



**DRAFT**

**THE REGULAR MEETING FOR THE PLANNING COMMISSION BOARD HELD ON FEBRUARY 28, 2022, AT 7:10 P.M., AT THE CITY HALL COUNCIL CHAMBERS**

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The meeting was called to order at 7:10 P.M., by Dan Erickson. Members present were Scott Moller, Eldon Johnson, Jon George, and Gene Stoeckel (Princeton Twsp. Rep.) Staff present was Mary Lou DeWitt (Comm. Dev. Zoning Specialist).

**OATH OF OFFICE:**

Jon George took the Oath of Office.

**APPROVAL OF MINUTES OF REGULAR MEETING ON JANUARY 24, 2022**

MOLLER MOVED, SECOND BY JOHNSON, TO APPROVE THE MINUTES OF JANUARY 24, 2022. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

**AGENDA ADDITIONS / DELETIONS:**

JOHNSON MOVED, SECOND BY GEORGE, TO APPROVE THE AGENDA. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

**PUBLIC HEARING:**

**A. Lot Split at 713 4<sup>th</sup> Avenue South**

DeWitt handed out a copy of the letter she received this morning from Lon and Jane Hanson that states:

February 28, 2022

City of Princeton

Due to the extreme high cost of new construction, we have decided to put our building project on hold. Therefore, we are withdrawing our application for a lot split of 713 4<sup>th</sup> Avenue South, Princeton, MN 55371.

We hope to reconsider sometime in the future.

Sincerely, Jane Hanson and Lon Hanson

\*\*\*\*\*End of Applicants Memo\*\*\*\*\*

DeWitt said the Hanson's understand they will not receive a refund of the application fee and would have to resubmit an application with needed documents along with a new fee when or if they decide to proceed with a lot split request.

DeWitt said Jane Hanson, applicant had applied for a Lot Split of her property located at 713 4<sup>th</sup>

Avenue South. O'Reilly Auto Parts & strip mall is on the backside of this property, south is Fairway Pond twin homes, east is the Golf Course, and north are single family homes. The intent of the lot split was for Hanson's to build a single family home on a slab and sell their current home.

**OLD BUSINESS:** None

**NEW BUSINESS:**

**A. Taco John's Pylon Sign**

Mary Lou DeWitt, Comm. Dev. Zoning Specialist Memo:

**Request:**

Clover Signs on behalf of Taco John's, has submitted a permit application for a pylon sign at their new site 105 9<sup>th</sup> Circle South. The site is located along Rum River Drive South in the Bel View First Addition where the following businesses are located; Marathon Convenience Store/Burger King to the east and Princeton Auto Center to the north.

**Zoning Provisions:**

The property is located in the B-3, General Commercial Business Zoning District. Pylon signage requires the Planning Commission review and approval.

B-3 District maximum sign area is 150 square feet and maximum sign height of 60 feet.

*The total sign area is 137 square feet and the maximum sign height is 60 feet.*

1. The sign is supported by one or two poles or other approved methods which shall be metal in the B-1 zone and metal or treated wood in the B-2, B-3, and MN-1 zones, and are sufficient in size and strength to support the sign. *The proposed pylon sign is supported by one pole and the plans are stamped by a licensed professional Engineer.*
2. Ten feet of clearance shall exist between grade levels and the bottom of the sign. *The grade level of the electronic changeable graphic sign has approximately 13 feet of clearance from the bottom of the sign and ground.*
3. The sign cannot be attached to any building or structure and must be a minimum of 15 feet from any surrounding buildings or structures. *The pylon sign will be over 40' feet from the building.*
4. The sign must be located on the property where the business advertised is located, except



for highway billboard advertising. *The pylon sign will be on the business property being advertised.*

5. The sign cannot extend over public sidewalks or streets. *The pylon sign will be on the property site and not extend over public sidewalks or streets.*

6. There shall be no more than one pylon sign per lot, except as provided in subdivision D of this section. *This will be only one pylon sign on the lot.*

**Video Display Signs, Electronic Changeable Copy Signs, and Electric Graphic Display Sign and Gas Station Canopy Tube Lighting:** Signs permitted in the B-3 General Commercial District with the following conditions:

1. Signs shall not interfere with traffic and road safety due to placement and orientation.
2. No sign may be of such intensity or brilliance that it interferes with the effectiveness of an official traffic sign, device, signal or the safety of the public, or located where it would do so.
3. Signs must not exceed a maximum illumination of 5,000 nits (candelas per square meter) during daylight hours, and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn, as measured from the sign's face at maximum brightness.
4. The sign owner shall be required to provide an accurate field method of ensuring that maximum light levels are not exceeded if requested by City officials.
5. The sign owner shall sign a license agreement supplemental to the building permit agreeing to operation of a sign in conformance with these regulations. Violation of these regulations shall result in forfeiture of the license, and the City shall be authorized to arrange disconnection of electrical service to the facility.
6. Signs shall have an automatic dimmer control or other mechanism to automatically adjust its nit level based on ambient light conditions.
7. Flashing Prohibited: Flashing signs are prohibited.
8. Malfunction: In the event of a malfunction, the sign shall be designed to freeze the display, and the owner shall discontinue the display immediately upon malfunction, or upon notice from the City that the display violates the City's regulations.

**Conclusion / Recommendation:**

The proposed pylon signage meets the zoning requirements and staff would recommend approval of the sign permit based on the conditions:

1. Pylon Sign Zoning Ordinance requirements are met.
2. The Video Display Signs, Electronic Changeable Copy Signs, and Electronic Graphic Display Sign and Gas Station Canopy Tube Lighting – General Provisions as stated in the Zoning Ordinance is followed.
3. A building permit is approved prior to installation with Engineer signed approval on the

plans.

\*\*\*\*\*End of Staff Memo\*\*\*\*\*

DeWitt said they have also submitted wall sign permits and a menu board permit. The menu board is an electronic graphic display that Taco John's Corporate is now issuing to the new sites. They also have wall tube lighting with their wall signs.

The Planning Commission were okay with the menu board and also the tube lighting on the building walls.

GEORGE MOVED, SECOND BY MOLLER, TO APPROVE THE PYLON SIGNAGE FOR THE NEW TACO JOHN'S SITE LOCATED AT 105 9<sup>TH</sup> CIRCLE SOUTH WITH THE FOLLOWING CONDITIONS:

1. PYLON SIGN ZONING ORDINANCE REQUIREMENTS ARE MET.
2. THE VIDEO DISPLAY SIGNS, ELECTRONIC CHANGEABLE COPY SIGNS, AND ELECTRONIC GRAPHIC DISPLAY SIGN AND GAS STATION CANOPY TUBE LIGHTING – GENERAL PROVISIONS AS STATED IN THE ZONING ORDINANCE IS FOLLOWED.
3. A BUILDING PERMIT IS APPROVED PRIOR TO INSTALLATION WITH ENGINEER SIGNED APPROVAL ON THE PLANS.

UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

**COMMUNICATIONS AND REPORTS:** None

JOHNSON MOVED, SECOND BY MOLLER, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:27 P.M.

ATTEST:

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Dan Erickson, Chair

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Mary Lou DeWitt, Comm. Dev. Zoning Specialist