

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

**RESOLUTION NO. 2015-53**

*A RESOLUTION DENYING A ZONING TEXT AMENDMENT TO AMEND THE CITY'S SIGN  
ORDINANCE TO ALLOW FREESTANDING AND PYLON SIGNS ON PROPERTIES WITHIN  
CLOSE PROXIMITY TO INTERSTATE 94*

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

**WHEREAS**, Rihm Kenworth, 11530 Hudson Boulevard North, Lake Elmo, MN, (the "Applicant") has submitted an application to the City of Lake Elmo (the "City") for a Zoning Text Amendment to amend the City's Sign Ordinance to allow freestanding and pylon signs on commercial properties within close proximity to Interstate 94; and

**WHEREAS**, notice has been published, mailed and posted pursuant to the Lake Elmo Zoning Ordinance, Section 154.109; and

**WHEREAS**, the Lake Elmo Planning Commission held a public hearing on said matter on April 13, 2014; and

**WHEREAS**, the Lake Elmo Planning Commission has submitted its report and recommendation to the City Council as part of a Staff Memorandum dated May 5, 2015; and

**WHEREAS**, the City Council considered said matter at its May 5, 2015 meeting.

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

**FINDINGS**

- 1) That the procedures for requesting a Zoning Text Amendment are found in the Lake Elmo Zoning Ordinance, Section 154.105.
- 2) That all the submission requirements of said Section 154.105 have been met by the Applicant.
- 3) That the proposed Zoning Text Amendment includes the following components:
  - a) The amendment to the Sign Ordinance would allow freestanding and pylon signs on commercial properties within close proximity to Interstate 94; and

- b) That freeway signs only be permitted within 150 feet of the right-of-way of Interstate Highway 94.
- c) That these signs are not to exceed 150 square feet in area and 25 feet in height.
- 4) That the planning effort of the Gateway Corridor Gold Line Bus Rapid Transit (BRT) Project along Hudson Boulevard in Lake Elmo is not yet complete.
- 5) That the land use, built environment and design of Lake Elmo's I-94 Corridor is likely to significantly change as a result of the Gateway Corridor BRT planning process.
- 6) That increasing the commercial signage allowance prior to the Gateway Corridor BRT planning process being completed is not prudent at this time.
- 7) That the City has the ability to reevaluate the appropriate amount and type of commercial signage along the I-94 Corridor once the Gateway Corridor BRT planning process is complete.
- 8) That amending the City's sign ordinance to allow larger commercial signage along I-94 at this time is not consistent with the City's goal of maintaining a rural community as guided by the Comprehensive Plan.

### **CONCLUSIONS AND DECISION**

Based on the foregoing, the Applicant's application for a Zoning Text Amendment is denied.

Passed and duly adopted this 9<sup>th</sup> day of June 2015 by the City Council of the City of Lake Elmo, Minnesota.

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Mike Pearson, Mayor

ATTEST:

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Adam Bell, City Clerk