
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Rezoning from A-2 Agricultural to B-3 District on one Mille County Fairground parcels (FINAL READING) and Ordinance #789**
DATE: March 17TH, 2020

REQUEST

Michele McPherson, Fair Board President has submitted an application to rezone one of the Fairground properties from A-2 Agricultural to B-3 General Commercial District. The property site is located at 1400 3rd Street North.

BACKGROUND

This parcel is one of five parcels the Mille Lacs County Agricultural Society owns that is known to residents as Mille Lacs County Fairgrounds. The request for rezoning is parcel PID #24-029-0901 and located on the northwest corner of their site and east of Hwy. #169.

Mille Lacs County currently has a billboard sign on the site and has an opportunity to replace that billboard signage with an updated LED sign. The ground lease agreement between the sign company will allow the Fair Board to advertise their events along with posting some non-profit events that will be held at the Fair Grounds. There will also be off-premise advertising and the fees would go to the sign company. If the Fair Board gives a referral to the sign company for an ad, the Fair Grounds will get a referral fee. The ground lease agreement will be for ten years and there will be a clause that the Fair Board can terminate the agreement within the ten years. McPherson hopes this will be a successful partnership with the sign company and can be extended. The sign company will maintain the signage along with remote changing of the ads.

MnDOT's permitting requirements fall under MN Statute 273 – Outdoor Advertising Statute. The sign is outside the highway right-of-way, but they have permitting authority by statute. That being said, MnDOT requires the zoning of the site to be commercial or they will not issue a permit. The north lot adjoining this parcel is zoned B-3 General Commercial District and would not create spot zoning.

The sign vendor will be contacting the Princeton Public Utilities on what power will be needed to the site.

EXISTING LAND USES

The existing land use is consistent with Mille Lacs County Agricultural Society and will remain with that use. MN Statutes, Chapter 38, County Agricultural Societies, Fairs, Extension Service exempts fairgrounds from the local zoning regulations.

ORDINANCE #789, FUTURE LAND USE PLAN (Comprehensive Plan)

The Future Land Use Plan designates this area as Parks & Open Space. The neighboring site north of this parcel is designated as Commercial. The Planning Commission approved the

rezoning and amendment to the Land Use Map. If the City Council approves the zoning change to B-3 District, staff will amend the City's Future Land Use Plan of the Comprehensive Plan and also amend the Zoning Map by the approval of Ordinance #789.

RECOMMENDATION

Based on the above analysis, the Planning Commission approved the rezoning and forward the recommendation to the Council for their March 26, 2020 meeting, for approval of the rezoning of the property at 1400 Third Street North, PID #24-029-0901 from A-2 Agricultural 2 to B-3 General Commercial District, based on the following Findings of Fact:

1. The proposal complies with the B-3 General Commercial District use since the site is adjacent to the B-3 District.
2. There have been no changes in the character of the vicinity. The use will stay the same.
3. The MN Statues, Chapter 38, County Agricultural Societies, Fairs, Extension Service exempts fairgrounds from the local zoning regulations. This rezoning does not constitute spot zoning.