



Public Hearing Item 7: Conditional Use Permit

Planning & Zoning Committee • September 1, 2026

<u>Proposed Use:</u>	Mini-Warehouse, Contractor Shop with retail sales, outdoor
<u>Applicable Section(s):</u>	12.115.02; Table 12.115.02(1); 12.125.23, 12.155.06(4), 12.155.06(12)
<u>Zoning District(s):</u>	C-2 General Commercial
<u>Property Owner(s):</u>	Mom's Mini-Warehouses Inc. c/o Gene Elsing
<u>Applicant(s):</u>	Mom's Mini-Warehouses Inc. c/o Gene Elsing; Falk, Dylan; Falk, Marquette
<u>Property Location:</u>	Located in the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 31, Town 11 North, Range 9 East
<u>Town:</u>	Dekorra
<u>Parcel(s) Affected:</u>	482.A
<u>Site Address:</u>	W9631 County Highway CS-J

Background:

Dylan and Marquette Falk, applicants, and Gene Elsing of Mom's Mini-Warehouses Inc, owner, request the Planning and Zoning Committee review and approve a Conditional Use Permit for mini-warehouses and a contractor shop with outdoor retail sales on the aforementioned property. Parcel 482.A is 10.92 acres in size. There is an existing mini-warehouse business on the property. The property is located within the Dekorra Utility District. The property fronts on County Highway CS-J. The property is currently zoned C-2 General Commercial and is planned for future Commercial development on the County's Future Land Use map. There is no mapped wetland or floodplain on the property. Land use and zoning of adjacent properties are below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Single-Family Residence, Woodland and Wetland	C-3 Highway Interchange
East	Agriculture and Single-Family Residence	C-3 Highway Interchange
South	Agriculture and Woodland	A-1 Agriculture
West	Agriculture	A-1 Agriculture

Analysis:

The applicants are proposing to purchase the property and continue the mini-warehouse use on the property. The mini-warehouses were permitted through two approved Conditional Use Permits, 1994-045 and 1996-009. A total of six 50'x100' buildings were approved with these original CUPs, of which only three have been constructed. The applicant wishes to preserve these three additional buildings for future development, as shown on the proposed site plan. The previous mini-warehouse CUP approvals are transferable to new owners; however, there is outdoor storage occurring on site that was not previously approved as part of the CUPs. Historical air photos show the outdoor storage began sometime between 2010 and 2015 and has continually expanded in area. Outdoor storage is only permitted with a mini-warehouse if it is accessory in nature and is approved as part of the CUP. In order to legitimize the outdoor storage area, the applicants are proposing to reduce the outdoor storage area, which will be used by both the general public and tenants of the onsite storage units. This area will be smaller in

footprint than the cumulative footprint of the mini-warehouses on site and will be used to store boats, trailers, campers, etc. Total footprint of the outdoor storage area is proposed to be 14,875 square feet, while indoor storage area is currently 15,000 square feet across the three existing 50'x100' units. Outdoor storage areas will be screened from public view through a combination of fencing, berms, and vegetation. Access to the storage units is currently 24/7 via gated keypad entry.

The applicants own and operate Premier Shorelines and Barge Services, which specializes in shoreline restoration and erosion control, riprap, retaining wall, and barge-based shoreline construction, and general landscaping and site work. The applicants would like to move their existing business to this site. A contractor's shop is defined in the ordinance under Section 12.155.06(4) as including "any business engaged in contract services or labor, such as contractors involved with landscaping; building construction or carpentry; and electrical, well and septic, and plumbing or heating systems. Often involves accessory equipment storage yards and rental of equipment commonly used by contractors. The contractor's shop will be located on the northern and southern ends of the property. The southern end will include bulk material storage, such as stone, boulders, topsoil, and fill, as well as business related equipment such as boats, barges, and trailers. The northern end will house the main contractor shop and office. This building will be approximately 120' x 80' in size and will include space for indoor vehicle and equipment parking, indoor maintenance/service space for equipment and vehicles, and office space. The general contractor shop hours are Monday through Saturday from 6:00 am to 8:00 pm, with hours varying seasonally and project dependent. Landscape supply sales will occur between the hours of 8:00 am and 6:00 pm Monday through Friday and 8:00 am to 12:00 pm on Saturdays. Sales will consist of firewood, pumpkins, seasonal vegetation such as shrubs, trees, mums and flowers, landscaping materials such as stone, dirt, mulch, sand, gravel and pavers will be conducted on site near the main shop building. There will be eleven 24'x20' material storage bunkers in this area. 22 additional bunkers are reserved for future expansion of the landscape supply and can be viewed on the updated site plan. Once these bunkers are constructed, there will be a total of 33 bunkers. Table 12.140.05(1) of the Columbia County Zoning Ordinance outlines minimum parking requirements. For the contractor shop and mini-warehouses, a minimum of one parking stall must be provided for each employee on the largest working shift. This equates to a total of three spaces needed at this time. For retail sales, a minimum of one parking space for each 300 feet of gross floor area devoted to retail sales is required. Retail sales are expected to occupy approximately 900 square feet of the building, thus requiring another 3 parking spaces. A minimum of 6 stalls is required; however, the application notes 14 parking spaces will be provided. Section 12.140.05 of the Columbia County Zoning Ordinance requires parking areas to be paved and also requires all parking areas intended for ten or more stalls to be marked (striped).

Landscaping will run along the side and front property lines. A vegetated berm 20 feet in width and six feet in height will be installed along the north and northeast property lines, with a culvert installed for drainage purposes. A six-foot-tall fence will be installed along the east and west property lines. The fence will be required to maintain a minimum ten-foot setback to the east and west property lines. Lighting must meet the standards of Section 12.140.07, including careful orientation so that the lighting element (or transparent shield) is not visible from the adjacent properties or roads. The applicant is proposing to install dusk to dawn lights. Signage shall meet the requirements of Section 12.145, and the applicant is proposing a single freestanding sign along County Highway CS-J. Filling and grading in excess of one acre will require a land disturbance permit from the Department, and erosion control and stormwater management plans will need to be developed as part of this permit review.

Town Board Action:

The Dekorra Town Board met on July 14, 2026 and recommended approval of the Conditional Use Permit with conditions.

Standards for Review:

The proposed use complies with the General Criteria of Section 12.150.07(4) of the Columbia County Zoning Ordinance. See Attachment A for more details.

Recommendation:

Staff recommends approval of the Conditional Use Permit for mini-warehouses and a contractor shop with outdoor retail sales, subject to the adoption of the following recommended Findings, Conclusions, and Conditions.

Recommended Findings of Fact:

1. Upon review of the guidelines in Section 12.150.07(4) of the Columbia County Zoning Ordinance, and with the explanation of the criteria in Attachment A of the Staff Report, the Committee finds the following:
 - a. Mom's Mini-Warehouses Inc c/o Gene Elsing is the owner of the subject property.
 - b. Dylan and Marquette Falk are the applicants for a Conditional Use Permit.
 - c. Dylan and Marquette Falk are requesting a Conditional Use Permit to construct mini-warehouses and operate a contractor shop with outdoor retail sales within the C-2 General Commercial zoning district.
 - d. The property is already developed with three mini-warehouses on site.
 - e. The establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare of the occupants of surrounding lands.
 - f. The use will be designed, constructed, operated, and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area such that the use will substantially impair or diminish the use, value, or enjoyment of existing or future permitted uses in the area.
 - g. The erosion potential of the site, based on topography, drainage, slope, soil type, and vegetative cover is minimal.
 - h. There is no existing or anticipated water pollution including sedimentation, and no impacts on floodplain and wetlands.
 - i. Access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow.
 - j. The Conditional Use shall conform to the standards of the applicable district(s) in which it is located.

Recommended Conclusions of Law:

1. The subject property is located in the Town of Dekorra and is zoned C-2 General Commercial.
2. Mini-warehouses are a conditional use within the C-2 General Commercial zoning district.
3. A contractor shop is a conditional use within the C-2 General Commercial zoning district.
4. Outdoor retail sales is a conditional use within the C-2 General Commercial zoning district.
5. The proposed use is consistent with the purpose and intent of the Columbia County Zoning Ordinance.
6. Dylan and Marquette Falk are the petitioners for a Conditional Use Permit. The petition followed the procedures of Section 12.150.07(3) of the Columbia County Zoning Ordinance.
7. The petitioner is proposing to construct mini-warehouses and a contractor shop with outdoor retail sales on the property, which is allowed as a Conditional Use under Table 12.115.02(1).
8. The Dekorra Town Board has reviewed and recommended approval of the Conditional Use Permit, with conditions, in accordance with Section 12.150.07 of the Columbia County Zoning Ordinance.
9. The Columbia County Planning and Zoning Committee has the authority under Sections 12.150.03(2)(b) and 12.150.07 of the Columbia County Zoning Ordinance to conduct public hearings, review, and decide on requests for Conditional Use Permits.

Recommended Conditions for the Decision:

1. The Conditional Use Permit shall be secured through the issuance of at least one zoning permit within 12 months of the date of approval of the Conditional Use Permit.
2. A new Emergency Response Number shall be obtained for the contractor's shop.
3. Parking areas shall be paved with a dustless hard, all-weather surface (such as asphalt or concrete), and graded and drained to prevent the accumulation of surface waters. A minimum of six (6) parking stalls shall be established with this use. Additional parking may be provided in accordance with ordinance minimums. Parking areas shall be paved within 36 months of approval of this Conditional Use Permit. Once the number of parking spaces exceeds 10, all parking areas shall be marked (striped) in a manner which clearly indicates required parking spaces.
4. Landscaping, including the proposed berm, shall be installed within 12 months of the date of this Conditional Use Permit. Evergreens shall be a minimum of 4' tall, deciduous trees shall have a minimum caliper of 2", and shrubs shall be at least one foot tall at the time of planting. The existing vegetative buffer along the southern end of the property shall be included to meet the screening purposes of this condition.

All landscaping shall be maintained. Any dead, diseased, or dying vegetations shall be replaced with a similar species.

5. Hours of operation for the contractor shop shall be limited to 6:00 am to 8:00 pm Monday through Saturday. Hours may vary based on project requirements or seasonal needs. Hours of operation for the landscape supply sales shall be limited to 8:00 am and 6:00 pm Monday through Friday and 8:00 am to 12:00 pm on Saturday.
6. The mini-warehouse facility may be accessed 24/7 by tenants; however, the site shall be secured via locked gate and keypad.
7. No business activity, other than the approved contractor's shop, shall be operated from or outside of any portioned area within a mini-warehouse.
8. The property shall not involve the on-site holding, storage, or disposal of hazardous wastes as defined by State Statutes.
9. Outdoor storage areas associated with the mini-warehouse use shall remain smaller in footprint than the aggregate footprint of all mini-warehouse buildings on site. As additional mini-warehouses are constructed, up to the approved site plan maximum of six, additional outdoor storage space may be added, provided that it continues to remain smaller in footprint than the physical buildings. A site plan outlining the updated outdoor storage space shall be included with the zoning permit application for development of any new warehouse.
10. The site shall be developed in accordance with the approved site plan. Any amendments to the site plan shall be reviewed and approved by the Planning and Zoning Department, with significant changes being referred to the Town and Planning and Zoning Committee for action.
11. The location of parking, storage of materials, machinery and equipment, and the location of business operations, all associated with the contractor's shop, shall be located within the areas delineated on the approved Site Plan.
12. Signage shall comply with Section 12.145 of the Columbia County Zoning Ordinance.
13. Lighting for the facility shall be oriented so that the lighting element (or transparent shield) is not visible from the adjacent properties or roads. The use of shielded luminaries and careful placement of fixtures is encouraged to facilitate compliance with this requirement.
14. The owner shall comply with and obtain all necessary permits required by applicable federal, state and local regulations.
15. The Planning and Zoning Department shall have the right of inspection for the purpose of determining compliance with this permit during normal working hours or upon reasonable notice outside of normal hours.
16. If the Planning and Zoning Committee finds that the review criteria of Subsection 12.150.07(4) of the Columbia County Zoning Code, or the conditions stipulated in the Committee Decision, are not being complied with, the Planning and Zoning Committee, after a public hearing, may revoke the Conditional Use Permit.
17. Any agreement(s) or condition(s) pertaining to this Conditional Use Permit between the Town of Dekorra and Dylan and Marquette Falk or Gene Elsing of Mom's Mini-Warehouses Inc. are hereby incorporated as part of this Conditional Use Permit; however, the County is not responsible for enforcing said agreement(s) or condition(s), unless an individual point of the agreement(s) or condition(s) is specifically included above as a condition of approval. Any additional Town agreements or conditions are listed below. In the event that the Town submits a finding of noncompliance with any of the item(s) listed below, for which the County has not assumed direct enforcement authority, upon written request by the Town, the County reserves the right to review the Conditional Use Permit.
 - a. Prior to the issuance of a building permit for the contractor's shop, the owner shall obtain site plan approval from the Town in accordance with Section 11.04 of the Town's ordinances. Site plan approval shall also include approval of a landscape plan, lighting plan, signage plan, grading plan, stormwater, and erosion control plan, building elevations including building materials and colors.

Section 12.150.07(4): Criteria for review of all Conditional Uses

Re: Public Hearing Item 7: Mom's Mini-Warehouses CUP

**Staff comments are italicized after each review item.*

Review Criteria. In reviewing the conditional use permit the Planning and Zoning Committee shall use the following as guides for making a decision.

- (1) The establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare of the occupants of surrounding lands. *The use, if developed in accordance with the conditions of approval and the zoning ordinance requirements, should not change or affect the public health, safety or general welfare of the occupants of surrounding lands.*
- (2) The use will be designed, constructed, operated, and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area such that the use will substantially impair or diminish the use, value, or enjoyment of existing or future permitted uses in the area. *The development will fit into the essential character of the area. Plans include improving the existing use on the property, as well as adding landscaped screening and reducing outdoor storage.*
- (3) The erosion potential of site based on topography, drainage, slope, soil type, and vegetative cover. *Proper erosion control measures will be required during development to help alleviate any issues.*
- (4) The prevention and control of water pollution including sedimentation, and the potential impacts on floodplain and wetlands. *There are no wetlands or floodplain near the development.*
- (5) The site has adequate utilities, including if necessary acceptable disposal systems. *The property is located within the Dekorra Utility District. There is no connection on the site currently; however, connection will be required when development of the retail sales occurs.*
- (6) Access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow. *Ingress and egress to the site is from an existing driveway off County Highway CS-J. The level of activity from the proposed use will increase traffic activity on County Highway CS-J; however, congestion potential is limited.*
- (7) The Conditional Use shall conform with the standards of the applicable district(s) in which it is located. *The proposed use must comply with the conditions of approval as well as the standards set forth within the Columbia County Zoning Code.*

MOM'S MINI-WAREHOUSE/FALK CUP

1:3,366
Columbia County
Land Information Department
June 1, 2026

