

City of Columbus
Public Hearing – Trinity Business Consulting, Inc. Preliminary Plat & Final PC18-108
Public Hearing – Aces Hotel LLC CUP/PUD PC18-109
Request, April 18 2018

The April 18, 2018 Public Hearing to receive testimony regarding a request for preliminary & final plat “North Metro Harness Initiative Plat 2” creating one (1) new lot, and also to consider an application for a conditional use permit for a “planned unit development” PUD to include a variances for the setback for the Porte coacher from 30 feet to 10 feet; the height of the building from 50 feet to 69.4 feet; the number of building floors from 4 stories to 5 stories and a site plan review for a new hotel use was called to order at 7:02 p.m. by Chair Garth Sternberg at the City Hall. Present were Commission members: James Watson, Pam Wolowski, Jesse Preiner, and Jody Krebs; City Administrator Elizabeth Mursko; Planner Dean Johnson; and Recording Secretary Rochelle Busch.

Also in attendance were City Council members Bill Krebs, Denny Peterson, and Mayor Dave Povolny; John F. Seibert of Trinity Business Consulting, Inc., Jan Knutsen of Cuningham Group Architects, Haila Maze of Bolton & Menk, Jeannine Sachs, Barb Bobick, Dan Mike, and Janet Hegland.

Sternberg: So now we are going to, were going to have two public hearings. We’re going to open them at the same time. So at this time I would like to ask the recording secretary to read both notices as published.

Notice was read at this time by the recording secretary.

Sternberg: Thank you very much. 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 please.

Seibert: Good evening Mr. Chairman and members of the Planning Commission, City Council or a city staff, I’m John Seibert with Trinity Business Consulting. I live at 16271 Royal Road Ramsey Minnesota.

Sternberg: Thank you

Knutsen: And I’m Jan Knutsen with Cuningham Group Architects, 2417 Bryant Ave South, Minneapolis Minnesota

Sternberg: Thank you, and if you can just give us a little background on what it is you’re asking. So, probably you know, starting with the plat

Seibert: Well as a number of you may recall I was here about two years ago, and we ended up at that particular time tabling the process of moving forward with this project just because there was some additional things that we wanted to end up going through and figuring out that sort of

thing. This preliminary plat and final plat that I want to present this evening vary from the original plat that we had basically spoken about at that time, along the lines of the location of the plat, as far as it being an internal plat with inside the primary plat, there is little difference in it, it's got a little different dimensioning on it and that sort of thing. The prior one was .89 acres this 1.07 acres, so it's just a little bit larger. The owner of this particular plat will end up being Aces Hotel LLC. And what we're looking for is to separate particular parcel, out of the primary plat. Utilities are available to the sight and we've looked at the varying different ways in which we could end up bringing utilities to the site. We've got the sanitary sewer coming in from Zurich and wrapping around the south side of the building and coming forth from there to the backside or what I'm going to call the south west corner of the hotel location. The water line currently is on a loop system, and that loop system kind of cuts right through the middle of the hotel. And so what we're doing here, is were extending the loop system to go further to the east, but again, it will continue to be a loop system and will end up pulling off the 10 inch line and 8 inch line from there. The storm sewer, we've gone through the process of laying out the flowage of the storm water off the side. Basically, it will be going to continue to the infiltration pond that was there before. The differential is now is that the infiltration pond is now being turned into a retention pond. The infiltration pond was not working real well, so as the civil engineers reviewed and looked at the project they in turn said we really need to revise this as to how this thing is going to lay out. And so, the infiltration pond, now a retention pond has been increased in size to handle the increase in pervious area of this particular development. And the process of putting it together, we have also looked at how we are going to end up running the storm sewer around the building so it doesn't conflict with and of the other utilities, the sanitary sewer as well the water mains. And were going to end up, in the fact that we are relocating the water main loop, were going to end up moving one of the storm sewers that's on the north side, a little further north and hooking it up over in to the water retention pond. The Rice Creek Watershed District has been notified of the revisions that we are making to this particular process, and they have been, in keeping with what we are doing here, we've kept them posted. I know that there was reference made, to the fact that the Rice Creek Watershed District permit was relating to plans that were done 2 years ago. We have indeed updated the plans, and we have indeed gone over them with the Rice Creek Watershed District. They're all comfortable with the process we're going though. We have actually caused a situation out there to be improved, from what we originally planning. Because we have turned the building just a little bit, that we will be taking out more of the impervious surface, some of the parking lot and that sort of thing. So the net net that were going to realize in this particular plat, is that we are going to decrease the amount of impervious surface by 17,400 square feet, from what we originally had planned. And that's again, just because we tipped the building further to the north and its taking some of the parking lot, and it's also causing the parking area to the east to be taken out and turned back in to a pervious surface once again. So what we are requesting tonight is approval of the recommendation from the planning commission to the city council, for both the preliminary plat, as well as the final plat, in effort to try to move this project forward.

Sternberg: Any questions for the plat? Ok, I guess we can go right into the... You got a question?

Watson: Just one sir, the maps you just handed us

Seibert: I'm sorry I should have I print reference to that, the initial one that we had put out, the preliminary plat, did not show all these locations on there, and so the new one, that I gave you tonight. We received the engineers report on Friday, so what we did is we went ahead and reviewed that, in turn answer it so, so that one I gave you tonight is the one that shows where the easements are going to be. And the easements obviously are going to be multi-fold, there is going to be an ingress egress cross-easement agreement, because we are going to be coming through the same entrances that are currently existing out there now. We're also going to end up having a cross-easement parking agreement, because we are going to be utilizing the parking lot that is currently there now. There's like 1200 parking spaces out there now, and probably 30 some handicapped spaces as well, so there is ample parking on the site. We're going to have a decrease of 37 parking stalls by the way we have turned the building just a little bit. But again there is ample parking out there, but there will be a cross-easement parking for that. And then there will be a utilities, for the sanitary sewer, as well as for the water and the storm sewer. We have a maintenance agreement that has been filed with the county in reference to the fact that, Ace's Hotel will end up participating back with the running aces on the maintenance of the storm water. So there is a maintenance agreement that addresses and specifically addresses that issue.

Watson: Excuse me. My thought was, they're both identified same date, no distinction between them. Can we get this one, version dot 1?

Seibert: Ya, we'll get the date changed on that. I apologize I didn't catch that.

Watson: Thank you

Seibert: You're welcome.

Krebs: Have you looked through all the findings of facts and recommendations for both, the PUD and the CUP?

Seibert: Yes ma'am we have

Krebs: Do you have any questions, concerns, or anything that you would like to add to it?

Seibert: When we looked through the planning report, the CUP part, we had no real questions on that. In reference to the engineers report he had asked a couple of different questions, and so if I might, I would like to answer those questions for you this evening for you too. Again he basically was addressing all the easements and what easements we were needing and the sort of thing and I think we've kind of gone over that already, there will be a short section, when you look at the civil engineers report, you'll find that there's about a 15 foot of section that runs from the main that the city has off of Zurich, the main sanitary sewer, that hooks into a manhole, and from that manhole it goes off to the basically to the east, that is currently is servicing the casino and the race track building. And then the one for the hotel is going to take off a little bit to the

east, south east and is going to end up going around the outside of the currently existing facility there. And so there's a short section there, where we are going to have basically we call private section and there will an agreement between Aces Hotel and the casino and racetrack building owners that will end up allowing us to be able to figure out who's going to pay for what if there is a problem at that particular point. And so, we did address that particular issue with the attorneys in reference to that.

There was also a question to about the closeness to the boundaries of the trash enclosure area, as to why were as close as we were. The intent there was to minimize the amount of area that were going to end up allotting to lot too. And was just a means by which the Minnesota Racing Commission and racetrack and casino property owners were trying to make sure that everybody would be ok with allocating that land over to the hotel. They wanted to minimize the lot, so that's the intent behind that.

Sternberg: Any other questions?

Seibert: If I might Mr. Chairman, there also, when we looked at the, there was some questions in reference to the depth of the current retention pond, or the current infiltration pond and the outlet height of the new retention pond, there's about a ½ foot difference. They've actually increased the retention pond outlet by a ½ foot, the concern the engineer had asked us is whether or not we felt that was going to be adequate to be able to hand the ground water, because the ground water elevation was a little higher than that. IN addressing that with the engineers, the first comment they made to me was 'well its currently not a problem today' so we don't anticipate it being a problem plus were pushing it up another ½ a foot so we don't, again, anticipate that there's going to be any issues there. The other question or concern they had is that, is a 12 inch plate large enough to be able keep from having an debris from go into it and that sort of thing and the engineer once again addressed that with me in saying that we use 12 inch plates all over we don't have a problem with them. So his comment that is standard practice for us to be able to use that sort of pipe.

The other question that they had was in reference to the grade on it, and the grade is shown as a zero grade. And he says, really its and orifice pipe, and he said it's not intended necessarily to try and push water or anything like that, he said and a fact that it's a zero grade which is what it's at now, he said that's fine, he said again that's pretty much practice for us.

And in the last question he was asking in reference to the storm water runoff, if that was going to end up being done through a piped system and or over ground. It's a combination of over ground and piped system, so both of those things have been addressed. And the easements are shown again on the last preliminary plat that I gave you. And it's going to be where the water that comes off the south side of the building for the lack of better direction on the thing, is going to be collected into soil, that soil runs to the east, and over to the new retention pond. The water that's on north side of the building, will run to catch basin, and be collected by an underground pipe and then it will be piped over to the retention pond from there. And I believe that answers all the questions that the engineer had.

Sternberg: OK. So now we can move into the CUP PUD

Seibert: In reference to the hotel itself, Aces Hotel is proposing to build a 116 room hotel, if you recall from the last time when I was here we were proposing at that particular point in time to build a 74 room hotel. The reason we increased the size of it is, as we've continued to study the area, and looking at what the demands are and that sort of thing, there was a strong feeling from the ownership group that they wanted to end up being ready for the future, rather than to build and not have a property that's large enough so. Therein lies the reason why they increased the size of the property. And it was initially going to be a 4 story and now it's a 5 story building. The site plan to the property, well I guess what we can do, we can just move to the exterior can't we. I'm sorry Elizabeth, let's take a look at the site plan. Ok the first one I had up there basically was a site plan that shows all the parking area and that sort of thing at the property level. And these are the points again, ingress and egress off the property, and this is the current existing facility here this is where the hotel is actually going to incur. And this is where the retention pond, the newly expanded retention pond, and you can kind of... north is here. Thank you Elizabeth. So again, that just gives you an overall view of what the site plan actually looks like. This is the fire lane right here, and we did have a conversation with the building inspector and in turn what he had a conversation with the fire chief in Forest Lake, because that's where currently contracting with. And they looked at the best way to go about providing access around a five story building and also looked at whether or not a five story building was going to end up being ok in this particular district. Fire Marshall, was ok with, or Fire Chief excuse me was ok with the fact that it was a five story building. And he did not necessarily need a fire access road all the way around the backside of the building, but he did want this wader. So that area right there is a asphalted fire access lane right there. To get access to the building in case of a fire.

OK now we can go to, ya this just shows again just a little bit more of a blow up of it. Here's the entrance where you enter the hotel here. There's a point of ingress egress on the backside as well. And this is the connecting ramp we have between the two buildings. And that connecting ramp, it allows passage this way as well as this way in and out of the building. So it allows you to be able to go from the hotel facility over to the racetrack and casino facility. It also allows patrons from the parking lot area to come through here and go out to the racetrack area. So this is a fairly important link, and the reason for that is that the Metropolitan Racing Commission is very specific in the fact they addendums to the racetrack have to have the ability to go directly to the track without passing through the casino. So that's why this particular area here is pretty important to keep the spread through there. There's 25 feet across the backside of this so there is ample room between the two buildings. The setback was initially required to be 10 feet side yard and we'll have just a little bit more than that. And again, for us wanting to connect the two buildings there is that, oh let me think, were in the middle of April, and we look outside and see the snow. So it's that inclimate weather issue were trying to contend with, and we have probably at least 6 month of the year where we are going to end up having weather issues. And were allowing patrons for both facilities to be able to pass back and forth, through the facility or through the connecting link, that's going to provide them with the opportunity to be able to do it indoors. In other words, a coat on to go from one facility to the other. So that's the connecting link there. I'm going to have Jan Knutsen with Cuningham Group go through the exterior of the building and give you just a good feel for what the exterior of the property is going to end up looking like.

Knutsen: Thanks John. It's been a long winding road here and I appreciate your patience with us cause we have an update obviously on the exterior here and we had a meeting with the ownership group about 2 weeks ago, and they really made a firm commitment and decision to let the materials and the development of the exterior of the hotel be what informs the remodeling of the casino, the existing casino in the future. So it's little bit of a change than what we sent last time. Last time we were matching the existing utility brick and I think the owner felt that he really did not like the existing brick and the existing facility needed some remodeling. Just for informational purposes that will come as a different phase but just to give you an idea of how we wound up here. So, this is looking at the north elevation, so facing the parking lot. And the materials were looking at, are going to be eifs, everything above the podium level. So the lower level here the podium that's all precast concrete construction. The exterior cladding will be what we're looking at right now, a stone panel. We're trying to find a final, or make a final decision on what that system will be. But that's what we're purposing at this point. So then everything above that will be eifs, and a little bit of stone that comes up and around the entry to call that out as an entry piece. There will be Porte cochere that sits in front of that. At this point were looking at steel column structure for the, for the columns here and were going to probably end up with an eifs facade with some metal flashing on that piece of that. They did decide that they want to at least propose a sign, internally illuminated signage over the entry piece here. And as we get to the other elevations, you'll see there's one on the backside facing the track. And I think what they determined was the best spot for signage for this would be on that south side, you know, a larger sign so you can see it from the highway, and then some signage that's actually on the stair tower that's facing the highway a little bit angled to the north. There's a little bit of an elevator overrun here, but it's like 4 feet so it will almost be, won't be able to see it. We do have a couple of rooftop units, but there extremely small. And we do, the last sheeting here and we can get to that, actually shows what you'll see, you'll have to pardon the model it's a little bit crude, but it gives you an idea of how small those rooftops units are. So as your, ya know, if you're coming into the parking lot you can see, there's a roof top unit, you can see here, that little red piece that's in the corner, that's over the main entry façade here. And then there's a little bit of an elevator overrun which is that piece, which you can just barely see and then there's a little rooftop unit that will be obscured by the stair tower here. Now we may wind up expanding that a little bit, the wall for this, to make sure we have that screen. But I don't think that were going to need additional screened in, unless, you know, somebody had some concerns about that.

So the other elevations, if we go to, ya you can just go, ya that's the south side facing the track, so that's a good place to go. That will be the same material palette essentially, so stone panel cladding system and eifs above. Now the lighting strategy for this, so you can see, ya know, they were purposing a larger in this location. The lighting strategy for this, and I think we owe you a, you know, an exterior rendering at night, cause, you know, lighting is going to be important to this as an entertainment venue. But what we have is, you know essentially these eifs piers, and were taking a portion of it and sort of pushing it back about 8 inches. What we're planning to do, is hide color changing light behind eifs panel here that will wash the recess. And so, we may be able to program that and change the lighting and do that kind of stuff, but you won't be able to see the fixture, that's our intent, I know that was something that was brought up in the review as well. So that's the general material palette. You know, we'll use aluminum windows. We do have through wall PTAC heating systems for each room. They will have integrated screen so it

doesn't look like it's a unit that's just sticking through the wall, that will be integrated through the wall, er window system. So that our plan for that. And I think the last one would be the east elevation facing the highway, facing a little bit to the north east, and you can see that, we have one stair that extends up to the roof and we would like to use that for signage as well, some internally illuminated sign. But again, the color or material palette is the same on this side as well. Yeah, I think, otherwise there's a perspective after that just as your driving up to the hotel. 2 lanes for drop off here, we might introduce some wood on the underside of this Porte cochere, to introduce some of the materials that we plan on using on the interior of the hotel. But yeah, you can see, you know, this portion here, I'm not holding this steady, pardon my hands, that's where we would be hiding the light fixture to wash that recessed surfaces. One other thing we are looking at and we actually may wind up removing this, we had a conversation today about the location of the electrical transformer. Our electrical room, is right behind here. Its most cost effective to kind of place it here, but, you know, it may mean that we have to do some screening in that location and I'm not sure that that's what we want to do, so we may end up putting that in the north east corner, which probably would still require some screening, but it wouldn't be, it would give us some more flexibility at the entry to do some simpler landscape screening. So I think that's in a nutshell. Oh the link piece, I guess I didn't get into that too much, I think that's a little bit secondary to the other structure, so it's going to be pretty simple, it would be eifs with a storefront entry, aluminum storefront entry system. They are talking about in the summer wanting to keep that open, so you don't have to necessarily have to open doors to go through so it may more of a breeze way at that point, so were still studying what the final door system would be for that. But that's kind of the (in audible).

Mursko: You just want to, you just want to them also know that the intention is to make sure that to, to blend everything. Make sure everything looks like it belongs.

Knutsen: Yes, and what the idea then would be that decisions that we make on the hotel, for one thing the material, the choice of the eifs, will blend with the tilt up panel which has a skim coat on it, so they'll look the same. I think that the thing we'll have to study is that exact color whether or not we go in a paint the existing facility to match the hotel or if we borrow from that color palette. It may be a similar color palette, maybe a little bit lighter, that's something we still need to look at. The intent is, you know, when were done and we do the next phase, and do the existing casino, That were going to take that palette, that's developed on the hotel, and integrate that into the existing casino.

Sternberg: Questions?

Krebs: Yep, on the dumpster enclosure setback, is that coming out to the parking lot? I mean where is that coming out to?

Seibert: The intent behind the dumpster was to have it accessible to the parking lot, and so that a truck could just pull right up to it and load and off load.

Krebs: And that fits within our PUD? Right Elizabeth? That would fit in with the conformity of a PUD?

Mursko: You know, in this particular case, one of the difficult things is that they don't really a front yard, they are kind of an island onto themselves. I think in this particular case they know they have to somewhat enclose it, so that it looks like it's part of the building, it's going to be somewhat difficult to completely screen it. Currently they have the dumpsters on the other side of the building you can't see it, because the entrance is off of Zurich Street, you'd never ever go in the parking lot. There won't be that opportunity here, there isn't that opportunity here.

Seibert: And the intent is to screen it all the way around, to build a structure so that it's not going to have a dumpster sitting out in the middle of a parking lot, so, it's going to be an enclosure that's going to be complementary to the building material finishes.

Mursko: You can't hide it

Seibert: No, it is going to be what it is. And people will understand what it is.

Krebs: I do have another question. You have it stated here, that in the, you'll have a kitchen? Is that correct?

Seibert: Ok, let me go back through and talk about the interior, for just a second. Maybe I can answer some of those question for you. So, Elizabeth you wouldn't mind putting up the first floor plan for us please?

Wolowski: May I ask a question before we dive into this?

Seibert: Sure

Wolowski: Upon completion of the hotel, what is your estimate time frame for upgrading the existing casino building?

Seibert: There's a couple different things that are being reviewed and looked at currently. One would be if we were just to update the exterior building that would happen within side of a year. If we were to do an expansion, which is another particular possibility, that may take just a little bit longer to lay out what the expansion is going to be and that sort of thing. The ownership group has been emphatic with us, in reference to the design of this thing to make sure it doesn't look like an add on. They are very very aware of the fact that they don't want it to, or that nobody really cares to have it look like an add-on facility, they are definitely going to end up addressing that, but I would think that if we are going to end up just doing the exterior skin of the casino, that would happen within a year. But if we were to do an add-on that's going to take just a little bit more planning and a little more time on it.

Wolowski: Thank you

Seibert: I think it might be helpful just to kind of understand the flow of the building. This is where the main entrance into the building would be at. This is that connector link that we were talking about before. This area here is the general main lobby area. This is the continental breakfast area located back here. This is where you were referring to as a kitchen. This is a prep kitchen, it's designed and used for a continental breakfast area. So it's not intended to be a full scale kitchen and that sort of thing, it's designed to be more like a catering kitchen, and a prep kitchen to the continental breakfast area. And then we have obviously the restrooms, will help support the first floor. There's 3 separate meeting rooms, which can all be expanded into one meeting room or divided by these varying different dividers here. And then there is a storage room and then there's an exercise room and then there is going to end up being an arcade in the backside. The pool area is located here, there's a hot tub area in the topside and then the pool's across here. This particular pool is a little larger pool than what we typically put in our properties and that sort of thing. Typically there about 32 feet long this one is going to be 40 feet long, so it is a little longer so people can swim laps and that sort of thing on it. Entrance into the pool area will be here, and the whole intent behind this is to basically isolate the potential of any chlorine gases or anything like that from permeating out into the common areas. There's a vestibule area here that will help trap that. Now, I don't want to leave you with the impression that there's going to be gases that will be a problem in there, because the pool area is operated under what we call a negative pressure system. So within that what will happen is it will always keep a negative pressure so it is always drawing in fresh air, in and from around the doors and that sort of thing and exhausting it out of the building. It's not a problem area, it's just one of those things we just wanted to double protect the facility from any of the potential chlorine gases or chlorine smells. Maybe I should say it that way, right? Ok, then from there we have a dressing area as well as shower area as well as shower area located in there. This is the pool equipment room over here. Then this is, there are going to be 2 elevators in the property. This elevator here, you'll see has got a doorway in the back as well as the front. That doorway to the backside is going to allow us to get into the laundry area. So the maids and that sort, when they're cleaning the facility in the morning, they're going to end up coming down the back elevator and going out through the backside into the laundry area. So you'll never end up having laundry come around out the outside and coming back in over here. So it will always come in through the back. And it end up keeping a little cleaner nicer looking facility for us. We have an electrical room here and we have our mechanical room here and then we have the front desk area back over in this area here. So that gives you a good feel for how that front area lies, first floor area lies out. If there are any specific questions about that I'd be happy to answer that before we move onto the other.

Sternberg: Any questions?

Watson: Just one, sir. On your eastern elevation, seems to be different than your floor plan for the finding for the first floor, are there any renderings of the trash storage area?

Seibert: No, we don't have one of those at this time.

Knutsen: But we can get you a design of that

Seibert: Again the intent behind the trash enclosure area, is to end up using materials that are going to match the building so that it ends up not being any more obtrusive than what it's going to end up being.

Knutsen: I can see one thing too on this eastern elevation. If you look at the plan, you see on the eastern side there, there's a door that comes directly out of the stair, you can see the notch. The reason for that for egress for the building we can have one stair that can pass through a lobby space. The other one has to go directly out. So being a purist architect I started looking at one center door there, but we do need that other door to come out.

Watson: And your revision in electrical and eastside

Seibert: Actually what we're talking about now, is trying to put the electrical now, right up in this area here. We had initially looked at doing it right in this area here. Then we'd end up having to have it screened across the front, so there would be a screen kind of a barrier out here. And it's relatively expensive to run lines from a transformer to the electrical room and so we looked at that expense and location of the electrical room. Were pretty sure what's going to happen is that transformers going to move back over here. Those are conversations that came about today unfortunately when we were trying to finalize some of these things in an effort to say this is where its originally planned to be and now were looking at it were seeing that it would be less obtrusive by it being back over here. That's where were trying to move it now. Were extremely conscientious and concerned about the looks of this property, more so than just making it functional we want it to end up having an esthetic appearance that's going to be neat keeping with everything too. Elizabeth, would you mind flipping it to one of the floor plans? Just flip it over to the fourth and fifth. That's it there Elizabeth thank you. This again is a 5 story building, the first floor will not have any sleeping rooms on it. So the sleeping rooms will be from the 2nd through the 5th floors. And you'll see there all pretty much in keeping with what you'd expect to see in a hotel. We'll have some longer suites up in here. We'll have some 2 room suites, which are going to be side by side suites. So that would be this purple are here, would be all one room. And there's also another one over here. We anticipate that we'll have 4 of those types of rooms in our property they'll be on 5th and 4th floor, and then we also have some little longer suites over in this area. These pop outs here that we've got, help give it a little bit more relief and reveal to that building so that it doesn't look like just a flat surface all the way across. And then as far as the rest of the balance of the rooms, we'll end up having about 50% of the rooms will be doubles, and they will either be queen beds or larger, and the other 50% will be king beds. In the rooms that are a little longer rooms, they will also have a kitchenette in them. So you will end having a kitchenette right along this wall here and it will have pull out sofa sleepers as well. There will be a variety of different types of rooms in there. We'll also have ADA compliant rooms for the ADA folks as well.

Krebs: And the ones with kitchenettes, those will be the extended stay suites?

Seibert: Yes those will be the extended stay suites.

Krebs: And how long is that, I mean is that for a week, 2 weeks, a month? 6 months?

Seibert: Well, we've had a lot of properties through years and I will tell you that the average extended stay is about 3-4 nights. We have had, in fact one of the properties I owned and operated for a period of time, I had one gentleman that moved in and he stayed there for 2 ½ years. He went home for weekends, his wife didn't want to move to Minneapolis, come on, but anyway what happened is she stayed back there where it was nice warm and sunny, and he did it for 2 years. Its intended for shorter extended stays, it never was intended to be long terms stays like that. But the typical I would say is probably 3-4 days for an extended stay.

Krebs: And so a standard kitchenette would be

Seibert: A standard kitchenette would be in the 2 room suites, it's along this right there. That will have a full size refrigerator and a cooktop in it as well, and a microwave. I mean it's fully equipped to be a kitchen. So I mean a person could stay in there a couple 3 weeks without any difficulty in reference to being able to utilize it just like an efficiency apartment. The ones located over here those are going to be a little bit smaller in scale. I don't like to use this term, but this might give you a little bit of reference to it, it's kind of like a wet bar, it's got a sink, and it's got a microwave, and going to have refrigerator in it and that sort of thing, but it's not intended to be as elaborate as what the others are. In the 2 room suites.

Krebs: Thank you

Seibert: And again we have 5the elevators located in the center of the building so it's going to be easy for patrons to be able to get into the rooms, at a central location. And we have stair towers on both ends.

Mursko: Mr. Chair can we, I think this hearing is, we've kind of morphed into maybe a little discussion, so maybe we

Sternberg: End the hearing, and open it to the public?

Mursko: If we had questions afterwards that would be good

Sternberg: You done with your presentation?

Seibert: I'll stop

Sternberg: OK, at this time I would like to open the hearing to the public, anyone from the public want to speak? Anyone from the public? Ok I'm going to close the hearing with the right to reopen.

Motion by Sternberg to recommend to the City Council for recommendation for approval Trinity Building Consulting Inc. CUP/PUD request including findings of fact and recommendations of

approval subject to the changes recommended by Planner Johnson to findings of fact line 1 and recommendation 8. Seconded by Watson. Motion carried unanimously.

At this time Chair Sternberg closed the Public Hearing. Hearing closed at 7:47 p.m.

Respectfully submitted:

Rochelle Busch, Recording Secretary