

MINUTES OF A PUBLIC HEARING CONDUCTED BY THE ST. LOUIS COUNTY PLANNING COMMISSION HELD THURSDAY, NOVEMBER 14, 2019, ST. LOUIS COUNTY PUBLIC WORKS, LOWER-LEVEL TRAINING ROOM, VIRGINIA, MN.

9:03 A.M. – 9:27 A.M.

Planning Commission members in attendance: David Anderson
Steve Filipovich
Sonya Pineo, Chair
Dave Pollock
Ray Svatos
Diana Werschay

Planning Commission members absent: Daniel Manick
Commissioner Keith Nelson
Roger Skraba

Decision/Minutes for the following public hearing matters are attached:

NEW BUSINESS:

Summit Signs – a conditional use permit for a dynamic sign in a commercial zone district.

OTHER BUSINESS:

Motion by Svatos/Filipovich to approve the minutes of the October 10, 2019 meeting.

In Favor: Anderson, Filipovich, Pollock, Svatos, Werschay – 5

Opposed: None – 0

Abstained: Pineo - 1

Motion carried 5-0-1

KTM Paving: The Planning Commission approved the KTM Paving conditional use permit for a pit expansion on October 11, 2018. One condition of approval was for a one year review of the permit. *Jenny Bourbonais*, Acting Secretary, stated that conditions are being met and there have been no communication to suggest otherwise. No action from the Planning Commission is needed.

Short Term Rentals: *Jenny Bourbonais*, Acting Secretary, proposed a workshop to go over the short term rental standards prior to the December 12, 2019 public hearing. The Planning Commission chose Thursday, December 5, 2019 from 9:00 a.m. until 11:00 a.m. for the workshop. **Motion by Pollock/Filipovich** to set a short-term rental standards workshop date for Thursday, December 5, 2019.

Commission member Pollock noted that he will not be in attendance at the December 12, 2019 public hearing.

NEW BUSINESS:

Summit Signs

The only hearing item is for Summit Signs, a conditional use permit for a dynamic sign in a commercial zone district. The property is located in S10, T61N, R16W (Vermilion Lake). *Mark Lindhorst*, St. Louis County Senior Planner, reviewed the staff report as follows:

- A. The request is to allow a dynamic sign in a commercial zone district.
- B. The sign would be located at the Y Store.
- C. As long as the dynamic sign requirements are followed, the sign will allow dynamic advertising to be displayed.

Mark Lindhorst reviewed staff facts and findings as follows:

- A. Plans and Official Controls:
 1. Zoning Ordinance 62, Article VI, Section 6.12, allows a dynamic sign with conditional use approval.
 2. The property falls under Crossroads Commercial of the Comprehensive Land Use Plan. This category is intended to serve the commercial needs of local residents and traveling public. The property is located at the intersection of three public roads which is a node of commercial activity.
- B. Neighborhood Compatibility:
 1. This is an established commercial node that is zoned commercial and identified as a Crossroads Commercial area within the Comprehensive Land Use Plan. A dynamic sign may be compatible with the surrounding commercial development.
 2. The surrounding area consists of large undeveloped parcels. Expansion of commercial activity is encouraged in this area.
- C. Orderly Development:
 1. The established commercial business is the only commercial activity located within the commercial node.
 2. Continued viability of the business may help expand commercial use in the area.
- D. Desired Pattern of Development:
 1. The pattern of development is commercial.
 2. The concept area map in the Comprehensive Land Use Plan identifies this area as a Crossroads Commercial that is intended to serve the commercial needs of local residents and the traveling public.

Mark Lindhorst noted no items of correspondence.

STAFF RECOMMENDATION

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow a dynamic sign in a commercial zone district, the following condition shall apply:

The dynamic sign shall adhere to ordinance standards per Article IV, Section 6.12 E.

The applicant was not present. No other audience members spoke.

Jenny Bourbonais, Acting Secretary, read the dynamic sign standards from Zoning Ordinance 62, Article IV, Section 6.12 E:

Dynamic signs may be allowed as a conditional use with the following standards:

1. Size: Dynamic signs shall not exceed 32 square feet. Dynamic signs shall be included in the calculation of the total permitted sign area.
2. Height: The maximum height of a dynamic sign attached to a building shall be 14 feet, or top of wall, whichever is less.
3. Location: Dynamic signs shall be subject to the following location restrictions:
 - a. A dynamic sign shall be located only in commercial zone districts.
 - b. A dynamic sign shall be located on a principal structure wall or be part of a freestanding sign. If the dynamic sign is part of a freestanding sign, the dynamic portion shall be part of the continuous display surface of the sign.
 - c. A dynamic sign shall not be visible from public waters.
4. Illumination:
 - a. Between sunrise and sunset the maximum luminance shall be 5,000 nits and between sunset and sunrise the maximum luminance shall be 500 nits.
 - b. All signs with a dynamic display having illumination by means other than natural light must be equipped with an automatic dimmer control or other mechanism that automatically controls the sign's brightness to comply with this requirement.
 - c. Except for institutional and public uses, the dynamic sign shall not display messages or be illuminated when the use is closed.
5. Image Characteristics and Transition:
 - a. Duration of message. The sign message shall remain static for a period of not less than 60 seconds.
 - b. The transition from one message to the next shall be direct and immediate, without any special effects.
 - c. Dynamic signs shall have a pitch of not greater than 20 millimeters between each pixel.
 - d. Special effects, including but not limited to dissolving, fading, scrolling, starbursts and wiping shall be prohibited.

DECISION

Motion by Svatos/Pollock to approve a conditional use permit to allow a dynamic sign in a commercial zone district, based on the following facts and findings:

- A. Plans and Official Controls:
 1. Zoning Ordinance 62, Article VI, Section 6.12, allows a dynamic sign with conditional use approval.
 2. The property falls under Crossroads Commercial of the Comprehensive Land Use Plan. This category is intended to serve the commercial needs of local residents and traveling public. The property is located at the intersection of three public roads which is a node of commercial activity.

B. Neighborhood Compatibility:

1. This is an established commercial node that is zoned commercial and identified as a Crossroads Commercial area within the Comprehensive Land Use Plan. A dynamic sign may be compatible with the surrounding commercial development.
2. The surrounding area consists of large undeveloped parcels. Expansion of commercial activity is encouraged in this area.

C. Orderly Development:

1. The established commercial business is the only commercial activity located within the commercial node.
2. Continued viability of the business may help expand commercial use in the area.

D. Desired Pattern of Development:

1. The pattern of development is commercial.
2. The concept area map in the Comprehensive Land Use Plan identifies this area as a Crossroads Commercial that is intended to serve the commercial needs of local residents and the traveling public.

The following condition shall apply:

The dynamic sign shall adhere to ordinance standards per Article IV, Section 6.12 E.

In Favor: Anderson, Filipovich, Pineo, Pollock, Svatos, Werschay - 6

Opposed: None - 0

Motion carries 6-0

Motion to adjourn by Anderson. The meeting was adjourned at 9:27 a.m.