

To: HONORABLE MAYOR AND CITY COUNCIL.

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

SUBJECT: Variance for Ag Partners Signage.

DATE: January 14, 2015.

BACKGROUND.

Ag Partners now owns the station located at the intersection of 5th Street North and Washington Street West. Due to the limitations of *Section 152.355 (A)* of the Zoning (Sign) Code, Ag Partners has made application for a variance to the Code to permit motor fuel signs that: (a) exceed allowable size limitations (16 square foot limit per sign - 39 square feet proposed); (b) exceed height restrictions (10 foot maximum height limit - a maximum height of 22 feet proposed (top of the canopy); and (c) do not front a public right-of-way (the “south” facing motor fuel sign and the Cenex sign).

The current Code may reflect somewhat “outdated” standards for signs that advertise fuel prices. In Cannon Falls and elsewhere, it is not unusual for a motor fuel station to sell more than a single “grade/type” of fuel – limiting these signs to a maximum of 16 square feet might be reasonable if only one or two fuel grades/types were available for sale. Also, for any business that may choose to advertise fuel prices on the face of a canopy, ten (10) foot high canopies are too low. And, although the “south” facing signs do not “technically front” a public right-of-way, these signs are very visible to traffic moving north along 5th Street North. Note: the “north” facing signs front Washington Street West and are generally permitted by the Code. Each of these sign considerations is addressed by the Variance proceedings.

REQUESTED COUNCIL ACTION.

The Planning Commission supports approval of the Variance and the City Council is requested to approve the Resolution as recommended by the Planning Commission.

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

RESOLUTION NUMBER 2116

VARIANCE FOR AG PARTNERS SIGNAGE

WHEREAS, Ag Partners has made application for a Variance to allow signage to be placed on a structure that they own located at 1217 Fifth Street North (PID 52.480.0570); and

WHEREAS, the Planning Commission conducted a public hearing on January 12, 2015 to accept testimony relating to the application; and

WHEREAS, the Planning Commission finds that: (a) the motor fuel and Cenex signs proposed by Ag Partners are not expected to adversely impact the general welfare, public health or safety of the neighborhood and the signs are reasonable for a land use of this type in this location; (b) the proposed signage is generally in harmony with the purpose and intent of the applicable zoning and sign regulations, will be consistent with the Comprehensive Plan and will not alter the essential character of the locality; (c) the existing physical development of the site somewhat limits the alternatives for locating signage on the property that is cost effective and visible to the travelling public thereby creating practical difficulties for Ag Partners to comply with applicable standards; and (d) the practical difficulties do not appear to have been created by Ag Partners; and

WHEREAS, that based upon the aforementioned findings the Planning Commission recommends to the Cannon Falls City Council that the application for the Variance be approved.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, MINNESOTA that based upon these findings that the Variance allowing signage for Ag Partners is approved.

Adopted this 20th day of January, 2015.

BY: _____
Lyman M. Robinson, Mayor

ATTEST: _____
Ronald S. Johnson, City Administrator