

CITY OF COLUMBUS
PUBLIC HEARING IN ALTERNATIVE MEETING FORMAT
STATUTES SECTION 13D.021
13733 LAKE DRIVE CUP(PC20-106)
04.15.2020

The 04.15.2020 Public Hearing to consider a request by the applicant, Keith Brune, request for a conditional use permit to operate a vehicle service (customization) and repair business in the C/I district, was called to order at 7:27 p.m. by Chair Ron Hanegraaf at the City Hall. Present were Commission members via telephone: Kris King, Pam Wolowski, Barb Bobick, and Steve Wagamon; City Administrator Elizabeth Mursko; City Planning Technician Ben Gutknecht; and Administrative Technician Rochelle Busch. The meeting was held in a telephonic meeting format.

Also, in attendance were via telephone: City Council members: Janet Hegland, and Shelly Logren; Andre Green, and Keith Brune.

Hanegraaf: Moving down the agenda here, we're going to go to item number 9, the public hearing and discussion. 13733 Lake DR, a conditional use permit application for the operation of a vehicle repair and customization business. Pages 25-38. Would Rochelle, would you read the public notice as published?

Notice was read at this time by the recording secretary.

Hanegraaf: Thank you, Rochelle. At this time, I would like Mr. Keith Brune or their representative to acknowledge their presence and state their name and address? Keith are you out there? He was there first.

Brune: Sorry I apologize I hit the wrong button; I didn't unmute myself. This is Keith Brune, at 16748 Notre Dame ST NE.

Hanegraaf: Well, thank you Keith. That's okay. It's a first for all of us here

Brune: Yeah.

Hanegraaf: You're out there in radio land and we're sitting here so. Mr. Brune, you're requesting a conditional use permit for your business, Unique Street Inc. at the address 13733 Lake Dr. For the record, could you explain your business and what activities you will be doing under this CUP?

Brune: Yes. I'm requesting the conditional use permit to operate an auto body repair facility, as well as a customization. My business will mainly be repairing collision incidents and customizing as far as custom painting motorcycles and restoring old vehicles.

Hanegraaf: Okay. Are you going to be doing anything else? Selling vehicles?

Brune: There is sometimes opportunity that arises where a vehicle is purchased that may be damaged and whatever circumstances, sometimes a vehicle totals out and we purchase it to repair it and resale it. This isn't something that I foresee happening a lot. Its just one of those instances where we have materials and parts into a vehicle and then it will total loss from the insurance company and sometimes to recoup those costs, we will buy it from the insurance company and resell it, after we've repaired it. Once again, it's not something that I foresee happening in any amount. Its not really the focus of my business. The focus of my business mainly will be on the repairing, restoring vehicles for customers.

Hanegraaf: Okay and how many employees do you plan to have then?

Brune: To start off with it would be me and one other person. I may ass 1 to 2 employees depending on workflow. I do foresee in the near future to hire a body technician. And then possibly a receptionist at some point.

Hanegraaf: So, Keith, we're looking at what? Maybe 5-6 car there belonging to employees?

Brune: That belong to employees?

Hanegraaf: Yes.

Brune: I would say probably to start with it would be 2. Up to, I would say, topped out at maybe 5 at most.

Hanegraaf: Okay and if you were selling vehicles, they would be out front there? I mean I don't know if they're still down there from California Connections but there was 3 vehicles.

Brune: I believe there was vehicles sitting there from California Cars Connection, when I drove by there last. If there was to be any vehicle sales it would be just on the front corner of the lot where the front corner fenced in area of the property lot.

Hanegraaf: Would you have an estimate about how many if any if you're only doing so many for sale?

Brune: If any, it would be under 5 cars per year.

Hanegraaf: Per year. And are you going to leave any vehicles outside in the back?

Brune: So, most of the vehicles will be stored inside. Depending on how many vehicles come in or go out in a given week, there may be some overflow of vehicles which I do plan to store either behind the building or right next to the building. This would mainly be vehicles that are on intake and release. Vehicles that are being towed in or dropped off. Or vehicles that are ready to be picked up by a customer.

Hanegraaf: Okay, thank you. Do you have anything else you would like to say about your activities or anything there, Keith?

Brune: No. I guess, just that I'm looking forward to operating a business in the City.

Hanegraaf: Well thank you. I'm going to go on here to tell commission members and staff I'm going to refer to a page in number 38 of our packet concerning recommendations and conditions for this CUP. Mr. Brune, for the record, did you receive a letter from the City of Columbus regarding the 18 conditions as recommendations by the City staff?

Brune: Yes, I did.

Hanegraaf: And do you understand these conditions?

Brune: I do.

Hanegraaf: And do you have any questions concerning them?

Brune: I do not.

Hanegraaf: Thank you. Commission members, do you have any questions for Mr. Brune? We will start off with Kris again and move to the left.

King: Kris King. Good Evening Mr. Brune. Is that correct?

Brune: Yes. Good evening.

King: Good evening. Are you pretty much inheriting or taking over what California Car Connections had left there? I know they had the paint booth and all that. You're pretty much doing the same business correct?

Brune: Correct. Its very similar in use. I am purchasing equipment from either their lease company that owned the company or possibly some small equipment from California Car Connections as far as what's in the building so far, the actual vehicles that California Car Connections has on the site currently, I have no dealings with whatsoever. As they clear their stuff out, I know that the gentleman that owns California Car Connection had mentioned selling that stuff off. But there has been no discussion really as far as acquiring any of their current vehicles that are on the lot.

King: It's more so the equipment, in order to run your business internal. I know we had all toured it back when it was the California Cars, so I'm assuming that pretty much everything is the same and your operation is going to be pretty much the same. Sounds like its kind of a swap of business. Which is a great thing for us.

Brune: Yeah, that's correct. Really its not, as far as the operation, the use of the building its going to be very similar.

King: And I did look at your Facebook site. You get very high price for your work. We are excited to have you. Thank you.

Brune: I appreciate it. Thank you.

King: Pam?

Wolowski: Hi Mr. Brune. Pam Wolowski.

Brune: Hello.

Wolowski: Pam. My name is Pam. A couple quick questions for you. Do you have a dealer's license?

Brune: I don't.

Wolowski: Okay. Thank you. And then, do you feel like there will be any lag or problems with having the current owner of California Cars removing his current merchandise from your space?

Brune: That is a very good question. I believe the gentleman's name is Anthony. I have had conversations with him over the phone about acquiring the equipment. But not so much as the vehicles that are on site. The last conversation I did have with him he did mention that he is in California currently and with the stat lockdowns and restrictions in travel and stuff like that, he has had a hard time finding a way back to Minnesota to deal with his business here. So, I can foresee maybe some sort of lag as far as the transition of him getting his stuff. I'm not quite sure what to do about that yet. It will require further conversation with him.

Wolowski: Thank you. Pam. We are in some very uncertain times. But I just want to make sure that your comfortable with, eventually as things settle, that you won't have excess inventory that you will have to now deal with being in compliance with your CUP. Just giving you a head up there.

Brune: Sure. And yeah, that's understandable. I will be in touch with him as long as I can. And hopefully he is able to come up with some sort of solution to remove his inventory.

Wolowski: Perfect.

Mursko: This is Elizabeth Mursko, City Administrator. I just want to make a point of clarification. Mr. Brune, and correct me if I am wrong, in this particular case for Planning Commission Members, Mr. Brune's business is more of a repair and customization business. He's really not a dealer, where California Cars, he was primarily selling cars and he had a dealer's license. So, we are going more from a dealer's license where they sold cars to a business that repairs and customize cars. And the commonality between both of these businesses was that they painted cars. So, the equipment worked for both businesses in this particular building.

Brune: That's correct. Our focus is not on selling cars. As far as keeping inventory of vehicles on the lot is not something that will really happen. Once again, the vehicles that will be onsite will be being repaired and if there is overflow parking of vehicles. It will typically be from vehicle intake and to right before delivery back to the customer.

Wolowski: Pam Wolowski. Thank you, Mr. Brune. Greatly appreciate that. And thank you for the clarification, Elizabeth. And with that I will pass it to Barb.

Bobick: Hello Mr. Brune, this is Barb Bobick. And I just had one question. I know you said you will follow all the rules regarding toxic chemicals and so forth. And the previous business that was in there, was kind enough to give us a copy of the type of paint booth that they'll be using. And I was wondering if that's something that you could provide us with? So that we know how your going to scrub or filter the paint fumes, because there are homes in that area too, even though it is a commercial area.

Brune: Sure, well first off, the spray booth that I will be using, that I am acquiring is the same paint booth that was used by California Cars Connection. So that piece of equipment is staying we are purchasing that for the business. As far as the paint goes, the filtration and stuff will be the same as what they provided you. But what I can tell you is that, my (unintelligible) they can provide documentation on specific filtering for the booth that will be used. The filtering that typically used in these booths are anywhere from 95- 99% efficient at filtering paint particulates from the air. So as far as producing waste into the air or surrounding area, its very efficient there's very little waste that goes out into the air. And as far as liquid waste, as far as waste paint and stuff like that. We would be using a waste removal company that deals directly with that type of waste. Such as (unintelligible) or Safety Queen. Those two companies basically provide a container for this type of waste, a sealed container. They provide it. They also remove it and provide documentation of what was removed and all the date, times and how much was removed as well.

Bobick: Well that's just terrific. That makes me much happier her. Thank you very much for your information and welcome to the community.

Brune: Thank you.

Bobick: Okay, I'm done.

Hanegraaf: Okay you can pass it along to Steve.

Bobick: Pass it to Steve.

Wagamon: Okay, thank you. Hi, Mr. Brune. I kind of have a comment and a question. I grew up in the automotive industry, but it was, but we did automotive engine remanufacturing and installation, but from that we had to do a lot of dealing with the PCA and you name it, every agency there is. I was happy to see that you don't plan on doing any oil changing or any tranny and oil change and radiator stuff. I see here that you plan on outsourcing that and I think that's great as long is that is the way you plan on it to go. I haven't been in there, but I don't think you probably

have the holding tanks and stuff and all the ability to get rid of your hazardous waste and everything so. If that's the case I have no other issues whatsoever I wish you well too and welcome, you to the community.

Brune: Thank you. Yeah, and just to comment on your comment. We really aren't a mechanical shop. Its very limited as far as what mechanical work we do. Its really limited to replacing damaged parts from collision incidences. You know there are several other businesses in Columbus and surrounding areas that do specialize in that. And I do plan on utilizing them as subcontracted services to service that part of my business.

Wagamon: Okay, great. Thank you. That was all I had. Appreciate it.

Hanegraaf: Thank you.

Brune: Thanks.

Hanegraaf: Okay, Mr. Brune, were going to open up the public hearing, but we'd like to reserve the right to come back to you, if further questions could come up. Okay its time to open up the public hearing, anyone who has an interest in this matter and wants to present testimony as evidence on this issue, please acknowledge themselves by stating their name and address, after which you may have the floor to speak. Hearing no response, I'm going to close the hearing.

At this time Chair Hanegraaf closed the Public Hearing. Hearing closed at 7:45 p.m.

Respectfully submitted:

Rochelle Busch, Recording Secretary