



**CITY OF ARDEN HILLS  
COUNTY OF RAMSEY  
STATE OF MINNESOTA**

**RESOLUTION NO. 2026-013**

**RESOLUTION APPROVING A SIGN STANDARD ADJUSTMENT AT  
3535 PINE TREE DRIVE**

**WHEREAS**, City Staff received a complete land use application for a Sign Standard Adjustment through the Site Plan Review process for 3535 Pine Tree Drive and legally described on **Exhibit A** attached hereto (“Subject Property”); and

**WHEREAS**, the Subject Property is located in Sign District 7, which allows a maximum wall sign copy area of 45 square feet and a maximum monument sign copy area of 25 square feet. Sign District 7 prohibits graphic signs. The Subject Property has no existing signage; and

**WHEREAS**, the Subject Property is zoned B-2, General Business District and is guided as Community Mixed Use on the Land Use Plan; and

**WHEREAS**, Lake Johanna Fire Department (“The Applicant”) is seeking flexibility to proposes to install 235 square feet on signage on the building, including a graphic sign, and 33.5 square feet of signage on a 79 square foot freestanding monument; and

**WHEREAS**, adjustments to the requirements and standards for the height, number, type, lighting, area, and/or location of a sign or signs established by this Chapter may be approved with a Site Plan Review or a Planned Unit Development process as described for in Section 1320 and 1355 of the Zoning Code; and

**WHEREAS**, pursuant to Minnesota State Statute, the City must act on this request by March 4, 2026 (60 days), unless the City provides the petitioner with written reasons for an additional 60-day review period; and

**WHEREAS**, the City provided the petitioner with written reasons for an additional 60-day review period and extended the review period to May 5, 2026 (120 days) based on the date of the submission for review by the Planning Commission and the City Council during the February and March meeting cycle; and

**WHEREAS**, the City Council directed Staff to prepare a Land Use Application Public Policy Notification to notify all property owners within 500 feet of Subject Property when a request for the Planning Commission is to occur related to a land use application that does not require a public hearing; and

**WHEREAS** the Planning Commission considered the Applicant’s request for a Sign Standard Adjustment on February 4, 2026, and, as such, voted 6-1 in favor of recommending approval with conditions.

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF ARDEN HILLS:**

Herby adopts Resolution 2026-013 approving Planning Case 2026-001 for a Sign Standard Adjustment through the Site Plan Review process for 3535 Pine Tree Drive to install 235 square feet of wall signage, including a graphic sign, 33.5 square feet of monument sign copy and a 79 square foot monument sign on the Subject Property.

**BE IT FURTHER RESOLVED** that City Council approves Planning Case 26-001 for a Sign Standard Adjustment through the Site Plan Review process 3535 Pine Tree Drive, based on the findings of fact and the submitted plans in the March 9, 2026 report to the City Council, as amended by the following conditions:

- 1) The project shall be completed in accordance with the plans submitted. Any significant changes to these plans, as determined by the Community Development Director, shall require review and approval by the Planning Commission and City Council.
- 2) A separate sign permit shall be required for all proposed signage.
- 3) All signage shall meet all other requirements of Sign District 7.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF ARDEN HILLS THIS 9TH DAY OF MARCH, 2026.**

---

**David Grant, Mayor**

**ATTEST:**

---

**Julie Hanson, City Clerk**

EXHIBIT A  
TO  
RESOLUTION 2026-013

**Lot 2, Block 1, 2 Pine Tree North**