

TO: Cannon Falls City Council
FROM: Neil Jensen, City Administrator
SUBJECT: Variance for Carstensen & Son Trucking Inc. at 700 Cannon Industrial Blvd.
DATE: March 16, 2021

Variance for Carstensen & Son Trucking Inc. at 700 Cannon Industrial Blvd. A public hearing was held on Monday, March 8, 2021 to consider a request by Carstensen and Son Trucking Inc. for a Variance. Planning Commission approved the Variance for Carstensen and Son Trucking Inc. unanimously on March 8, 2021. The Variance would allow Carstensen and Son Trucking Inc. to install a 25 ft. high sign that would provide ample visibility at 700 Cannon Industrial Blvd. (PID 52.110.0030). This lot is zoned *I-2 General Industrial District*.

The following exhibits are enclosed to further describe the proposal:

1. GIS overhead depiction of lot and neighboring lots
2. Albrecht Sign Company sign proposal for Carstensen & Son Trucking Inc.
3. Copy of Development Application from Carstensen & Son Trucking Inc.
4. Copy of § 152.354 (D) (a) sign code for I-2 District, Freestanding Signs

The freestanding sign is being installed in an area well below grade along Cannon Industrial Blvd. Code currently states a maximum height of 10 ft. for a freestanding sign in the I-2 General Industrial District. The proposed 15 ft. variance would allow proper visibility that a 10 ft. maximum height sign will not. The 25 ft. high sign would provide ample visibility with both the low grade and truck parking at the business.

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

RESOLUTION NUMBER 2543

**VARIANCE FOR CARSTENSEN & SON TRUCKING INC. AT
700 CANNON INDUSTRIAL BLVD.**

WHEREAS, Carstensen and Son Trucking Inc. has made application for a Variance to allow them to install a 25 ft. high sign at 700 Cannon Industrial Blvd. (PID 52.110.0030), as regulated by the Zoning Ordinance; and

WHEREAS, the Planning Commission conducted a hearing on March 8, 2021 to accept testimony relating to the application; and

WHEREAS, the Planning Commission finds the granting of the Variance is reasonable and in conformance with the City of Cannon Falls Comprehensive Plan.

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

NOW THEREFORE LET IT BE RESOLVED BY THE CITY OF CANNON FALLS, GOODHUE COUNTY, MINNESOTA, that based on the findings of the Planning Commission which are hereby adopted by the City Council that the Variance be approved subject to compliance with all applicable requirements of the City of Cannon Falls Zoning Code Chapter 152 and the State of Minnesota Building Code requirements.

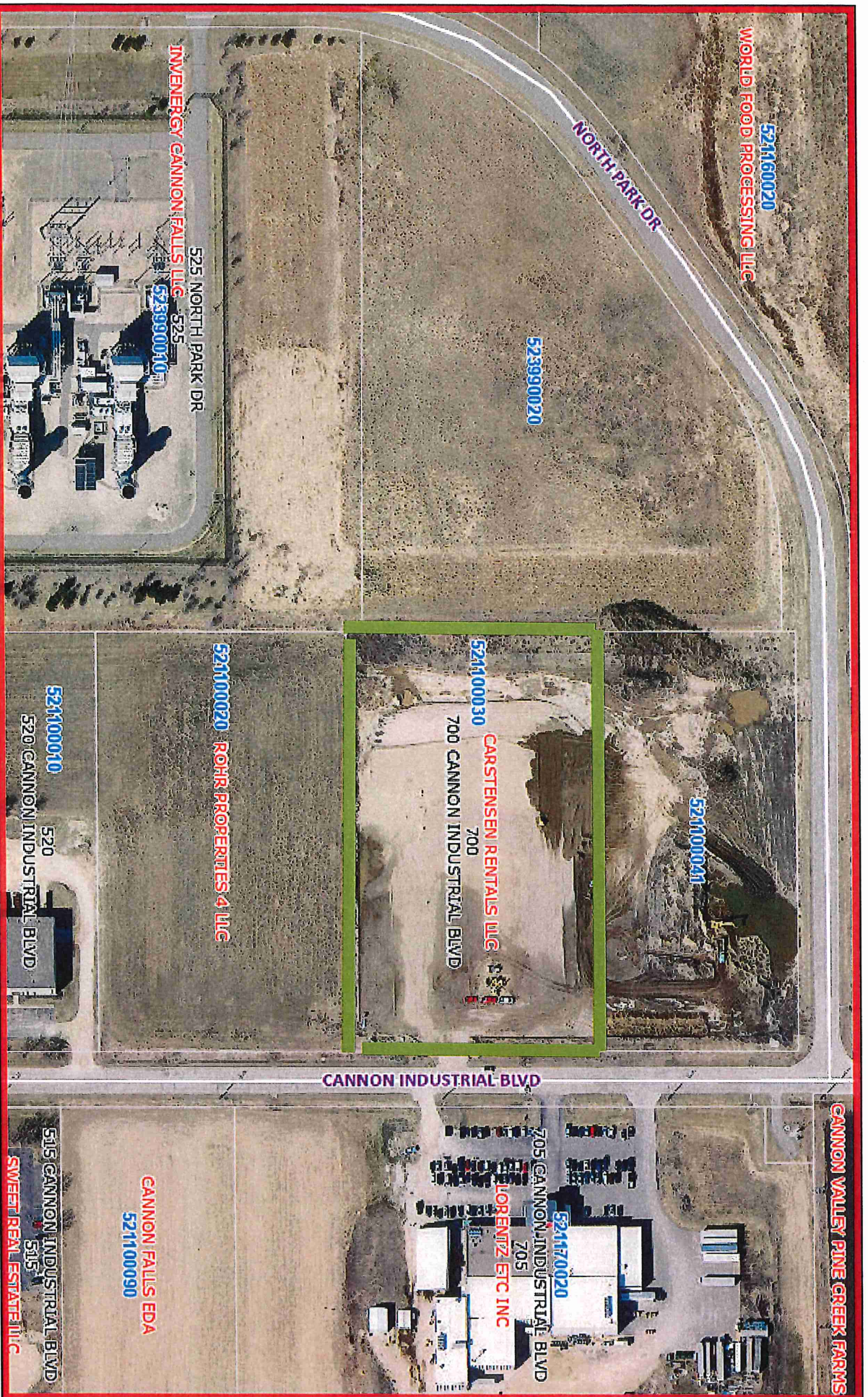
ADOPTED by the City Council of Cannon Falls this 16th day of March, 2021.

CITY OF CANNON FALLS

John O. Althoff, Mayor

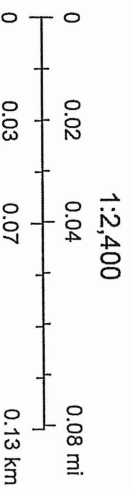
ATTEST: _____
Neil L. Jensen, City Administrator

ArcGIS WebMap



February 22, 2021

Township or Other Roads Township or Other Roads
Parcels



TRUCKING
Carstensen
& SONS
COMPANY



ALBRECHT SIGN COMPANY
ENHANCE YOUR IMAGE

775 MAIN STREET NE, FRIDLEY, MN 55432 | P 763.754.2998 | F 763.767.7916 | WWW.ALBRECHTSIGNCOMPANY.COM

Signage Design Rev(2)
February 18th, 2021



DESIGN | FABRICATION | INSTALLATION | SERVICE

7775 Main St. N.E.
 Fridley, MN 55432
 P: 763.754.4883 | F: 763.757.7918
 www.albrechtsgncompany.com

Client Name:
 Carstensen & Sons Trucking Inc


Client Address:
 700 Cannon Industrial Blvd
 Cannon Falls, MN 55999

Start Date: 2/2/2021
 Last Revision Date: 2/18/2021
 Job Number: N/A
 Drawing Revision: 2
 Sales Representative: DM
 Designer: RD

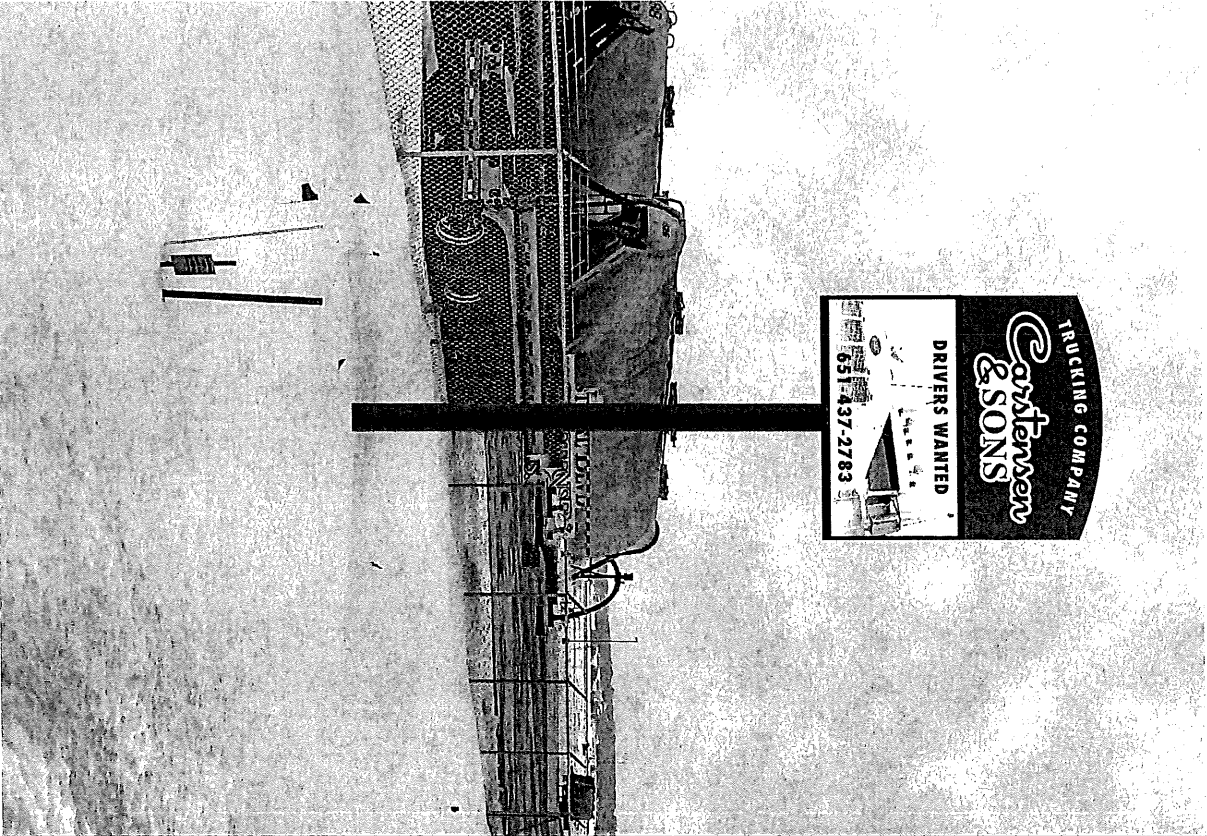
Revision	Update
01	
02	
03	
04	
05	
06	
07	
08	
09	

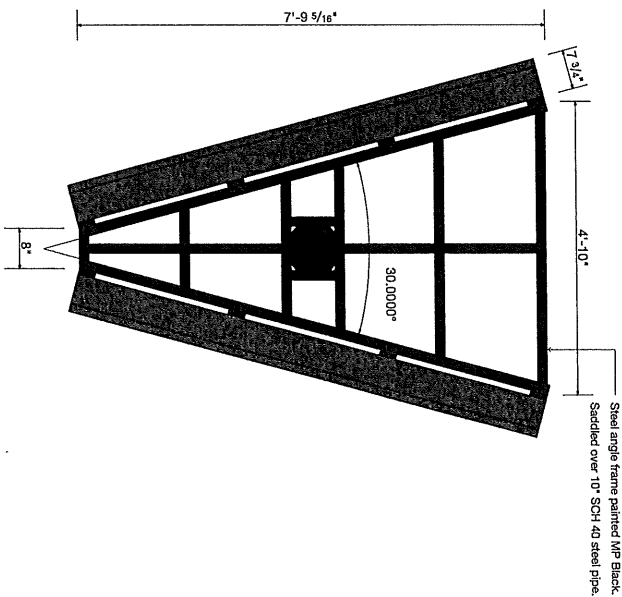
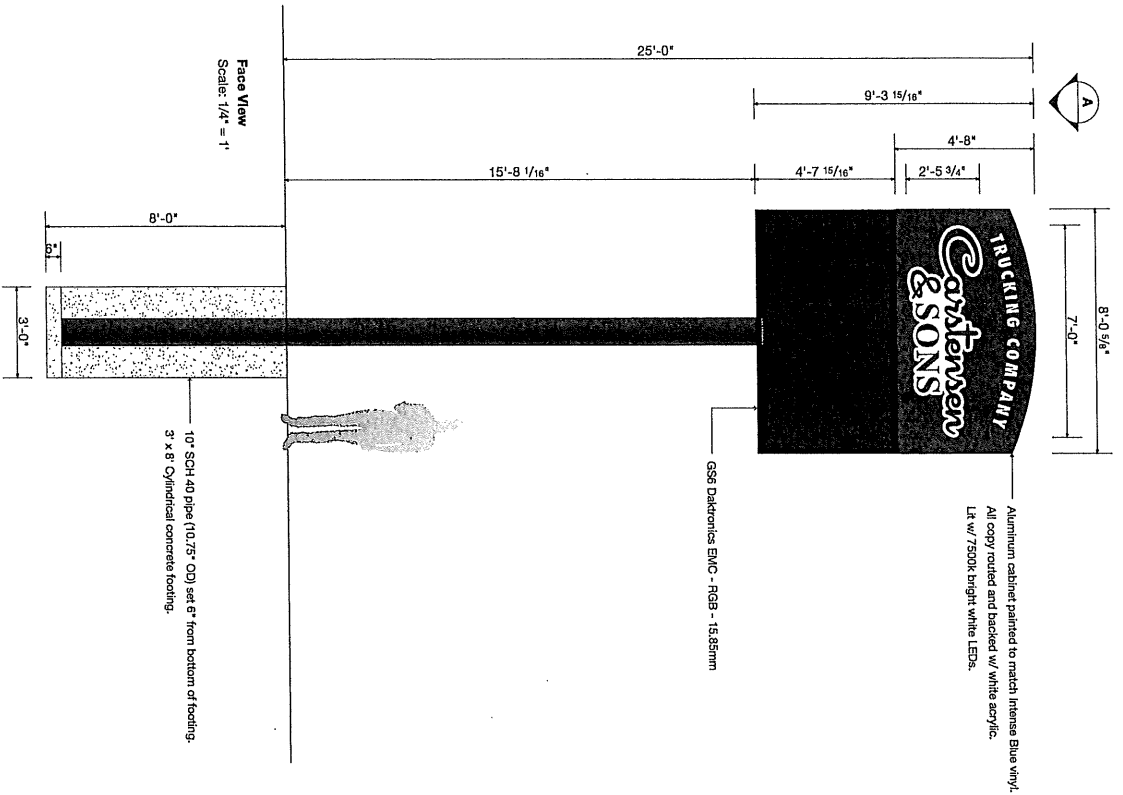
Customer Signature of Approval
 X _____

LED Module	Power Supply
Type	Type
Units	Units

 This sign is intended to be installed in accordance with the requirements of the National Electrical Code (NEC) and the International Building Code (IBC). The sign is listed in accordance with the requirements of the International Building Code (IBC) and the National Electrical Code (NEC).

Copyright 2021, by Albrecht Sign Company, Inc. All Rights Reserved for the State Property of Albrecht Sign Company, Inc. And May Not Be Reproduced or Part of Whole Without Permission from Albrecht Sign Company, Inc. Please Refer to the Back of the Sign for the Manufacturer's Name and Address. Physical Color Samples Can Be Provided Upon Request.





Plan View
Scale: 1/2" = 1'

Color:	Intense Blue	N/A	N/A	N/A	N/A	N/A	N/A	ST-100
Paint Finish:	Match Vinyl	N/A	N/A	N/A	N/A	N/A	N/A	Pylon
Vinyl:	280-127	N/A	N/A	N/A	N/A	N/A	N/A	Quantity: 1
Digital Print:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Square Feet: 75.2
Other:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Single Face: <input type="checkbox"/> Illuminated <input type="checkbox"/> Non-Illuminated
								Double Face: <input type="checkbox"/> Illuminated <input type="checkbox"/> Non-Illuminated



DESIGN | FABRICATION | INSTALLATION | SERVICE

7775 Maple St. N.E.
Fridley, MN 55422
P: 763.754.2898 | F: 763.767.7318
www.albrechtcompany.com

Client Name:
Carthens & Sons Trucking Inc

Client Address:
700 Cannon Industrial Blvd
Cannon Falls, MN 55909

Start Date: 2/29/2021
Last Revision Date: 2/19/2021
Job Number: N/A
Drawing Revision: 2
Sales Representative: DM
Designer: RD

Revision	Description
01	
02	
03	
04	
05	
06	
07	
08	
09	

Customer Signature of Approval

LED Module	Power Supply
Type	Type
Units	Units

The sign is intended to be installed in accordance with the applicable requirements of the Minnesota Signage and Advertising Act, Chapter 144B, Minnesota Statutes. The sign is intended to be installed in accordance with the applicable requirements of the Minnesota Signage and Advertising Act, Chapter 144B, Minnesota Statutes.

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V 24931



DEVELOPMENT APPLICATION

918 River Road
Cannon Falls, MN 55009
507-263-9308

SUBJECT TO STAFF REVIEW

Street Location of Property: 700 Cannon Industrial Blvd.

Legal Description of Property: DOC #659472,4
Lot 3 BLK 1

Owner of Record: Name: Matt Cartensen (Cartensen & Sons Trucking Inc.)

Daytime Phone: 651-437-2783

Address: 700 Cannon Industrial Blvd.
Cannon Falls, MN 55099

E-Mail Address: Matt@cartensentrucking.com

Applicant (if other than owner)

Name: Albrecht Sign Company

Notary Stamp

Daytime Phone: 612-597-3102

Address: 7775 Main Street NE
Fridley, MN 55432

E-Mail Address: daniel@albrechtsgncompany.com

Nature of Legal or Equitable Interest of Applicant (Documentation must be attached :)

- | | | | | |
|----------|--------------------------|---|-------------------------------------|-----------------------------------|
| Request: | <input type="checkbox"/> | Conditional Use Permit | <input type="checkbox"/> | Rezoning/Ordinance Text Amendment |
| | <input type="checkbox"/> | Subdivision | <input checked="" type="checkbox"/> | Variance |
| | | <input type="checkbox"/> Concept | <input type="checkbox"/> | Interim Use Permit |
| | | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> | Amendment |
| | | <input type="checkbox"/> Final Plat | <input type="checkbox"/> | CUP/PUD |
| | | <input type="checkbox"/> Administrative | <input type="checkbox"/> | Site Plan Review |
| | <input type="checkbox"/> | Administrative Permit | <input type="checkbox"/> | Special Home Occupation |
| | <input type="checkbox"/> | Vacation | <input type="checkbox"/> | Annexation Petition |
| | <input type="checkbox"/> | Comp Plan Amendment | <input type="checkbox"/> | Appeal |
| | <input type="checkbox"/> | Other | | |

Note: Each requested approval may require a separate fee and/or escrow amount, even where they apply to the same project.

Date Application Received: 2/22/2021

Date Submission Deemed to be Complete: 2/22/2021

Give detailed description of project and reason for conditional use or variance, if applicable:

Cartensen Trucking is seeking a 15'
height Variance for their new Pylon Sign.
The sign will be installed in an area
well below grade along Cannon Industrial Blvd.
The 10' Max height will not allow for
proper visibility of the sign.

SUPPORTING DOCUMENTATION: Applicant must submit with the application all documentation required by the Zoning or Subdivision Ordinance relating to the requested approval. Applicant will be advised of the completeness. Only when it has been determined that an application is complete will it be placed on a Planning Commission agenda for consideration. Applications that do not include the proper plans and/or documentation may be delayed from formal review. **FAILURE ON THE PART OF THE APPLICANT TO SUPPLY ALL NECESSARY SUPPORTIVE INFORMATION MAY BE GROUNDS FOR DENIAL OF THE REQUEST.**

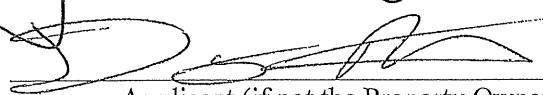
APPLICANT RESPONSIBILITY FOR PAYMENT OF ALL CITY FEES AND COSTS IN PROCESSING APPLICATION: Applicant acknowledges that she/he understands that before this request can be considered and/or approved, all fees, including the basic application fee and any escrow processing deposits must be paid to the city and that, if additional fees are required to cover costs incurred by the City, the City Clerk has a right to require additional escrow amounts and payment. These fees include all actual costs including, but not limited to, planning, engineering, public notification and legal costs. All processing of an application will be halted if payments are not made within 30 days of receipt of a monthly statement from the City, in the event any escrow account established is insufficient to cover the costs.

SIGNED:



Property Owner

Date: 2/22/21



Applicant (if not the Property Owner)

Date: 2/18/21

FOR CITY USE ONLY

Date Application Filed: 2/22/2021

Basic Fees: \$450⁰⁰

Received By: DH

Escrow Deposit: _____

Evidence of Ownership Submitted: Yes No Required
Certified Lot Survey: Yes No Required
Legal Description Adequate: Yes No Required

Date of Planning Commission Meeting: March 8, 2021

Recommendation of Planning Commission on: _____ Approve Deny

Recommendation of City Council on: _____ Approve Deny

Subject to following conditions: _____

(2) *Single or double occupancy multiple-family or business sign.* The total sign area may not exceed 10% of the total front building facade, except that both front and side facades may be counted on a corner lot. Signs chosen to comprise the total sign area shall be consistent with the following provisions:

(a) *Freestanding.* Not more than one freestanding sign. Sign area may not exceed 32 square feet with a maximum height of ten feet; and

(b) *Wall, canopy or marquee.* Not more than one wall, canopy or marquee sign per building. However, on corner lots, two signs are allowed, one per street frontage. Individual sign area may not exceed 32 square feet.

~~(C)~~ **R-B, B-1 and B-2 Districts.**

(1) *Area identification.* Only one sign. Sign area may not exceed 100 square feet with a maximum height of 25 feet for freestanding signs.

(2) *Single or double occupancy business sign.* The total sign area may not exceed 250 square feet or 15% of the total front building facade, whichever is less. In calculating building facade, both front and side facades may be counted on a corner lot. Signs chosen to comprise the total sign area shall be consistent with the following provisions:

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(b) *Wall, canopy or marquee.* Not more than one wall, canopy or marquee sign per building. However, on corner lots, two signs are allowed, one per street frontage. Individual sign area for the second wall sign shall not be calculated in the maximum for the property, but shall be limited so as not to exceed 100 square feet.

(D) I-1 and I-2 Districts.

(1) *Area identification.* Only one sign. Sign area may not exceed 100 square feet with a maximum height of ten feet for freestanding signs; and

(2) *Single or double occupancy business sign.* The total sign area may not exceed 15% of the front building facade, except that both front and side facades may be counted on a corner lot. Signs chosen to comprise the total sign area shall be consistent with the following provisions:

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HOME OFFICE. A home occupation consisting of a room or group of rooms used for conducting affairs of a recognized business, profession or service solely by the occupant of the dwelling and which does not involve the on-site sale of products or client/patron site visitations.

HOSPITALITY BUSINESS. An establishment offering transient lodging accommodations on a daily rate to the general public, leasable events, meeting or conference facilities and exhibition halls or other uses of similar character including hotels, motels, convention facilities and hospices.

HOTEL. Any building or portion thereof occupied as the more or less temporary abiding place of individuals and containing six or more guest rooms, used, designated or intended to be used, let or hired out to be occupied, or which are occupied by six or more individuals for compensation, whether the compensation be paid directly or indirectly.

HOUSE PET ENCLOSURE. Any accessory building or portion thereof, accessory structure or area of any kind, including, without limitation, pens, runs, kennels and pet houses, that is principally used or designed for use as a place for keeping house pets. An electronic pet containment system is not considered a **HOUSE PET ENCLOSURE**.

HUMAN SCALE. Suggests designing with the pedestrian in mind rather than the automobile. **HUMAN SCALE** is derived from a building's architectural details and elements whose size people are familiar with.

HYDRIC SOILS. Soils that are saturated, flooded or ponded long enough during the growing season to develop anaerobic conditions in the upper part.

HYDROPHYTIC VEGETATION. Macrophytic plant life growing in water, soil or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content.

IDENTIFICATION SIGN. A sign which identifies the business, owner, manager, resident or address of the premises where the sign is located and which contains no other material.

ILLUMINATED SIGN. A sign illuminated by an artificial light source either directed upon it or illuminated from an interior source.

IMPERVIOUS SURFACE. An artificial or natural surface through which water cannot easily penetrate.

IMPERVIOUS SURFACE COVERAGE. Any surface impervious or resistant to the free flow of water or surface moisture. **IMPERVIOUS COVER** shall include, but not be limited to, all paved driveways and parking areas, tennis courts, sidewalks, patios and swimming pools. Open decks and stairways, which are 50% or more open surface, shall not be counted as **IMPERVIOUS COVER**, provided they are installed over a permeable surface. Gravel or rock surfaces shall be counted as 50% impervious, provided they are installed over a permeable surface.

(2) Except for single-, two-family and townhouse dwellings, quadraminium curb cut/driveway access on a public street shall not be located less than 40 feet from one another.

(3) Unless otherwise approved by the city staff, curb cut openings and driveways shall be a minimum of five feet from the side yard property line in all districts. Any shared driveway shall include a maintenance and access agreement.

(H) *Curb cut width.* No driveway curb cut access within the public right-of-way shall exceed the following unless approved by the City Engineer.

<i>Use</i>	<i>Driveway Curb Cut Access</i>
Single-family dwellings with two stall garages	26 feet
Single-family dwellings with three stall garages	26 feet
All other uses	26 feet

(I) *Property lines.* Except as allowed by administrative permit, curb cut openings shall be a minimum of five feet from the side yard property line in all districts.

(J) *Grade elevation.*

(1) *Parking spaces and areas.* The grade elevation of any parking area shall not exceed 5%, except as approved by the City Engineer.

(2) *Driveways.* Unless approved by the City Engineer, the grade elevation of any driveway shall not exceed:

- (a) Ten percent for single-family and two-family dwellings; and
- (b) Five percent for all other uses.

(K) *Number allowed.* Each property shall be allowed one curb cut access for each 125 feet of street frontage, except by administrative permit, subject to the following criteria.

- (1) The additional access is necessary to provide adequate on-site circulation.
- (2) The additional access shall create a minimum of conflict with through traffic movement and shall comply with the requirements of this chapter.

(L) *Surfacing.*

(1) All areas intended to be utilized for parking space and driveways shall be surfaced with impervious surface.

Cannon Falls - Land Usage

(2) Except for single-family, two-family, townhouse and quadraminium dwellings or as required or exempted by the city staff, drive aisles and parking stalls shall be constructed in accordance with the following minimum tonnage standards:

- (a) One and one-half inch wear course;
- (b) Two inch base course;
- (c) Eight inch aggregate base (Class 5); and
- (d) Subgrade subject to City Engineer's approval.

(3) Plans for surfacing and drainage of driveways and stalls for five or more vehicles shall be submitted to the City Engineer for review and the final plans shall be subject to the Engineer's written approval.

(M) *Striping*. All parking areas of five spaces or more shall be marked with white or yellow painted lines not less than four inches wide.

(N) *Lighting*. Any lighting used to illuminate an off-street parking area shall be in compliance with § 152.187 of this chapter.

(O) *Curbing*. Except for single-family, two-family, townhouse and quadraminiums, all open off-street parking shall have a perimeter continuous concrete curb around the entire parking lot.

(P) *Pedestrian provision*. Off-street parking areas shall be designed so that vehicle and pedestrian circulation is accommodated in a safe, complementary and orderly fashion. When curb separated sidewalks are provided at the head of parking stalls, the minimum width shall be five feet.

(Q) *Parking lot landscaping*.

(1) *Required screening*. All open, nonresidential off-street parking areas of five or more spaces shall be screened and buffered from abutting or surrounding residential districts in compliance with §§ 152.275 through 152.281 of this chapter.

(2) No landscaping or screening shall interfere with drive or pedestrian visibility for vehicles entering, circulating or exiting the premises.

(R) *Compact car spaces*. Up to 20% of the parking spaces in a parking lot may be permanently marked for compact cars only, provided that:

- (1) The parking lot contains 80 or more off-street parking spaces;
- (2) All compact car spaces are a minimum of nine feet in width and 16 feet in length;