's a maximum plan. But, it's not necessarily, you know, the day-to-day operations—I mean, first off, up against that building, you're not going to have a bunch of containers. You can't, because you have to be able to drive, you know, with a forklift and all that. But, logically, we would put some against that fence line, because that's the best place to have real nice, clean product ready to go. So . . .

Preiner: So you'd have a ten-foot chain-link fence.

Carroll: Correct.

Preiner: And then, one or two rows of containers, double stacked.

Carroll: Right. And I think we could even come back off that fence maybe another 20 or 30 feet, because you've got to open gates, you know. Um, so, yes.

Abdullah: So, you're starting at the second building then?

Carroll: Yes. It, it, well it's starting at the first building, but if you—and maybe that's a good compromise, we'll just say we start at the second building. If we start at the second building and

move the gate back – or not move the gate, but move the storage back there. We just drop some. I mean, that, that would probably be fine too.

Preiner: And will that front area still be fenced then? So, you've got your parking lot. Is that inside the fence or out, inside or outside?

Carroll: The, the parking lot is outside the fence.

Preiner: So the fence would be right there. And then following down this front line to the east, so, your lot, your big parking lot would be empty until you got to the second building, correct?

Carroll: Correct.

Preiner: And then you would have storage there and storage behind.

Carroll: Mm-hmm.

Preiner: And, Elizabeth, would you please do the outline of the whole fence, of the whole property? Where is . . .

Mursko: The whole property is rather large, but this is the, the fenced area is over, you know what I mean . . .

Preiner: Will that be that? Okay.

Mursko: Then it kind of goes back in here, but . . . And this, I think, is a swale.

Carroll: That's going to be the pond for the . . .

Mursko: So, all of this.

Preiner: So, should those trees be moved around the . . . Instead of being out on the far-flung of the property, should they be on a berm right around there? To keep with the district standards?

Carroll: We could certainly move them right up against the yard, but I think they're going to look pretty cool out on the street, 'cause as they grow in it just gets . . . you know, that whole street is very green-lined now. I mean, we could put a lot less trees if we just put it back. I mean, do you have a strong preference on that?

Graff: You know that's also for the future though, all those trees, too.

Abdullah: The code does not require that many trees for that size lot. They are putting more just to cover the whole boundary for the future.

Carroll: I honestly think it'd be better to put them out on the road, because if there is a future expansion or something that we need to discuss, you know, having to move a bunch of, or, or, you know, work around a bunch of trees wouldn't be that smart. Um, and I just drove up and down that road tonight, and it's, you know, those trees are going to look great when they grow in and all that.

Sternberg: So what are we doing on the south side for screening then? Like, the south property line?

Graff: Well, that abut, that abuts the next property that he's got stuff stored right next to that fence line anyhow, so . . . That's all Dave's got, Dave Rybak has stuff stored along there.

Sternberg: Oh, okay. So, it looks like good screening? Those trees?

Krebs: Elizabeth, can I ask a question? What do we, what is our standard for the screening when they abut another property like that?

Mursko: I don't think we require screening commercial to commercial.

Krebs: Oh, okay.

Mursko: And I didn't – Rybak is to the south. I don't know what's --what's to the north? I don't remember what's to the north.

Graff: Really, I think there's an abandoned house there now.

Mursko: Okay.

Krebs: Okay.

Sternberg: So we like the screening up here?

Krebs: Yup.

Watson: Makes more sense out at the road.

Sternberg: So we just need to hash out the storage and the stacking then, right?

Krebs: Yup.

Sternberg: So what do we think about stacking three high?

Krebs: Well, the City Council had done their measurements, and came back with a consensus of two.

Sternberg: Two.

Krebs: And that was pretty much the consensus of all the City Council members. And that was what they were going to recommend for the commercial ordinance that was going to be developed for Conex boxes in the commercial district.

Sternberg: Okay.

Krebs: That's all we can say, we can't say that it's right, wrong or . . .

Graff: Doesn't Forest Lake have where it's only as high as the building? The stacking?

Sternberg: I don't know.

Krebs: We're in Columbus.

Graff: Well I know, but, I mean, I'm just, you know, there's another company up there that does this. And I think they only allow them as high as the building. And our building's like 24.

Sternberg: And the additional storage on the side there?

Carroll: Would it, would it help to say just three high behind the two buildings, and that other area two high?

Sternberg: What are you guys thinking?

Watson: My personal opinion is, stack 'em four high.

(laughter)

Watson: With screening.

Graff: You're hired.

(laughter)

Watson: Well, understanding you've got square footage. Um, WalMart's got so much space on the shelf. If you notice, the aisles are starting to get smaller and smaller. Why? They need more space.

Carroll: Right.

Wolowski: I'm fine with three high as long as the proper screening is in place.

Sternberg: Three high?

Wolowski: And, if the goal of the company is to rent them, the hope is that they are out in the field.

Sternberg: Yeah.

Krebs: I guess I would go with the City Council's recommendation of two, but I guess I could put in a caveat that if they needed to stack three at times, I would be okay with that.

Preiner: Other than the week after Christmas when everybody's returning them, is it honestly mostly two high?

Odegard: Yes.

Carroll: Absolutely. I mean, it, there's two reasons why you stack three high: One is because you have so many containers, and we're like quadrupling our size. Okay, so, I don't think it's going to . . . But that's number one. Number two is for organizational purposes. You've got 20, 20-footers, 30-footers, you know, whatever. So, you want to put your 20s here, your 30s there, and you stack 'em three high. But, we can, we can endeavor to do two high at all times. And then if there's ever a, you know, like an emergency situation like they're having down in Houston, you know, then maybe you kind of relax the rules for that. But, I understand your position -- that you guys want to put something in writing, and say, 'This is it.' So, I mean, I think we're fine with that.

Watson: Mr. Chair. The equipment that you have to move the boxes, how high do they, will that allow it to go?

Carroll: Not more than three.

Watson: Okay.

Sternberg: See, you're out of luck, Jim. You're not putting 'em four high. They just fired you.

(laughter)

Watson: I'm going to have to go to Forest Lake and build a tall building.

(laughter)

Sternberg: So then the side storage. Is everybody okay with the side storage?

Watson: Yes sir.

Wolowski: It's far enough back.

Krebs: You mean to the second building, start at the second building? Is that what you're saying?

Sternberg: Start at the second building back.

Carroll: The second building's fine. We'll revise that to move, we'll move the fence back, and . . .

Sternberg: Sure.

Carroll: I mean, not the fence. No storage before the second, front of the second building.

Sternberg: Okay.

Watson: Okay.

Preiner: Very good.

Sternberg: Any other questions for the applicants?

Watson: No sir.

Wolowski: No sir.

Sternberg: Okay, if you guys want to have a seat, I'm going to open it to the public.

Carroll: Okay.

Boland: Mr. Chair. The gentleman with the glasses, could you state your name for me? I missed it.

Abdullah: I'll spell it out for you.

Boland: Okay.

Abdullah: R-e-a-b-a-r. Last name is Abdullah, A-b-d-u-l-l-a-h.

Boland: Thank you.

Carroll: Thank you.

Sternberg: Thank you. So, at this time, I'd like to open the hearing to the public. Anyone here from the public that wants to speak? Come on up.

Osterberg: All right.

Sternberg: If you could just state your name and address for the record.

Osterberg: Hi. I'm Robert Osterberg. I live at 14063 Lake Drive, Northeast.

Sternberg: Thank you.

Osterberg: I live on the northeast corner of the said property. And I guess I had some questions if they had any considerations for the residents nearby. I mean, we're talking some trees. You know how long it's going to take trees to cover up what they're proposing to do here? I, I look at this field daily. There's little to no trees along that north side right now. There's no trees along Lake Drive. I've planted pine trees where I'm at now, just to try and cover some up, and it, it, believe me, they've been there for years and I can still see through there. I guess my question is—are they still here?

Sternberg: Yeah.

Krebs: Yup.

Osterberg: How many units are you planning on . . . ?

Sternberg: Excuse me, Mr. Osterberg, can you just address us? We, we'll bring them back up and we'll ask them.

Osterberg: Okay. I'm wondering how many units, storage units they're planning on putting in the field behind the property, the buildings.

Sternberg: Okay. And then I have a question for you. Is there anything that could do up there, that you would like to see? Maybe more rows of trees on that corner?

Osterberg: Here's the two buildings (referring to overhead). Oops, sorry, can you guys all see?

Krebs: Yup.

Osterberg: Here's a fenced area here. Um, how many can you get in that fenced area?

Sternberg: We'll ask them that.

Osterberg: Okay. We'll let you guys ask them that.

Sternberg: But as far as your concern of screening? Because your, your first concern was screening.

Osterberg: My concern is an incredible eyesore, for not only me, my family, but for also the other residents of Columbus that are driving by on Lake Drive. These things are blue, different colors; they stick out like a sore thumb. I know they're down on 7309 Lake Drive right now. I

guess my other questions are: Why are they leaving that area? You know, all I ask is maybe you guys, before you approve the conditional use permit, go take a look at the proposed business and what they're proposing right now. So, like I say, I have a nice spot there, and I, I look at this stuff, I've planted trees. You know, talking about trees covering the, even 8-foot, is many, many years down the road. It's not going to do it. I'm just here to tell you. You're going to take Ponderosa pines how many years to grow? It's still not going to cover what they're proposing to do here.

Krebs: If they did a berm with trees, would that, would that help you?

Osterberg: A berm?

Krebs: Mm-hmm.

Osterberg: I don't think that's going to do much. No. Now, my other questions are environmental concerns. Um, like I say, why are they leaving Lino Lakes, their present facility? They're kind of tied in with All Phase Contracting down there at 7309 Lake Drive. So, that's just something for you guys on the Planning Commission to consider, and go take a look at. You're more than welcome to come down to my house and take a look at where they're proposing on doing this, and see what I'd be looking at.

Sternberg: Sounds good. You got anything else to add?

Osterberg: That's all I have.

Sternberg: Okay. Thank--

Osterberg: Like I say, before you approve this and push it on to the next step, I just ask you to go take a look at their current facilities and come down to my house and take a look, and . . .

Sternberg: Sure.

Osterberg: That's all I can ask.

Sternberg: Thank you sir.

Osterberg: 'Cause I just, like I say, I don't think this is the type of thing Columbus really wants. My other question would be hours. The residents around here need hours.

Sternberg: Thank you sir.

Osterberg: All right.

Sternberg: Thanks a lot.

Osterberg: 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 7:46 p.m.

Respectfully Submitted:

Karen Boland, Recording Secretary