

To: HONORABLE MAYOR AND CITY COUNCIL.

FROM: Dave Maroney, Director of Economic Development and Planning.

SUBJECT: Mayo Clinic Health System Signage.

DATE: April 30, 2014.

BACKGROUND.

Mayo Clinic Health System – Cannon Falls has submitted an application for signage at the site of their new facility. The proposed signage plan includes: (a) two wall signs identifying the hospital/clinic (*Mayo Clinic Health System*) located on the west and south facades; (b) one freestanding entrance sign fronting County 24 Boulevard; (c) three directional signs; and (d) a wall sign identifying the *Emergency* entrance location. On April 14th the Planning Commission conducted a public hearing relating to the application and recommends approval of the proposed signage and CUP/Variance.

REQUESTED COUNCIL ACTION.

The Planning Commission recommends approval of a CUP and Variance to permit signage to be placed at the site of the new medical facility – the City Council is requested to approve the Resolution as recommended by the Planning Commission.

**CITY OF CANNON FALLS
GOODHUE COUNTY, MINNESOTA**

RESOLUTION NUMBER 2073

CONDITIONAL USE PERMIT/VARIANCE FOR MAYO SIGNAGE

WHEREAS, Mayo Clinic Health System Cannon Falls (Mayo) has made application for a Conditional Use Permit (“CUP”) and Variance to allow signage to be placed at the site of their new medical facility located at 32021 County 24 Boulevard (PID 52.392.0010); and

WHEREAS, the Planning Commission conducted a public hearing on April 14, 2014 to accept testimony relating to the application; and

WHEREAS, the Planning Commission finds that: (a) the sign proposal by Mayo for the new medical facility and site is not expected to adversely impact the general welfare, public health or safety of the neighborhood and the Highway Area Directional signs are reasonable given the magnitude of the project and location of the building from Highway 52 and County 24 Boulevard; (b) the proposal for signage is generally in harmony with the purpose and intent of the applicable zoning and sign regulations and will be consistent with the Comprehensive Plan and not alter the essential character of the locality; (c) practical difficulties including significant topography and road projects engineered by MnDOT (Highway 52) and Goodhue County (County 24 Boulevard) limit the alternatives for locating a building and signage on the property that complies with applicable standards, specifically total allowable sign area and sign locations; (d) the practical difficulties do not appear to have been created by Mayo; and (e) the plan for signing the proposed medical facility on this site seems reasonable; and

WHEREAS, the Planning Commission recommends to the City Council that the CUP and Variance application be approved.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, MINNESOTA that based upon these findings that the CUP and Variance application is approved subject to compliance with applicable requirements of the Sign Code.

Adopted this 6th day of May, 2014.

BY: _____
Lyman M. Robinson, Mayor

ATTEST: _____
Ronald S. Johnson, City Administrator