

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2001-14

A RESOLUTION GRANTING A
CONDITIONAL USE PERMIT TO SJW ENTERPRISES, LLC
FOR A PERMANENT NEIGHBORHOOD IDENTIFICATION SIGN
AT TANA RIDGE

WHEREAS, SJW Enterprises, LLC has applied for a Conditional Use Permit for a permanent "Neighborhood Identification Sign"; located at Lily Avenue/50th Street North, which is a boulder with approximately 40 square feet of surface area, with neighborhood identification applied to the face. The boulder is setback approximately 30 feet from 50th Street; is on the Lily Avenue right-of-way; and, is approximately 6 feet above adjacent grade.

WHEREAS, Section 535.07 Permitted Signs by Zoning District, Subd. 1G. Permitted Signs in Residential Districts of the Lake Elmo Municipal Code requires 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 includes Torre Pines where a sign/monument of 150 square feet area in a public street median was approved for a neighborhood of 24 homes with a single public street access/frontage.
3. The Tana Ridge neighborhood will total 20 new homes, with 1 public road access/entrance points. One sign is proposed, totaling 40 square feet, including the monument features.
4. The applicant's signage proposal is of lesser scale than the previously approved neighborhood identification signage for Torre Pines, particularly in relation to the similar scale of the neighborhood to be served – 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 a "Neighborhood Identification Sign" within the Tana Ridge neighborhood, consistent with plans staff-dated February 8, 2001, is hereby granted, subject to the following conditions:

1. The applicant and Tana Ridge 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 sign shall not be lighted.
3. The replacement and maintenance of the sign shall be the responsibility of the Homeowner's Association.

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

*Here are the two
resolutions for signs.
I don't know anything
about the liability
waivers and assume
Jerry is taking care of it
Oh, maybe we have?*

*If we do get them,
we should send them
to the applicants w/
a letter of transmittal
and close the file.
74- MK*