

City of Columbus
Public Hearing
14474 W FREEWAY DR. FREEWAY MINI STORAGE –
CONDITIONAL USE PERMIT (CUP) AMENDMENT (PC19-124)
10.02.19

The October 2nd, 2019 Public Hearing to consider an amendment to the Conditional Use Permit reviewing the request for replacement of the existing gravel surface storage area with bituminous surfacing within the C/S Community Showroom zoning district, was called to order at 7:03 p.m. by Chair Ron Hanegraaf at the City Hall. Present were Commission members: Pam Wolowski and Barb Bobick; City Administrator Elizabeth Mursko; City Planning Technician Ben Gutknecht; City Planner Dean Johnson; Public Works Superintendent Jim Windingstad; and Recording Secretary Rochelle Busch.

Also, in attendance were Mayor Jesse Preiner; City Council Member Denny Peterson, Janet Hegland and Shelly Logren; Todd Mohagen, Dick Haluptzok, Shirley Walden, Joe Pribyl, Josh Pribyl, Mike Bauer, William Norton, Arlen Logren, Tom Norton, Mark Kronbeck, Cindy Angel, Deb and Mike Jordon, and John Young.

Hanegraaf: We'll go onto item number 8, which is a public hearing and discussion of 14474 West Freeway Drive NE. request to consider a conditional use permit amendment. Reviewing the request for replacement for existing gravel surface area with bituminous surfacing. Pages 1-12, and enclosure. A as in Adam, 1-A10. Rochelle would you like to read the public

Notice was read at this time by the recording secretary.

Hanegraaf: Thank you, Rochelle. At this time, I would like the applicant or their representatives to step forward to the table to the table up front here. And with the microphone, state their name and address. You might have to pull that microphone up close to you. Sometimes people in the back don't hear. If you don't hear in the back just kind of go like this, and we'll ask them to speak a little louder.

D. Jordan: Hi, I'm Deb Jordan, 14474 West Freeway Drive.

M. Jordan: I'm Michael Jordan.

Hanegraaf: Well, if you could give us a little of background on what you're asking to do? I know we've read it all but for the public record and the public that's here.

M. Jordan: We're looking to pave the gravel driveways between where we park vehicles, as well as recreational vehicles. Just for ease of maintenance, weed control, corrosion control things like that.

Hanegraaf: This is on the southern part?

M. Jordan: This is on the northern part. Towards Gander.

Hanegraaf: I'm sorry. Last time you were here, you were on the southern part.

M. Jordan: I believe so.

Mursko: In your agenda packet you have a site plan, which is also located on the screen, the areas that are darker is the proposed areas to be paved. The circles in the middle is where the RV's are to be parked. In this particular area, we have asked to the applicant, and in your additions, we've asked them to let us know if in fact there were approximately 400 spaces on the northerly area. And they did graciously count them and sent them to Ben, today. So, in your additions, you will see that they did count them they have 395 spaces which the conditional use permit allows them 400 on the northerly side. And now on the southerly side its been developed for parked spaces and that is not proposed to be blacktopped. Is that all gravel today?

M. Jordan: Yes.

Mursko: All gravel today. And in the southerly area now they have 232 spaces. And as you just mentioned they did apply for a variance and the variance was for the storage area adjacent to lake drive. And the staff is asking that the site plan be updated to identify those areas with those number of vehicles and to show the variance areas to show that the setback was moved from 30 feet to a 5-foot setback.

Hanegraaf: So, its just typically its just what the rest of the park looks like, the paving you leave it gravel in the middle for the trailers.

M. Jordan: Correct.

Hanegraaf: So, they don't seep in or whatever they do.

M. Jordan: Correct

Hanegraaf: When the asphalt gets black and hot, and whatever

M. Jordan: It's just drive lanes basically.

Wolowski: Mr. Chair. Are you all to maximum spaces now? Do we have all the numbers right in these numbers we have here? So, you won't have any more additions, you know, now's the time if we have any or if you're thinking of any more paving. You have no more room for any more spots, do you?

M. Jordan: We've been in discussion with Gander for the front part. And they're going to approach the Planning Commission and Council, I believe at a later date. But as for Freeway, us, we are expanded as far as we can expand, at this time.

Wolowski: Now's the time. I just wanted to ask to make sure. Because if we can tweak the number now it just saves you some time and effort and staff some work, as well.

M. Jordan: Thank you.

Wolowski: Thank you.

Hanegraaf: So, you have no plans of asphaltting the southern side yet?

M. Jordan: No.

Hanegraaf: Barb do you have anything?

Bobick: Nope.

Wolowski: Looks good to me, Sir.

Hanegraaf: Anything else to add?

M. Jordan: I don't think so. Thank you.

D. Jordan: Thank you.

Hanegraaf: Well, we'll have you have a seat back in the audience there, with the idea we can call you back if we need to. And we're going to open up the public hearing here. Anyone who has an interest in this matter can step forward and present testimony as evidence on the issue of this project. I gather nobody's going to come forward? We'll close the public hearing then. And we'll open it up for discussion among the commission.

At this time Chair Hanegraaf closed the Public Hearing. Hearing closed at 7:10 p.m.

Respectfully submitted:

Rochelle Busch, Recording Secretary