

John Peterson, Oakwood Land Development, commented the proposed lots met all minimum City requirements and currently had water and sewer services in place. He explained a home could be built on the proposed lots that was consistent with the homes in the area.

The Commission was in favor of the proposed plan moving forward.

5.04: Public Hearing: Consider Ordinance #13-15 to Establish Armstrong Boulevard Interchange Overlay District

Public Hearing

Chairperson Levine called the public hearing to order at 8:06 p.m.

Presentation

Development Services Manager Gladhill presented the staff report stating the City has been actively pursuing the construction of an interchange at Armstrong Boulevard and US Highway 10. The City has been successful in securing a portion of the funding required for this project. He noted the Anoka County Highway Department has completed the necessary environmental review to proceed with final design of the interchange. As part of the public comment period during the environmental review portion of the project, several commercial property owners expressed concern with loss of visibility due to the vertical nature of the proposed structure.

Development Services Manager Gladhill stated the City has borrowed a model ordinance used in the Central Avenue (TH 65) improvement project at Main Street (CSAH 14) in Blaine. A similar situation existed during the conversion of an at-grade intersection to a grade-separated interchange. The proposed overlay district would allow for additional sign height and size. Staff was recommending the signs be no more than 50 feet in height. He requested the Commission hold a public hearing and adopt an Ordinance establishing the Armstrong Boulevard Interchange Overlay District.

Citizen Input

Development Services Manager Gladhill noted one business owner had requested a 300 square foot sign at 75 feet.

Motion by Commissioner Bauer, seconded by Commissioner Brauer, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Brauer, Nosan, and VanScoy. Voting No: None. Absent: Commissioners Field and Maul.

Chairperson Levine closed the public hearing closed at 8:14 p.m.

Commission Business

Chairperson Levine understood that both the City and business owners were pleased with the overpass in Blaine. He was encouraged that Staff was using the Blaine Ordinance as its model.

Commissioner Brauer stated the height of the overpass bridge in Blaine was taken into consideration when setting the proposed sign height in their overlay district.

Commissioner Bauer approved of the 50 foot sign height for the businesses within the overlay district.

Development Services Manager Gladhill reviewed the properties that would be affected by the overlay district.

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Ordinance #13-15 establishing the Armstrong Boulevard Sign Overlay District.

Further discussion

Commissioner Bauer asked if a business owner could request a variance to the proposed sign height.

Development Services Manager Gladhill stated this could be done but a sign structure higher than 50 feet would require a great deal of footings. He noted a conditional use permit would have to be applied for.

Amendment

Motion by Commissioner Bauer to require the sign height to be tapered from the bridge height on down. The amendment failed for lack of a second.

Commissioner VanScoy recommended the Ordinance proceed as written by Staff.

Chairperson Levine agreed.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Nosan, Bauer, and Brauer. Voting No: None. Absent: Commissioners Field and Maul.

5.05: Zoning Bulletins

Zoning Bulletins were noted.

5.05: For Update Only: Report on Monthly Activities

Staff provided a report on monthly activities.