



Approved: April 3, 2019

**CITY OF ARDEN HILLS, MINNESOTA
PLANNING COMMISSION
WEDNESDAY, JANUARY 9, 2019
6:30 P.M. - ARDEN HILLS CITY HALL**

CALL TO ORDER/ROLL CALL

Pursuant to due call and notice thereof, Chair Nick Gehrig called to order the regular Planning Commission meeting at 6:30 p.m.

ROLL CALL

Present were: Chair Nick Gehrig, Commissioners Matt Dixon, Steven Jones, and James Lambeth.

Absent: Commissioners Brent Bartel, Angela Hames, Paul Vijums, and Clayton Zimmerman.

Also present were: City Planner Mike Mrosła, Councilmember Dave McClung, and Planning Consultant Jane Kansier.

APPROVAL OF AGENDA – JANUARY 9, 2019

Chair Gehrig stated the agenda will stand as published.

APPROVAL OF MINUTES

September 5, 2018 – Planning Commission Regular Meeting

Commissioner Lambeth moved, seconded by Commissioner Jones, to approve the September 5, 2018, Planning Commission Regular Meeting as presented. The motion carried unanimously (4-0).

PLANNING CASES

A. Planning Case 18-027; Site Plan Review – Land O’Lakes – *Not a Public Hearing*

City Planner Mrosła stated Sign Source has submitted an application for a Sign Standard Adjustment via Site Plan Review on behalf of Land O’ Lakes. The Applicant is requesting a Sign Standard Adjustment that would allow for a deviation from the Sign Code to increase the permitted size of freestanding monument and auxiliary signs.

City Planner Mrosła explained the Land O’ Lakes corporate campus consists of 47 acres and includes three buildings, including a recently completed a 150,000 square foot office building addition. With the completion of the office building and new parking lot configuration the Applicant is requesting to replace and add additional auxiliary directional signs. In addition, the Applicant is requesting to replace the two (2) freestanding monument signs located adjacent to County Road F West and Lexington Avenue North.

Site Data

Land Use Plan:	I/O – Light Industrial and Office
Existing Land Use:	I/O – Light Industrial and Office
Zoning:	I-1 – Limited Industrial District
Current Lot Sizes:	47 Acres (2,047,320 square feet)
Topography:	Fairly Flat

City Planner Mrosła reviewed the surrounding area, the Plan Evaluation and the Sign Standard Adjustment Criteria.

City Planner Mrosła provided the Findings of Fact for review:

1. The property at 4001 Lexington Avenue North is located in the I-1 Zoning District and Sign District 6.
2. In Sign District 6, one additional freestanding sign is permitted up to 22.5 square feet in area and 12 feet in height for properties that front more than one public street. Sign District 6 allows auxiliary signs up to six (6) square feet.
3. The proposed freestanding monument signs measure ten (10) feet in width and six (6) feet in height for an area of 60 square feet. The proposed sign adjacent to Lexington Avenue has a sign copy area of 15 square feet and the proposed sign located along County Road F Wheat has sign copy area of 20 square feet. The proposed auxiliary signs measure four (4) feet in width and six (6) feet in height for an area of 24 square feet.
4. Section 1260 of the Sign Code permits deviation from the Sign Code through the Site Plan Review process.
5. Due to the location of the sign installations, adjustments are needed for the proposed signs to be reasonably visible from the County roads.
6. The sign adjustment will not result in a sign that is inconsistent with the purpose of the I-1 Zoning District.
7. The signs will not be visible from any residential properties.
8. The increased sign area will not have a negative impact on adjacent properties or the City as a whole because it is consistent with the architecture and design of the Land O’Lakes corporate campus.

City Planner Mrosła reviewed the options available to the Planning Commission on this matter:

1. Recommend Approval with Conditions
2. Recommend Approval as Submitted.
3. Recommend Denial
4. Table

Chair Gehrig opened the floor to Commissioner comments.

Commissioner Jones asked what the difference was in the widths of the existing and requested sign.

City Planner Mrosla stated the current sign was four feet wide and noted the proposed signs were four feet wide. He noted the new signs would allow for additional navigation through the corporate campus.

Commissioner Lambeth questioned what the difference was between the proposed auxiliary sign and the existing auxiliary sign.

City Planner Mrosla explained the existing sign has two footings in the ground and the new sign would have a center footing in the middle of the sign.

Jim Abrahamson, Sign Source, reported the new signs would be more monumental in nature versus a post panel.

Commissioner Lambeth commented on Section 12-10 of the Sign Code and how signs were defined. He explained auxiliary signs were more monument signs than free standing signs. He asked if the same terminology should be used on these signs when they were not the same.

Mr. Abrahamson reported the new signs would provide a more permanent look than the post panel signs.

City Planner Mrosla indicated staff had reviewed this in detail with the applicant and believed the proposed signs were more navigational or directional in nature than free standing monument signs.

Commissioner Jones inquired where the signs would be located.

Mr. Abrahamson explained the signs would be located within the campus.

Kevin Taaffe, Land O'Lakes representative, discussed the reason he was requesting flexibility on the signage. He noted the Land O'Lakes logo would not appear on all of the directional signage within the campus because people would know they were on the Land O'Lakes campus after turning into the site.

Commissioner Lambeth asked what the difference was between copy area and sign area.

City Planner Mrosla stated from a staff perspective, sign area was the total sign size and the sign copy area was the box around the text.

Further discussion ensued regarding the font size that would be used on the proposed signs.

Commissioner Lambeth inquired if the new signs would be placed where the existing signs are located.

Mr. Taaffe reviewed the location for the new signage and reported this would be approved by the City.

Commissioner Lambeth asked if the directional signs would be illuminated.

Mr. Taaffe commented these signs would not be illuminated. He noted that the majority of its visitors were on the campus during the day time hours.

Commissioner Jones stated he supported the proposed signage and believed it would fit nicely into the corporate campus.

Chair Gehrige agreed the signs were proportionate to the corporate campus and would fit into the site well.

Commissioner Jones moved and Commissioner Lambeth seconded a motion to recommend approval of Planning Case 18-027 for a Site Plan Review – Sign Standard Adjustment for Land O’Lakes at 4001 Lexington Avenue North based on the findings of fact and the submitted plans, as amended by the eight (8) conditions in the January 9, 2019, report to the Planning Commission. The motion carried unanimously (4-0).

UNFINISHED AND NEW BUSINESS

None.

REPORTS

A. Report from the City Council

Councilmember McClung updated the Planning Commission on City Council activities from December. He reported the Council appointed two City Council members to the JDA noting Councilmember Holden and Mayor Grant would be serving on the JDA for the next two years. He stated Brian Holmes has been selected as the Chairman of the JDA for the next two years. He indicated two concept plan reviews were reviewed by the Council in December. The first request was for 120 units of senior/multi-family housing units on Park Shore Lane. The second request was from the Mounds View School District requesting multiple changes at Mounds View High School. He noted the City was close to approving the 2040 Comprehensive Plan which would then be submitted to the Met Council. He stated he was very happy to have City Planner Mroska working for the City of Arden Hills. He then provided the Commission with an updated on the TCAAP development noting Ramsey County had withdrawn their staff resources from the project. He reported the TCAAP Civic Site Task Force would be put on hold for the time being. He stated it was his hope this was a temporary hiccup with the County and that work on this project would begin again in the near future.

B. Planning Commission Comments and Requests

None.

C. Staff Comments

None.

ADJOURN

Commissioner Jones moved, seconded by Commissioner Lambeth, to adjourn the January 9, 2019, Planning Commission Meeting at 7:15 p.m. The motion carried unanimously (4-0).