

**City of Columbus
Public Hearing –
14640 W. FREEWAY DR NE CUP (PC 18-121)
October 17th, 2018**

The October 17th, 2018 Public Hearing to consider a request for a conditional use permit to allow exterior storage as an accessory use (to display sales inventory of RV's in the parking lot) to the permitted retail use (Gander Outdoors), was called to order at 7:09 p.m. by Chair Garth Sternberg at the City Hall. Present were Commission members: Chair Garth Sternberg, James Watson, Pam Wolowski, Jesse Preiner and Jody Krebs; City Administrator Elizabeth Mursko; and Recording Secretary Rochelle Busch.

Also, in attendance were Mayor Dave Povolny, City Council Members: Denny Peterson, Mark Daly, and Bill Krebs. Marc Paul, Jason Garr, John Hraba, Joe and Deb Pribyl, Mike and Deb Jordan, Dan Mike, Shelly and Arlen Logren, Tammy Omdal and John Gross.

Sternberg: So were going to have a public hearing and discussion for 14640 West Freeway Drive North East CUP outdoor storage request, pages 26-34. And at this time, I'd like to ask the secretary to please read the notice as published.

Notice was read at this time by the recording secretary.

Sternberg: Thank you. And at this time, if the applicants can please come forward. And if you could please just state your name and address for the record.

Garr: Jason Garr, 1105 South Harte Ave, Rush City Minnesota 55069

Paul: Marc Paul, 50416 Shorewood Circle Drive, Rush City Minnesota 55069

Sternberg: And if you could just give us a little background on what it is your asking.

Garr: Were asking for a fence for outside storage, for a sales area for RV's. It's a CUP considered outdoor Gander Outdoors RV's storage CUP and now for the following findings. It's a fence area to store, roughly were asking for 90 units to be stored. If you guys pull the map up, you can see where it is in the front parking lot. When you're looking at the facility, its looking at the left. We're going to take up some parking lot there. But the storage, the fencing is a typically a black fencing its very nice. It's a see-through, its more or less just for trying to keep people out from getting into them, from breaking into them during the day or at night and that kind of stuff.

Sternberg: And then I see you want be able to have some stored indoors?

Garr: Correct, we will be looking at doing inside sales. So, we will have units within the location too. All sales will be inside, so the outside will be units, but all sales will be taken inside and completed within that location.

Sternberg: Elizabeth, can you please pull up the map with the area? Any questions for the applicants?

Garr: So, the red shows where the actual fence will be. So, if you can blow that up, the grey area will be the RV's will be stored, and the fencing within that would be the red area.

Mursko: Does everyone understand that the Gander building? This is the front lot, and West Freeway Drive.

Preiner: For the little bit of fencing on the site, is that fencing up against the property line?

Garr: (Pointing to map) Right here is the fencing. The property lines are here, and this is where the fencing will go. It's within the parking lot itself.

Preiner: And then a gate, between the drive through?

Garr: Yeah that will be your drive through, that will be your open area for during the day and that kind of stuff.

Preiner: But I mean coming in that second driveway, is that...

Garr: This is currently there, this all drive through area

Preiner: But the strip with no stripping, is that out, what is that?

Garr: That's just going to be more RV storage.

Paul: There won't be any fencing around them, they'll be just 2 or 3 RVs stored.

Mursko: I think there was original RV parking there, I think you just moved the RV parking, is my understanding.

Garr: The fence will just be inside, there's units that don't need to be fenced up during the day or at night, or that kind of stuff. We want to make sure that the units themselves, keep within those areas.

Sternberg: Any other questions?

Krebs: I do Mr. Chair. We have here that we have 90 recreational vehicles, are any of those 4-wheelers?

Garr: This is all, if you guys take a look at page 7 I think it is, shows what the 90 units their talking about. They're all different types of RV's, different type of models. That 90, is a rough number, because as you take bigger units, then we have to reduce the amount smaller units. Depending on what the market calls for, Forest Lake, Columbus, and Hugo, and all these

different areas around us. Each unit could change because we could be a toy hauler area versus a C class. And as the climate changes within purchasing, as a business we have to change within that too. Depending upon what works and doesn't work within it, we have to figure out which is the correct. That 90 units, were asking you to be flexible on, because it could go up a little on bordering peak seasons, during the summer, spring. Obviously during the winter when RV sales come down there will be less units and so forth. As the units get sized, we only have so much room to use, that's where that number could fluctuate up and down.

Krebs: Okay so we would probably want to look at changing that "up to 90", because that means we're limiting them. If their saying they can utilize their space...

Garr: Yes, we would like the verbiage on that to be variable. Because like I said, the amount of space we have, if we bring in bigger, like class C or something like that or class A, that number would come down, vice versa, if we don't have market for class A's and we find that the smaller units are the ones we sell, we have the room within it to expand over.

Krebs: What is the maximum that you can possibly get in there?

Garr: At this time, I couldn't answer that.

Krebs: Ok, because we could put "storage of approximately 90 or limited to" that's why I'm asking. We could fill that in so if you meet that quota,

Garr: Right, I couldn't answer that question, of the most. At this time, I couldn't do that.

Sternberg: But at the same time, we have to maintain the 252 parking stalls

Garr: Right, that will not change. The parking lot, we kind of done the study on what the sales floor and everything space wise is and so forth were going to maintain minimally that 252 space.

Sternberg: Just whatever you can fit into that area.

Garr: Correct, were looking at using that gridded off area is what we want to use for sales. That's the reason why they got 90 units. That's a rough estimate of what we've kind of figured out, like if we take 10 of these, 10 of these and so forth. But were not going to exceed into that parking lot area, but beyond that. And then that, even within the internal building of itself, we've set aside so much of footage within the building itself to estimate out.

Sternberg: But you would like the verbiage changed so you're not limited to 90?

Krebs: We can say approximate

Sternberg: How about whatever fits in that area?

Krebs: Not to exceed the enclosed area.

Sternberg: Units not to exceed that area.

Krebs: And that would be on number 1 of our recommendations to include that.

Mursko: And you say that you were going to change number 1?

Krebs: We were going to amend some of the verbiage in there. So, number 1 of the recommendations we would put “the outside storage of approximately 90 recreational units, not to exceed enclosed area.”

Garr: This blue area, is included too.

Krebs: Right, but they’ll still be enclosed correct? Fencing?

Garr: No. All of this has been taken into account with those parking spots.

Krebs: So, we’ll say “exceed designated area”

Mursko: So, it’s going to say, on the CUP you authorize the outdoor storage up to approximately 90 vehicles in the authorized area?

Sternberg: It could be permitted area, whatever you want to call it.

Krebs: Designated area or permitted area.

Mursko: I’m going to put “in the designated area, stated on the site plan, with the date because then at least we have a reference to show.

Krebs: And then Mr. Chair, just a question then on number 5 of the findings, do we want to change that “to sell approximately 90 motorhomes, travel trailers”, because if they have more there and they sell them all.

Sternberg: Yeah.

Krebs: Are those changes acceptable

Garr: Acceptable

Krebs: And you’ve read all the findings of facts and recommendations, laid out by our planner?

Garr: I have

Krebs: And have you come up with anything that you would like to discuss?

Garr: No.

Sternberg: Any other questions for the applicants?

Watson: On number 8 of the findings of fact, it identifies the fact that you guys are going to maintain parts and accessories, but it also says you're going to perform minor RV service.

Garr: Correct

Watson: Where and how and what are we talking about there?

Garr: That will be within the location, but we do not do chassis, we do not do motor work, and that kind of stuff. If you walk in to the store location now, what we sell is what we'll replace within the location. So, its toiletries, pieces of the building, but we don't do chassis work, or those types of things. So, we don't do major labor work. More or less its smaller detail work.

Paul: Probably warranty work on the exterior.

Garr: Little things, it's nothing that's creating that junk yard type of idea feel. That all gets done out of those facilities, they don't get done within them.

Watson: When we talk about exterior work, we are talking about reskinning them

Garr: That stuff will be there, but we'll move that facility. The bigger stuff will get moved to a bigger facility and so forth. The work that we want to keep within the location like this one is, we don't even service motors or chassis, and stuff that's going to take long term. The outdoors have to be ready for sellable unit because were retail.

Mursko: Commissioner Watson, just to clarify your question, so we did receive plans. They do plan to alter the building. What would be the south side, West Freeway Drive is to the east, their putting in 5 service doors. Their renovating the building, inside for service doors. Which brings me to a question, that is, all of your repair vehicles will be stored indoors? So, if they come for service you will store them indoors or in the designated areas. What are you going to do with the repair...?

Garr: That one I can't answer at this time. I can't answer because that one's not part of my paperwork at this point.

Mursko: The only thing I would say is, there's a difference between outdoor storage of retail sales, and then outdoor storage of service vehicles that are being serviced. They don't have parking for service on that side, but that's where all the overhead doors, on the south side.

Sternberg: On the very end of the building there?

Mursko: On the very end of the building. If you're thinking about the conditional use permit, I think you might indicate that maybe the service vehicles have to be parked inside or inside the designated area, or something to that effect. Because those are their plans.

Preiner: You can't store them inside if your waiting for parts or something, correct?

Garr: Not if were waiting for parts, no. Depending upon the parts were waiting for. Some parts can come in right away, were going to sub source through town and that kind of stuff to get parts and that kind of things. We also have another facility in Monticello, that we can draw parts from too. Most thing we do, were internal, that we carry already.

Preiner: Where are you going to put them, that's the question? Inside your fenced area, right? You don't want to have a half a dozen junked

Garr: We would never take a junk. Everything when we turn around and sell, would sell.

Preiner: But if your waiting to have one fixed and if its missing some hubcaps and half the side of it, the neighbors shouldn't have to look at it, and people driving by shouldn't have to look at it. Where do you think you'll store them?

Garr: Probably in the cabinets and so forth, I can't answer that question at this time, I would have to go back to real-estate team to make sure I'm answering it correctly.

Preiner: Okay but we want to add that I believe, that either their stored indoors or inside the enclosure. So that people driving by, people next-door aren't looking at it. Are you agreeable with that?

Garr: I can't agree to that right now; can I make a call quick and find out for sure?

Sternberg: Yeah, what I can do is open the hearing to the public, and you can go maybe make a phone call, and we can see if anyone from the public wants to speak? So, you guys are free to have a seat. Thank you. At this time, 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 with the right to reopen.

At this time Chair Sternberg closed the Public Hearing. Hearing closed at 7:25 p.m.

Respectfully submitted:

Rochelle Busch, Recording Secretary