

CITY OF ST. CLOUD ZONING BOARD OF APPEALS

Tuesday, June 20, 2017
7:00 pm
City Hall Council Chambers

ROLL CALL:

MEMBERS PRESENT: Abdi Daisane, Drew Hultgren, John Mathews, Linda Radin and Ron Zenzen

MEMBERS ABSENT: -

STAFF PRESENT: Dave Broxmeyer and Ashley Skaggs

MAY 16, 2017 ZONING BOARD OF APPEALS MEETING MINUTES

ACTION TAKEN: Zenzen/Radin/Approved (5-0)

CUP-2017-04 / MAHAD MURSAL & PREMIER PLAZA LLC / 3316 3RD ST N

ACTION TAKEN: Mathews/Daisane/Tabled (5-0)

Broxmeyer reminded Board members of a request for a Conditional Use Permit for an adult day care for the property located at 3316 3rd St N. Broxmeyer stated that the applicants have submitted licensing information to the State for review, but have not received feedback yet. Staff recommends the item remain tabled until the July Zoning Board of Appeals meeting. Mathews made a motion to table the item. The motion was seconded by Daisane and carried unanimously.

VAR-2017-08 / LOVE OF CHRIST LUTHERAN CHURCH / 1971 PINE CONE RD

ACTION TAKEN: Zenzen/Radin/Approved (4-1, Mathews opposed)

Broxmeyer explained a request for a variance from Article 18, Section 18.3, which allows a single identification sign for institutional land uses like places-of-worship located within a residential district. The identification signs are limited to a maximum sign surface area of 30 sq. ft. The applicant is proposing to install a 32 sq. ft. electronic identification sign near the intersection of County Rd 120 and Pine Cone Rd, which would be the second identification sign on the property.

Hultgren suggested the possibility of attaching conditions regarding the removal of temporary signage on the property, permitting for the existing attached sign, and hours of operations. Board members discussed the details of the existing sign and the proposed location of the electronic sign.

Hultgren opened the public hearing and invited testimony. The following persons testified:

Brian Becher, Love of Christ Lutheran Church - The church is asking for a variance to allow a 4' x 8' sign in order to communicate with the general public as they move through the area. As you drive around the community, there are multiple churches that have additional signage even larger than what is being requested.

There being no one else wishing to speak, the public hearing was closed. Zenzen made a motion to approve the variance subject to staff recommendations. The motion was seconded by Radin. Hultgren offered a friendly amendment to include conditions requiring the temporary signage be removed, limiting the hours of operation from 7:00 a.m. to 10:00 p.m., and requiring a permit to be filed for the existing wall signage. Zenzen and Radin accepted the friendly amendment.

Mathews stated the request does not appear to meet the criteria of a variance being granted. He feels the provision in the code needs to be changed, but he cannot support the request based on its findings. Hultgren agreed that the provision should be addressed by the Planning Commission and City Council. Hultgren called for a vote, and the motion as amended carried (4-1, Mathews opposed).

OTHER BUSINESS

ACTION TAKEN: None

Zenzen asked for an update on the status of the pending lawsuit with St. John's Episcopal Church. Broxmeyer stated he will provide an update next month.

Zenzen asked about the possibility of Mr. Bright returning to the Board. Broxmeyer stated he will make a request to administration.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:34 p.m.