



## MAYOR AND COUNCIL COMMUNICATION

DATE: 11/15/2016

**REGULAR**

ITEM #: 28

**AGENDA ITEM:** Sign Variance for 4201 Manning Avenue North

**SUBMITTED BY:** Emily Becker, City Planner

**THROUGH:** Kristina Handt, City Administrator

**REVIEWED BY:** Stephen Wensman, Planning Director

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### **BACKGROUND:**

River Country Cooperative has requested a variance from the maximum surface area requirements of wall and canopy signs. The Manning Avenue corridor project will relocate the corridor from the west side of the subject property to the east side. The realignment project's purpose is to improve operations and safety along the corridor to accommodate current and future traffic levels. The building currently faces the corner of Manning Avenue and Stillwater Boulevard (Highway 5), and the aforementioned project will change the configuration of the streets so that traffic will now travel behind the building. Reorientation of the building is obviously unfeasible, and so the applicant is requesting a variance that will increase visibility of the business.

The property was granted a variance in 1999 that allowed the pylon and monument signs that are currently on the property. The locations of these signs will be moved. Additionally, the applicant would like to erect signs that display the name of the gas station, 'Holiday,' on the "short" ends of the canopy, as most of the "long" ends of the canopy no longer face traffic. Sign Regulations of the Zoning Code, however, only allow 15% sign coverage of the façade of a canopy and reduce the allotted amount of wall sign coverage of the building by 50%. Due to aforesaid circumstances, the applicant is requesting a variance from these restrictions.

### **ISSUE BEFORE COUNCIL:**

The Council is respectfully requested to consider the request for a variance for the subject property from the maximum surface area requirements of wall and canopy signs

### **PROPOSAL DETAILS/ANALYSIS:**

**Applicable Zoning Regulations.** 154.212 *Sign Regulations* of the Zoning Code, Subdivision H.: *Regulations Pertaining to Specific Sign Type*

#### 1. *Wall Signs*

- a. Number. No building occupant shall display more than one wall sign per street frontage except as provided below:
  - ii. Up to three ancillary wall signs may be displayed on buildings measuring at least 100 feet in length along the front lot line. Any ancillary sign displayed under

this paragraph shall not exceed 50% of the net area or 50% of the height of the largest permitted wall sign displayed on that façade, nor shall the aggregate area of the ancillary signs exceed 50% of the net area of such wall sign.

b. Surface Area. The total permitted sign surface area of all wall signs on a façade shall not exceed one (1) square foot of signage for each lineal foot of building frontage that is coterminous with the occupancy to which the sign refers, unless a different amount allocated to the building occupant is identified in an approved Comprehensive Sign Plan pursuant to §154.212.I. In addition, no individual wall sign shall exceed one hundred (100) square feet in area.

5. Canopy and Awning Signs. The use of canopy and awning signs reduces the maximum area of any allowed wall sign by half. Canopy and awning signs are subject to the following provisions:

a. Surface Area. The sign surface area of a canopy or awning sign shall not exceed fifteen (15) percent of the area of the vertical section of the canopies and awnings. The area of the vertical section of the canopies and awnings is calculated as the difference between the highest and lowest point on the canopy or awning multiplied by the length of the canopy or awning measured parallel to the façade upon which it is attached.

7. *Sign Illumination.*

e. *Brightness Limitation.* Cannot exceed 3 foot candles on the front lot line and one foot candle at all other lot lines, measured three feet above the surface of the ground or fifty foot candles measured perpendicular to the face of the sign from a distance equal to the narrowest dimension of the sign.

f. *Glare.* All artificial illumination shall be so designed, located, shielded and directed so as to prevent the casting of glare or direct light up adjacent public right-of-way or surrounding property.

**Existing Signs (permitted in 2011)**

- 46 square-foot signs on one long side of both canopies
- 10 square-foot signs on both short sides of both canopies
- 96 square-foot pylon sign 19 feet in height (allowed by variance granted in 1999)
- 55 square-foot (of sign area) monument sign nine feet in height and 11 feet wide (allowed by variance granted in 1999)
- Carwash exit and entrance signs on building

**Proposed Signs**

<b>Canopy #1 (see Section 154.212 Subd. (H) (5) above for regulations)</b>				
<b>Side</b>	<b>Area (sq. ft.)</b>	<b>15% Max. Allowed (sq. ft.)</b>	<b>Requested Area (sq. ft.)</b>	<b>Variance Amount (sq. ft.)</b>
North	280	42	47.51	5.51
West	91	13.65	47.51	33.86
South	280	42	0	None
East	91	13.65	47.51	33.86

<b>Canopy #2 (see Section 154.212 Subd. (H) (5) above for regulations)</b>
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Side	Area (sq. ft.)	15% Max. Allowed (sq. ft.)	Requested Area (sq. ft.)	Variance Amount (sq. ft.)
North	280	42	0	None
West	91	13.65	47.51	33.86
South	280	42	0	None
East	91	13.65	47.51	33.86

<b>Building (see Section 154.212 Subd. (H) (1) &amp; (H) (5) above for regulations)</b>				
Building Side	Length (ft.)	Allowed (reduced by 1/2 due to canopy signs) (sq. ft.)	Requested Area (sq. ft.)	Variance Amount (sq. ft.)
North	86.66	43.33	80.13	36.8
South	86.66	43.33	80.13	36.78

**Pylon & Monument Signs (see Section 154.212 Subd. (H) (7) above for regulations)**

Adding internal lighting and changing location. The applicant will need to have the City approve the new locations of the pylon and monument signs. The applicant has provided a photometric plan of the proposed illumination of the signs, and it adheres to City Code.

**Required Findings:**

- The attached Resolution details recommended findings.

**Conditions:**

- The attached Resolution details recommended conditions.

**FISCAL IMPACT:**

Staff foresees no fiscal impact to the City by granting or denying this variance. The applicant believes that the variance is needed in order for the business to remain viable after the realignment project.

**PLANNING COMMISSION/PUBLIC HEARING:**

A public hearing was held on the proposed variance at the October 24, 2016 Planning Commission meeting. The meeting minutes are attached to this report. No one from the public spoke at the meeting, and the Commission recommended approval of the variance request with an affirmative vote of 7-0.

**OPTIONS:**

The Council may:

- Approve the variance request.
- Deny the variance request.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of the request made by River Country Cooperative for a variance from the maximum surface area requirements of wall and canopy signs, subject to outlined conditions of approval with the following motion:

***“Move to approve Resolution 2016-100 approving a variance the maximum surface area requirements of wall and canopy signs for the property located at 4201 Manning Avenue North, subject to the conditions of approval.”***

**ATTACHMENTS:**

- Resolution 2016-100
- Planning Commission packet 10.24.16

**CITY OF LAKE ELMO  
WASHINGTON COUNTY  
STATE OF MINNESOTA**

**RESOLUTION 2016-100**

*A RESOLUTION APPROVING A VARIANCE FROM THE MAXIMUM SURFACE AREA  
REQUIREMENTS OF WALL AND CANOPY SIGNS*

**WHEREAS**, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

**WHEREAS**, River Country Cooperative, 9072 Cahill Avenue, Inver Grove Height, MN 55076, (the “Applicant”) has submitted an application to the City of Lake Elmo (the “City”) for a variance from the maximum surface area requirements of wall and canopy signs.; and

**WHEREAS**, notice has been published, mailed and posted pursuant to the Lake Elmo Zoning Ordinance, Section 154.102; and

**WHEREAS**, the Lake Elmo Planning Commission held a public hearing on said matter on October 24, 2016; and

**WHEREAS**, the Lake Elmo Planning Commission has submitted its report and recommendation to the City Council as part of a Staff Memorandum dated November 1, 2016; and

**WHEREAS**, the City Council considered said matter at its November 1, 2016 meeting.

**NOW, THEREFORE**, based on the testimony elicited and information received, the City Council makes the following:

**FINDINGS**

- 1) That the procedures for obtaining said Variance are found in the Lake Elmo Zoning Ordinance, Section 154.109.
- 2) That all the submission requirements of said Section 154.109 have been met by the Applicant.
- 3) That the proposed variance is from the maximum surface area requirements of wall and canopy signs.

- 4) That the Variance will be located on property legally described as follows: PT SE1/4-SE1/4 COM AT SE COR OF SEC 12 THEN N ALONG E LINE SD SEC 12 FOR 356.5 FT TO ITS INTSEC WITH NLY R/W LINE OF COUNTY HWY 14 SD INTSEC BEING PT OF BEG THIS DES THEN CONTINUE N ALONG SD E LINE OF SEC 12 FOR 633.5 FT THEN DEFLECTED TO LEFT FOR 26 DEG30' FOR 299.4FT TO ITS INTSEC WITH SLY R/W LINE OF MINN HWY 212 THEN SWLY ALONG SD SLY R/W LINE SD HWY 212 FOR 187.8 FT THEN SLY A- LONG SD R/W LINE OF HWY 212 FOR 165.8 FT TO ITS INTSEC WITH ELY R/W LINE OF COUNTY HWY 14 THEN SELY ALONG SD ELY R/W OF SD COUNTY HWY FOR 680 FT M/L TO PT OF BEG EXCEPT TO HWY Section 12 Township 029 Range 021. PID # 12.029.21.44.0005.
  
- 5) That the strict enforcement of Zoning Ordinance would cause practical difficulties and that the property owner proposes to use the property in a reasonable manner not permitted by an official control.  
*The Applicant claims that the strict enforcement of the City's sign regulations as it pertains to maximum canopy and wall sign surface area would cause practical difficulties, as Manning Avenue has been reconfigured and will abut the back side of the building and shorter sides of the canopies. The Applicant would like to retain visibility with this new configuration. The Applicant is not changing the current use of the property.*
  
- 6) That the plight of the landowner is due to circumstances unique to the property not created by the landowner.  
*The reconfiguration of Manning Avenue was not created by the landowner.*
  
- 7) That the proposed variance will not alter the essential character of the locality in which the property in question is located.  
*The proposed elements should not diminish or negatively affect the essential character of the neighborhood. The new or adjusted signage is intended to update and refresh the facility while solving visibility issues associated with pending road and access changes.*
  
- 8) That the proposed variance will not impair an adequate supply of light and air to property adjacent to the property in question or substantially increase the congestion of the public streets or substantially diminish or impair property values within the neighborhood.  
*Exceeding the maximum-allowed sign surface area of the canopy and wall will not impair an adequate supply of light and air to adjacent properties, increase congestion, or impair property values but will help the business remain viable.*

### CONCLUSIONS AND DECISION

Based on the foregoing, the Applicant's application for a Variance is granted, subject to the following conditions:

- 1) The new locations of the ground sign and pylon sign shall be approved by the City and must adhere to all setback and other Code requirements.
- 2) All lighting must adhere to City's Lighting, Glare Control, and Exterior Lighting Standards.

- 3) The erected signs shall not exceed the proposed square footage described in the Council Memorandum dated November 1, 2016.

Passed and duly adopted this 1<sup>st</sup> day of November, 2016 by the City Council of the City of Lake Elmo, Minnesota.

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Michael Pearson, Mayor

ATTEST:

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Julie Johnson, City Clerk



PLANNING COMMISSION  
DATE: 10/24/2016  
AGENDA ITEM: 4A – PUBLIC HEARING  
CASE # 2016-47

ITEM: Sign Variance for 4201 Manning Avenue North

SUBMITTED BY: Emily Becker, City Planner

REVIEWED BY: Stephen Wensman, Planning Director

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### **SUMMARY AND ACTION REQUESTED:**

The Planning Commission is being asked to hold a public hearing and consider a request from River Country Cooperative for a variance from the maximum surface area requirements of wall and canopy signs.

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### **GENERAL INFORMATION**

*Applicant:* River Country Cooperative

*Property Owners:* River Country Cooperative

*Location:* 4201 Manning Avenue North

*Request:* Variance from maximum surface area requirements of wall and canopy signs

*Existing Land Use:* Gas station and car wash

*Surrounding Land Use:* Commercial to the West and Southeast, Rural Transitional to the Northeast, Limited Density Residential – Planned Unit Development to the North, and Hudson Boulevard and I-94 to the South

*Existing Zoning:* Convenience Commercial

*Comprehensive Plan:* Commercial

*History:* The site plan for a gas station at this property was approved by City Council in 1999, along with a sign variance that permitted a 19' tall, 96 square-foot pylon sign and 9' X 11' monument sign.

*Deadline for Action:* Application Complete – 9/26/2016  
60 Day Deadline – 11/25/2016  
Extension Letter Mailed – N/A  
120 Day Deadline – N/A

*Applicable Regulations:* Article III – Administration and Enforcement  
Article V – General Regulations

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## REQUEST DETAILS:

The Manning Avenue corridor project will relocate the corridor from the west side of the subject property to the east side. The realignment project's purpose is to improve operations and safety along the corridor to accommodate current and future traffic levels. The building currently faces the corner of Manning Avenue and Stillwater Boulevard (Highway 5), and the aforementioned project will change the configuration of the streets so that traffic will now travel behind the building. Reorientation of the building is obviously unfeasible, and so the applicant is requesting a variance that will increase visibility of the business.

The property was granted a variance in 1999 that allowed the pylon and monument signs that are currently on the property. The locations of these signs will be moved. Additionally, the applicant would like to erect signs that display the name of the gas station, 'Holiday,' on the "short" ends of the canopy, as most of the "long" ends of the canopy no longer face traffic. Sign Regulations of the Zoning Code, however, only allow 15% sign coverage of the façade of a canopy and reduce the allotted amount of wall sign coverage of the building by 50%. Due to aforesaid circumstances, the applicant is requesting a variance from these restrictions.

## PLANNING AND ZONING ISSUES:

**Applicable Zoning Regulations.** 154.212 *Sign Regulations* of the Zoning Code, Subdivision H.: *Regulations Pertaining to Specific Sign Type*

### 1. Wall Signs

- a. Number. No building occupant shall display more than one wall sign per street frontage except as provided below:
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- b. Surface Area. The total permitted sign surface area of all wall signs on a façade shall not exceed one (1) square foot of signage for each lineal foot of building frontage that is coterminous with the occupancy to which the sign refers, unless a different amount allocated to the building occupant is identified in an approved Comprehensive Sign Plan pursuant to §154.212.I. In addition, no individual wall sign shall exceed one hundred (100) square feet in area.

5. *Canopy and Awning Signs.* The use of canopy and awning signs reduces the maximum area of any allowed wall sign by half. Canopy and awning signs are subject to the following provisions:

- a. Surface Area. The sign surface area of a canopy or awning sign shall not exceed fifteen (15) percent of the area of the vertical section of the canopies and awnings. The area of the vertical section of the canopies and awnings is calculated as the difference between the highest and lowest point on the canopy or awning multiplied by the length of the canopy or awning measured parallel to the façade upon which it is attached.

## 7. Sign Illumination.

e. *Brightness Limitation.* Cannot exceed 3 foot candles on the front lot line and one foot candle at all other lot lines, measured three feet above the surface of the ground or fifty foot candles measured perpendicular to the face of the sign from a distance equal to the narrowest dimension of the sign.

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### Pylon & Monument Signs (see Section 154.212 Subd. (H) (7) above for regulations)

Adding internal lighting and changing location.

Pylon Variance	Height (ft.)	Square Footage
Allowed by Variance	19	96
Allowed at time of Variance	6	30
Allowed Today	Pylon Signs Not allowed	

Monument Sign	Height (ft.)	Square Footage
Allowed by Variance	9	55
Allowed at time of Variance	6	30
Allowed Today	10	72

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## REVIEW AND ANALYSIS/DRAFT FINDINGS

An applicant must establish and demonstrate compliance with the variance criteria set forth in Lake Elmo City Code Section 154.017 before an exception or modification to city code requirements can be granted. These criteria are listed below, along with comments from Staff regarding applicability of these criteria to the applicant's request.

- 1) **Practical Difficulties.** A variance to the provision of this chapter may be granted by the Board of Adjustment upon the application by the owner of the affected property where the strict enforcement of this chapter would cause practical difficulties because of circumstances unique to the individual property under consideration and then only when it is demonstrated that such actions will be in keeping with the spirit and intent of this chapter. Definition of practical difficulties - "Practical difficulties" as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control.

*FINDINGS: The Applicant claims that the strict enforcement of the City's sign regulations as it pertains to maximum canopy and wall sign surface area would cause practical difficulties, as Manning Avenue has been reconfigured and will abut the back side of the building and shorter sides of the canopies. The Applicant would like to retain visibility with this new configuration. The Applicant is not changing the current use of the property.*

- 2) **Unique Circumstances.** The plight of the landowner is due to circumstances unique to the property not created by the landowner.

*FINDINGS: The Manning Avenue reconfiguration was not created by the landowner.*

- 3) **Character of Locality.** The proposed variance will not alter the essential character of the locality in which the property in question is located.

***FINDINGS:** The proposed elements should not diminish or negatively affect the essential character of the neighborhood. The new or adjusted signage is intended to update and refresh the facility while solving visibility issues associated with pending road and access changes.*

- 4) **Adjacent Properties and Traffic.** The proposed variance will not impair an adequate supply of light and air to properties adjacent to the property in question or substantially increase the congestion of the public streets or substantially diminish or impair property values within the neighborhood.

***FINDINGS.** Exceeding the maximum-allowed sign surface area of the canopy and wall will not impair an adequate supply of light and air to adjacent properties, increase congestion, or impair property values but will help the business remain viable.*

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**RECOMMENDATION:**

**Staff recommends that the Planning Commission recommend approval of the request from River Country Cooperative for a variance from the City’s Sign Regulations pertaining to maximum canopy and wall sign area for the property located at 4201 Manning Avenue North, with the following conditions:**

**Conditions:**

- 1) The new locations of the ground sign and pylon sign shall be approved by the City and must adhere to all setback and other Code requirements.
- 2) All lighting must adhere to City’s Lighting, Glare Control, and Exterior Lighting Standards.
- 3) The erected signs shall not exceed the proposed square footage described herein.

***“Move to recommend approval of the request from River Country Cooperative for a variance from the City’s Sign Regulations pertaining to maximum canopy and wall sign area for the property located at 4201 Manning Avenue North, subject to outlined conditions.”***

**ATTACHMENTS:**

- 1) Variance application
- 2) Sign elevation drawings
- 3) Manning Avenue Realignment Concept
- 4) Previously-granted variance, Resolution No. PZ99-48

**ORDER OF BUSINESS:**

- Introduction .....Planning Staff
- Report by Staff .....Planning Staff
- Questions from the Commission ..... Chair & Commission Members
- Open the Public Hearing .....Chair
- Close the Public Hearing.....Chair
- Discussion by the Commission ..... Chair & Commission Members
- Action by the Commission..... Chair & Commission Members

# RIVER COUNTRY COOPERATIVE



*Elements for life*

To whom it may concern:

River Country Cooperative has been a long time business member of the Lake Elmo community for the past 80 years. Since 2000, we have been proudly serving Lake Elmo retail customers at our site on the corner of Hwy 5 and Manning Ave. We have invested millions of dollars in this site to serve the residents with up to date facilities. We are proud to be part of this community. Four years ago, we chose to brand with Holiday to keep us a relevant retailer in the convenience store world. We plan to continue to invest in this location to keep serving Lake Elmo residents. We have known for the past 2 years that the Manning Ave corridor project was coming and was going to impact our business at this site.

With the proposal for the change to the Manning Ave corridor by our site located at 4201 Manning we are looking for some consideration to make our business visible to customers that will now travel behind our location. Our business orientation is directed to the current corner of Manning Ave and Hwy 5, Stillwater Blvd. After this change, any potential customers would be looking at the backside of our building. This would cause us to be either; an unrecognizable business type or lose the power of the brand that we have chosen to partner with at this location. Consequently, losing this visibility would be extremely detrimental to our current customer base or any new potential customers passing behind our location. We deem it would be unfeasible to reorient the building a complete 180 degrees to face the new pathway of our customer base. With that said, we are looking to replace this visibility loss with the modifications to the property with the following sign and lighting projects to keep us visible and competitive in the community of Lake Elmo.

Sincerely,

John Duchscherer, CEO



- ① NEW 27" LOGO & LETTERS
- ② EXISTING 27" LOGO & LETTERS
- ③ NEW 27" LOGO & LETTERS
- ④ NEW 22" CARWASH LETTERS
- ⑤ ENTER/ EXIT SIGNS ON BUILDING

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:

**HOLIDAY STATION**

Date:

**8/17/16**

Prepared By:

**RM**

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

Location:

**LAKE ELMO, MN**

File Name:

**150162 - LAKE ELMO, MN - SIGN PACKAGE**

Eng:

-

**persona**  
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY  
700 21st Street Southwest  
PO Box 210  
Watertown, SD 57201-0210  
1.800.843.9888 • www.personasigns.com





EXISTING:



PROPOSED




GRAPHIC DETAIL  
SCALE: 3/8" = 1'-0"

No change to signage square footage  
Adding LED

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: <b>HOLIDAY STATION</b>	Date: <b>8/17/16</b>	Prepared By: <b>RM</b>	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 <b>personona</b> SIGNS   LIGHTING   IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: <b>LAKE ELMO, MN</b>	File Name: <b>150162 - LAKE ELMO, MN - SIGN PACKAGE</b>	Eng: -			



EXISTING:

PROPOSED




GRAPHIC DETAIL  
SCALE: 1/2" = 1'-0"

No change to signage square footage  
Adding LED

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

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Location: <b>LAKE ELMO, MN</b>	File Name: <b>150162 - LAKE ELMO, MN - SIGN PACKAGE</b>		Eng: -		





CANOPY FASCIA IS 3'-6" TALL AND 26' LONG = 91SF  
 15% OF FACE = 13.65SF SIGNAGE PERMITTED  
 PROPOSED SIGNAGE = 47.51SF  
 VARIANCE = 33.86SF



EXISTING:

PROPOSED



GRAPHIC DETAIL  
 SCALE: 1/2" = 1'-0"

APPROVAL BOX - PLEASE INITIAL		
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Location: <b>LAKE ELMO, MN</b>	File Name: <b>150162 - LAKE ELMO, MN - SIGN PACKAGE</b>		Eng: -

**persona**  
 SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY  
 700 21st Street Southwest  
 PO Box 210  
 Watertown, SD 57201-0210  
 1.800.843.9888 • www.personasigns.com

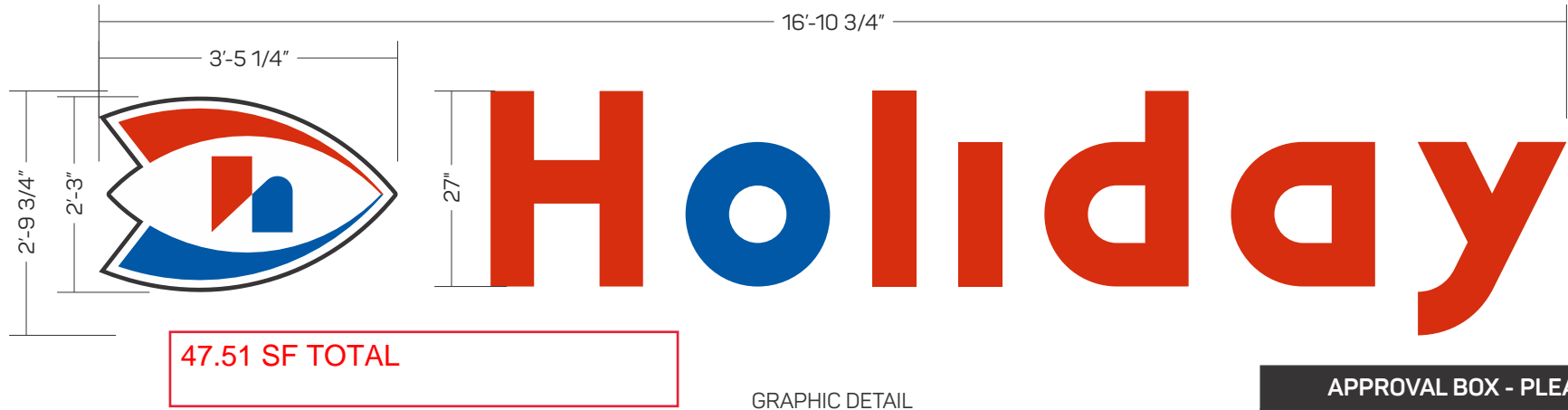


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EXISTING:

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**persona**  
 SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY  
 700 21st Street Southwest  
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CANOPY FASCIA IS 3'-6" TALL AND 80' LONG = 280SF  
 15% OF FACE = 42SF SIGNAGE PERMITTED  
 PROPOSED SIGNAGE = 47.51SF  
 VARIANCE = 5.51SF



BUILDING FACE IS 86.66' LONG  
 86.66SF SIGNAGE PERMITTED  
 PROPOSED SIGNAGE = 80.09SF  
 VARIANCE = NONE

EXISTING: PROPOSED



47.51 SF TOTAL  
 "HOLIDAY"

26.33 SF TOTAL  
 "CAR WASH"

6.29 SF TOTAL  
 "ENTER"

GRAPHIC DETAIL  
 SCALE: 1/2" = 1'-0"

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: <b>HOLIDAY STATION</b>	Date: <b>8/17/16</b>	Prepared By: <b>RM</b>	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 <b>personna</b> SIGNS   LIGHTING   IMAGE	<b>DISTRIBUTED BY SIGN UP COMPANY</b> 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: <b>LAKE ELMO, MN</b>	File Name: <b>150162 - LAKE ELMO, MN - SIGN PACKAGE</b>		Eng: -		



EXISTING:



PROPOSED

**APPROVAL BOX - PLEASE INITIAL**

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**persona**  
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY  
700 21st Street Southwest  
PO Box 210  
Watertown, SD 57201-0210  
1.800.843.9888 • www.personasigns.com

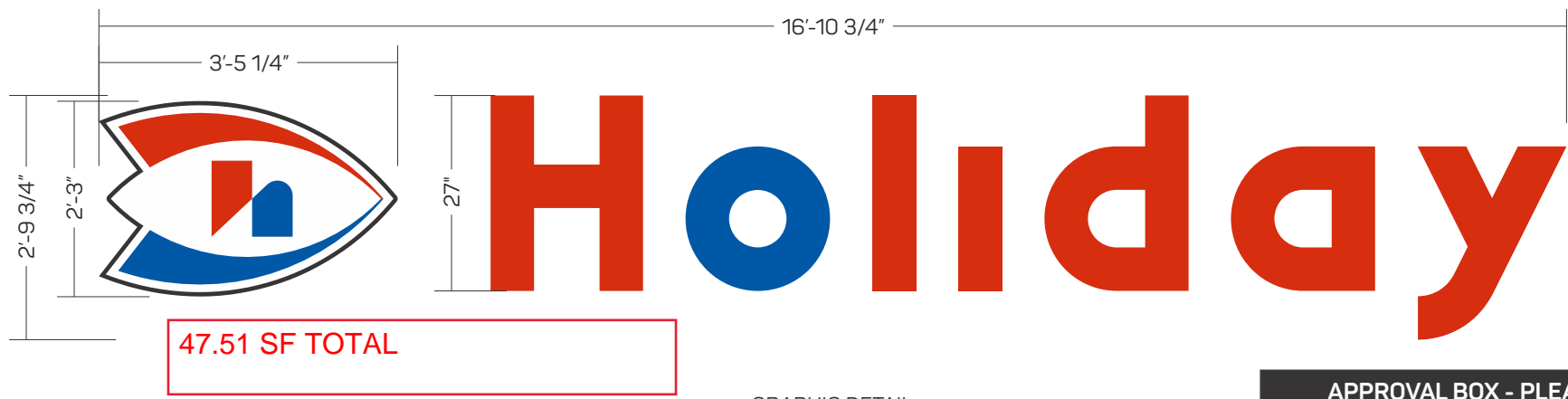


CANOPY FASCIA IS 3'-6" TALL AND 26' LONG = 91SF  
 15% OF FACE = 13.65SF SIGNAGE PERMITTED  
 PROPOSED SIGNAGE = 47.51SF  
 VARIANCE = 33.86SF



EXISTING:

PROPOSED



GRAPHIC DETAIL  
 SCALE: 1/2" = 1'-0"

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

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**persona**  
 SIGNS | LIGHTING | IMAGE

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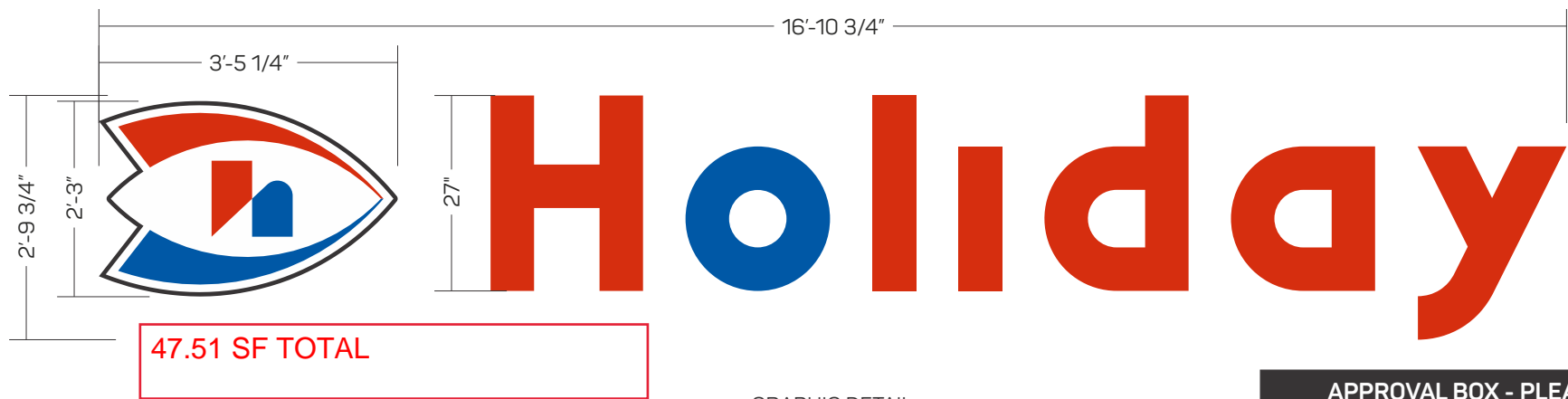


CANOPY FASCIA IS 3'-6" TALL AND 26' LONG = 91SF  
 15% OF FACE = 13.65SF SIGNAGE PERMITTED  
 PROPOSED SIGNAGE = 47.51SF  
 VARIANCE = 33.86SF



EXISTING:

PROPOSED



GRAPHIC DETAIL  
 SCALE: 1/2" = 1'-0"

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

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Location: <b>LAKE ELMO, MN</b>	File Name: <b>150162 - LAKE ELMO, MN - SIGN PACKAGE</b>	Eng: -			



CANOPY FASCIA IS 3'-6" TALL AND 80' LONG = 280SF  
 15% OF FACE = 42SF SIGNAGE PERMITTED  
 PROPOSED SIGNAGE = 0 SF  
 VARIANCE = NONE



BUILDING FACE IS 86.66' LONG  
 86.66SF SIGNAGE PERMITTED  
 PROPOSED SIGNAGE = 80.09SF  
 VARIANCE = NONE

EXISTING: PROPOSED



APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

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Location: <b>LAKE ELMO, MN</b>	File Name: <b>150162 - LAKE ELMO, MN - SIGN PACKAGE</b>		Eng: -		



TH 5 REALIGNMENT - CONCEPT C

PROJECT TERMINI  
14 - LANE SECTION  
TO CONTINUE UNDER  
ANOTHER PHASE

WASHINGTON COUNTY  
FAIRGROUNDS

MANNING AVENUE  
(CSAH 15)

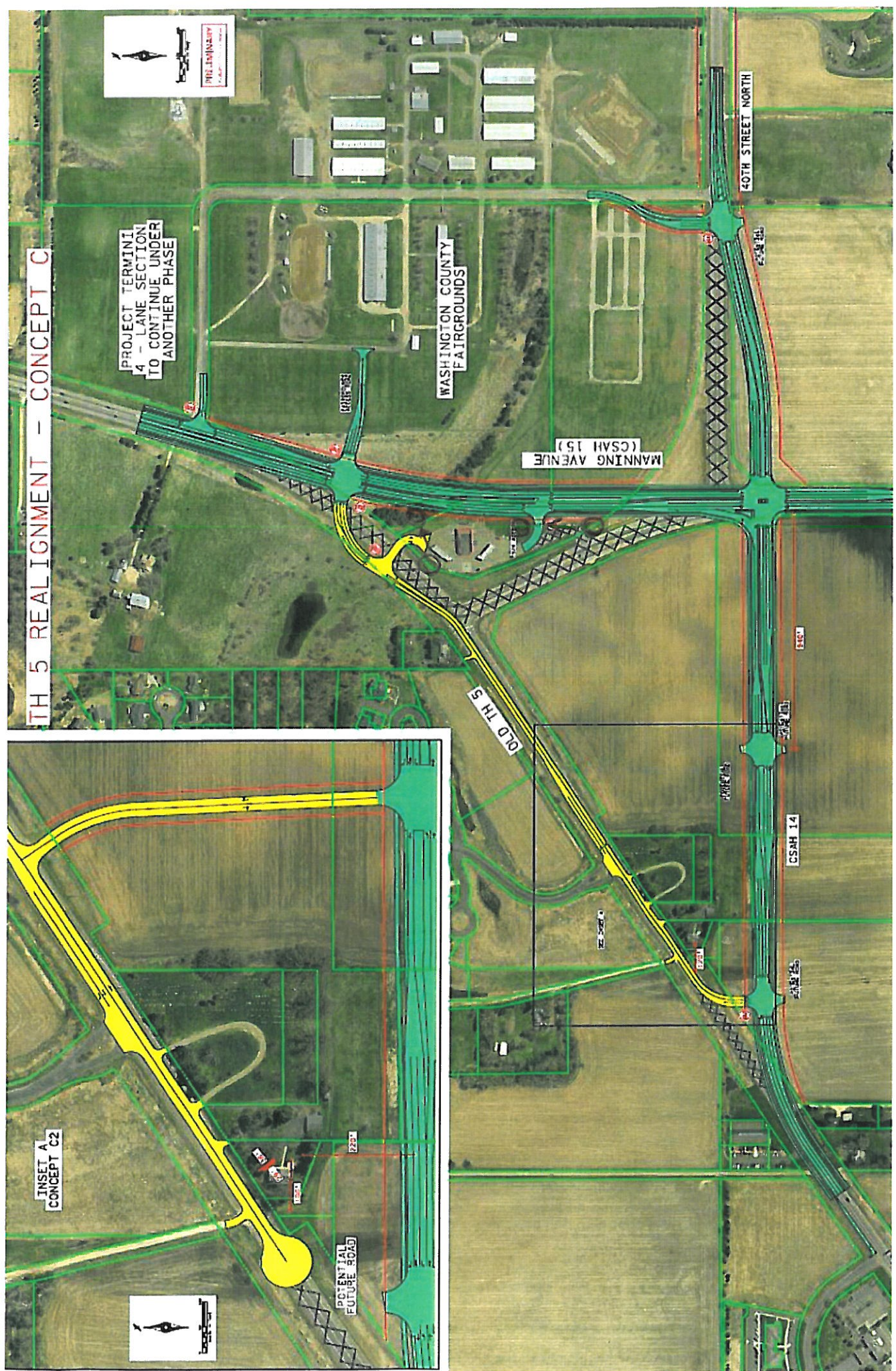
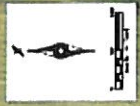
40TH STREET NORTH

OLD TH 5

CSAH 14

INSET A  
CONCEPT C2

POTENTIAL  
FUTURE ROAD





**CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA**

**RESOLUTION NO. PZ99-48**

**A RESOLUTION REGARDING A SIGN ORDINANCE VARIANCE  
FARMER'S UNION CO-OP OIL ASSOCIATION**

**WHEREAS**, the Lake Elmo Planning Commission has reviewed and heard testimony regarding the application of Farmer's Union Co-Op Oil Association to vary from the standards of Section 535 of the Lake Elmo City Code with respect to the property described as follows:

All that part of Southeast Quarter of Southeast Quarter (SE ¼ of SE ¼) of Section Twelve (12), Township Twenty-nine (29) North, Range Twenty-one (21) West, East Oakdale Township, Washington County, Minnesota, described as follows:

Commence at the Southeast Corner of Section Twelve (12), Township Twenty-nine (29) North of Range Twenty-one (21) West, East Oakdale Township, Washington County, Minnesota; thence North along the East line of said Section Twelve (12) for Three Hundred fifty-six and five tenths (356.5) feet to its intersection with the Northerly right-of-way line of County Highway No. 14, said intersection being the point of beginning of this description; thence continuing North along said East line of Section Twelve (12) for Six hundred thirty-three and five tenths (633.5) feet; thence deflected to the left for 26 degrees 30' (bearing of North 26 degrees 30' West) for Two hundred ninety-nine and four tenths (299.4) feet to its intersection with the Southerly right of way line of Minnesota Highway No. 212; thence Southwesterly along said Southerly right-of-way line of Minnesota Highway No. 212 for One hundred eighty-seven and eight tenths (187.8) feet; thence Southerly along said right-of-way line of Minnesota Highway No. 212; for One hundred sixty-five and eight tenths (165.8) feet to its intersection with the Easterly right-of-way of County Highway No. 14; thence Southeasterly along said Easterly right-of-way of County Highway No. 14 for Six hundred eighty (680.0) feet more or less to the point of beginning and is commonly known as 4201 Manning Avenue N., (Geo Code 12.029.21.44.0005).

**WHEREAS**, said variance are described as follows:

Variance from Section 535 of the City Code (Signs) to permit a pylon sign at the northeast corner of the site to be 19 feet in height and with 96 square feet per side sign surface area; and a monument at the southeast corner of the site 9 feet high and 11 feet wide, with a sign surface area of 55 square feet. The Code standards varied from are: a single freestanding ground sign of not more than 6 feet in height; and, 30 square feet of surface area per side.

**NOW, THEREFORE, BE IT RESOLVED**, that the Lake Elmo Planning Commission does hereby make the following findings concerning said variance:

1. The variances contribute to the public safety of Highway 5 and Manning Avenue by allowing motorists better visibility of information than code standard signage would allow in a high speed area.
2. The variances contribute to an effort by the current property owner to correct serious environmental and cosmetic site deficiencies created by others.
3. The exceptional circumstances that justify this request for variance include a mature tree line along the northeast corner of the property, these trees severely restrict vision. The proposed 19 foot high with 70 square feet per side sign surface area pylon sign is the minimum height that will be visible to fast moving traffic coming from Stillwater on Highway 5.

Another circumstance that creates a need for the second sign is the state's decision to move the applicant's Manning Avenue driveway more than a block to the south. This was due to the stop light and long median installed after the applicant purchased the property. Visible signage that clearly marks the southern driveway and helps slow down traffic in a timely manner will help create a safe turn opportunity.

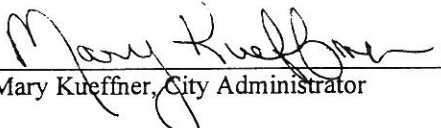
4. The variance in signage would allow the applicant to enjoy some of the same rights commonly enjoyed by other Lake Elmo properties and provide the applicant equal protection under the law. The ability to effectively relay brand and price information is a right commonly shared by all in this type of zoning.
5. Neither of the circumstances mentioned in #3 about are due to our actions. In addition to the pre-existing tree line Farmer's Union lost two curb cuts, one each on Hwy 5 and Manning Avenue. The state and county removed the remaining curb cuts further away from the intersection where speeds would be slower. They had no voice in this matter and received no compensation because of these mandates. The loss of curb cuts and the relocation of entrances are a special circumstance not endured by others in the same zoning district.
6. The variances do not provide the applicant a special privilege. To the contrary, they help partially correct special negative characteristics of the property.
7. The variance is not detrimental due to the circumstances dictated by the special characteristics of this unique property. To the contrary, it would help this contaminated site to be built upon.

**BE IT FURTHER RESOLVED**, that the Lake Elmo Planning Commission hereby approves the variances and issues this Order.

**ADOPTED**, by the Lake Elmo Planning Commission this 9th day of August, 1999.

\_\_\_\_\_  
Thomas Armstrong, Chairman  
Lake Elmo Planning Commission

ATTEST:

  
\_\_\_\_\_  
Mary Kueffner, City Administrator