

To: HONORABLE MAYOR AND CITY COUNCIL.

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

SUBJECT: Sign Variance for Family Fare.

DATE: April 12, 2017.

BACKGROUND.

Family Fare (Econo) has submitted plans for new signage to be installed on the front (north) façade of their store. To approve their request as proposed, a variance from the Sign Code is required. Section 152.354 (C)(2)(b) of the Code allows one (1) wall sign per frontage (3 signs are proposed) and a maximum area per sign not to exceed one hundred (100) square feet (the “Family Fare/Heart” sign totals slightly more than 100 square feet). The accompanying graphic illustrates the proposed signs.

The Sign Code allows signage for *Multiple Occupancy Businesses* and *Shopping Centers* but the signage proposed by the Applicant would still require a variance to comply with those standards. In these circumstances it seems that a variance to Section 152.354 (C)(2)(b) provides the most sensible approach to address their proposal.

REQUESTED COUNCIL ACTION.

The City Council is asked to approve the variance requested by the Bowen Group, LLC and Sign Source, Inc. for the *Family Fare, Rx* and *First Farmers & Merchants Bank* signs as recommended by the Planning Commission.

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

RESOLUTION NUMBER 2271

SIGN VARIANCE FOR FAMILY FARE

WHEREAS, the Bowen Group, LLC (property owner) and Sign Source, Inc. (representing Family Fare) have made application for a Variance to allow signage to be placed at 425 Main Street West (PID's 52.100.2805, 52.100.2810 and 52.100.2820) that does not comply with the Sign Code, Section 152.354 (C)(2)(b); and

WHEREAS, the Planning Commission conducted a public hearing on April 10, 2017 to accept testimony relating to the application; and

WHEREAS, the Planning Commission finds that: (a) the Sign Code allows considerably more square footage of signage than that being proposed and placing three (3) signs across 206-feet of building façade does not adversely impact the general welfare, public health or safety of the neighborhood and is consistent with the Comprehensive Plan; (b) the proposed wall signs are designed and placed so as not to alter the essential character of the neighborhood; (c) the three (3) signs will be placed in a reasonable manner but would not be allowed without a variance to the Sign Code; and (d) the practical difficulties do not appear to have been created solely by the Owner but rather result in part from the somewhat unique circumstances of the property and distinct commercial uses that will operate within the building; and

WHEREAS, the Planning Commission recommends to the Cannon Falls City Council that the application for the Variance be conditionally approved.

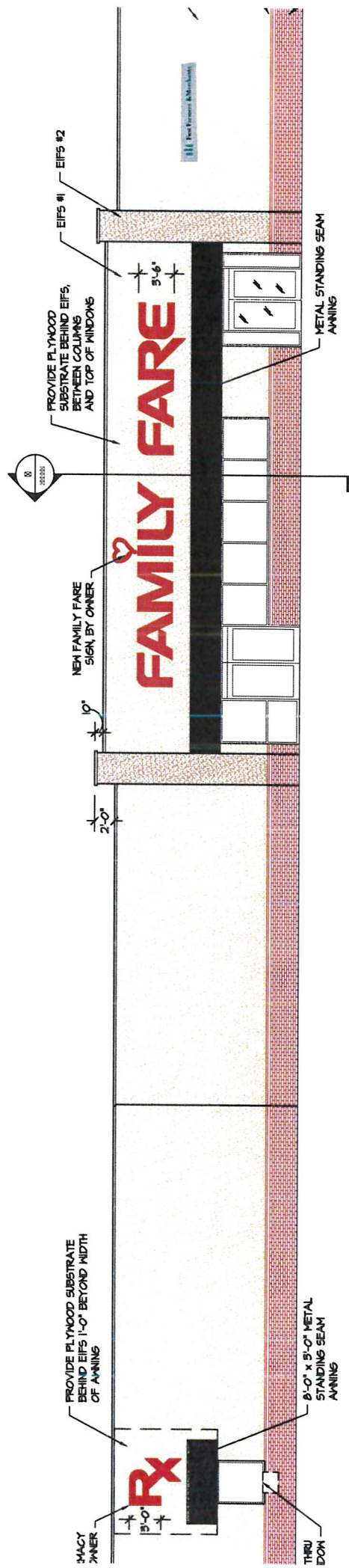
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, GOODHUE COUNTY, MINNESOTA, that based upon the findings of the Planning Commission which are hereby adopted by the City Council that the Variance to the Sign Code be approved subject to compliance with applicable requirements of the Sign Code and Building Code.

ADOPTED by the City Council of Cannon Falls this 18th day of April, 2017.

City of Cannon Falls

Lyman M. Robinson, Mayor

Attest: _____
Ronald S. Johnson, City Administrator



- HOLES SHOWN IN CENTER OF LETTER