

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2001-13

**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO ROBERT
ENGSTROM COMPANIES FOR THREE PERMANENT NEIGHBORHOOD
IDENTIFICATION SIGNS
AT FIELDS OF ST.CROIX I AND II**

WHEREAS, Robert Engstrom Companies has applied for a Conditional Use Permit for three permanent "Neighborhood Identification Signs"; at the Fields of St. Croix I and II projects. Signs are located at Linden Trail/State Highway 5; at Linden Trail/50th Street North; and at Little Bluestem Trail/State Highway 5. Each of the three signs is approximately 30 square feet in surface area; and, is located at the street right-of-way line.

WHEREAS, Section 535.07 Permitted Signs by Zoning District, Subd. 1G. Permitted Signs in Residential Districts of the Lake Elmo Municipal Code required a Conditional Use Permit to erect Neighborhood signs in the City of Lake Elmo; and

WHEREAS, the Lake Elmo Planning Commission, at its February 12, 2001 meeting, recommended that the City Council approve said Conditional Use Permit based on the following findings:

1. The Sign Ordinance does permit neighborhood identification signage upon approval of a Conditional Use Permit with no stated standards with regard to number of signs, sign location, sign area, or sign height.
2. The previously approved Conditional Use permits for signs of this type include Carriage Station where two signs/monuments for 24/40 square feet area, with one sign in a public street median, were approved for a neighborhood of 110 homes with two public street accesses.
3. The Fields 1./II. neighborhoods will total 112 new homes, with 3 public road accesses. Three signs are proposed of 30 square feet including the monument features.
4. The applicant's signage proposal is of similar scale to that the previously approved neighborhood identification signage for Carriage Station, particularly in relation to the similar scale of the neighborhood to be served and total street accesses – a somewhat objective measure of "neighborhood character".
5. The application generally responds to those applicable standards for approval of Conditional Use Permits specified by Section 300 of the City Code— as required.


NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE ELMO, MINNESOTA, that a Conditional Use Permit for three "Neighborhood Identification Signs" within the Fields of St. Croix I and II neighborhood, consistent with plans staff dated February 8, 2001, is hereby granted, subject to the following conditions:

1. The applicant and Fields of St. Croix Homeowner's Association provide the City a specific Hold Harmless Agreement for any and all future damage to the sign as the result of street maintenance and snow plowing by the City; and/or from any liability arising from the sign/monument.

2. The neighborhood identification signs shall not be lighted.
3. The replacement and maintenance of the signs shall be the responsibility of the Homeowner's Association.

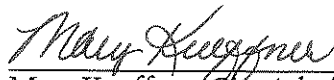
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ADOPTED this 6th day of March 2001, by the City Council for the City of Lake Elmo, Washington County, Minnesota.



Lee Hunt, Mayor

ATTEST:



Mary Kueffner, City Administrator