

**AGENDA
MAPLE PLAIN PLANNING COMMISSION
MAPLE PLAIN CITY HALL
THURSDAY, DECEMBER 4, 2014
AT 7 p.m.**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADOPT AGENDA**
- 4. CONSENT AGENDA**
 - a. Minutes from November 6, 2014**
- 5. TEXT AMENDMENT– CHAPTERS 92, ANIMALS, CONSIDERATION TO AMEND THE ORDINANCE TO FURTHER DEFINE THE TOTAL NUMBER AND TYPE OF ANIMALS PERMITTED**
- 6. TEXT AMENDMENT- CHAPTER 153, GENERAL FENCING, SCREENING, LANDSCAPING AND STORAGE, CONSIDERATION TO PROVIDE MORE DETAILS PERTAINING TO FENCING REQUIREMENTS AND FENCING PERMITS**
- 7. SIGN PACKAGE APPROVAL FOR 5030 HIGHWAY 12**
- 8. OLD BUSINESS**
- 9. NEW BUSINESS**
- 10. COMMISSION REPORTS AND OTHER BUSINESS**
- 11. VISITORS TO BE HEARD**

Note: This is a courtesy extended to persons wishing to address the Commission who are not on the agenda. A completed public comment form should be presented to the City Administrator prior to the meeting. The presentation will be limited to 3 minutes. The session will be limited to 15 minutes.
- 12. ADJOURN**

**City of Maple Plain Planning Commission
Meeting Minutes
November 6, 2014
7 p.m.**

1. CALL TO ORDER

Chair Bliss called the meeting to order at 7:08 p.m.

Present: Chair Michele Bliss and Commissioners John Fay, Stephen Shurson, Barb Rose and Mardelle DeCamp. Also in attendance were Councilmember Dave Eisinger, City Planner, Mark Kaltsas and City Administrator, Tessia Melvin.

2. PLEDGE OF ALLEGIANCE

3. ADOPT AGENDA

Commissioner Shurson moved to adopt the Agenda; Commissioner Rose seconded. Motion passed 5-0.

4. CONSENT AGENDA

A. Minutes from October 21, 2014

Commissioner Fay moved to accept the October 21 minutes with minor changes; Commissioner DeCamp seconded. Motion passed 5-0.

5. SITE PLAN REVIEW-1275 POPLAR AVENUE

The applicants Ann Markus and Jeffrey Markus were present. Mark Kaltsas, City Planner, reported to the Commission. The applicants are looking to allow modifications to the existing building and use of the site for a landscaping business. The existing building is oriented such that the entrance faces east and has a driveway access off of Poplar Avenue. The existing building is approximately 4,500 SF and contains office area as well as storage/warehouse space. The applicant would like to convert the western portion of the building into a garage/storage/service area for the landscaping business. In order to utilize the western portion of the building, the applicant would like to install an overhead door that would provide access to the western portion of the building via a new driveway access off of Willow Street. In addition to the building modifications, the applicant is requesting use of the site for outdoor storage associated with the principal use of the building. The outdoor storage would be required to be located to the west and north sides of the building.

Kaltsas added that the City allows the landscaping business in the Industrial Zoning District. Kaltsas added that the applicant is looking to add a new driveway

access to Willow Street and use a portion of the site for outdoor storage. The applicant is not proposing to make alterations which would exceed 67% of the building value. For this reason, the existing parking area would be permitted to remain in its current condition. Kaltsas added that the City would require 14 spaces for this building if it were constructed today.

Kaltsas added that the City requires outdoor storage areas to be paved to control dust and erosion, unless determined by the City that a vegetative or low impact surface is more appropriate to reduce hard surface. Kaltsas stated that the City would require the applicant to submit a landscaping plan which indicates the actual type and size of the proposed landscaping.

Commissioner Shurson asked about the material being used on the north and west side of the building. Kaltsas responded that it is dirt and gravel.

Commissioner Fay asked if office space would be added. Kaltsas responded that no new office space would be added as the current site plan has office space available. Ann Markus, applicant, added that only a wall would be added, due to the new driveway.

Commissioner Fay asked if the applicant would be using the City's compost site. Melvin responded that the compost is only available for residents of Maple Plain and not businesses. Fay commented that he has noticed many illegal dumping from businesses. The Commission discussed some possible changes for the City including, adding cameras, having a key checked out to residents or having a person at the entrance of the Compost Site. Melvin stated that she would take the recommendations to the Council.

Commissioner Fay asked if the City can allow a lesser material to be used instead of asphalt. Kaltsas responded that the City can grant gravel to be used instead of asphalt. Chair Bliss commented that it would be nice to see no asphalt or concrete to be used in the storage area.

Commissioner Shurson added that he is fine with pavement on the driveway and gravel on the two parking areas. He discussed the runoff distribution between asphalt and gravel.

Commissioner Shurson asked the applicant to describe the landscaping plan in more detail. Ann Markus responded that they would add shrubs to the east side of the building and take care of the weeds on the southside of the building.

Commissioner DeCamp moved to accept the site plan review with the following conditions 1). Applicant shall provide the City with a revised site plan which indicates the location of the proposed fence and access into the outdoor storage area, 2). Applicant shall address all engineering comments, 3). Applicant shall provide the City with a revised landscape

plan detailing the proposed landscape to screen the outdoor storage area; seconded by Commissioner Rose. Motion passed 5-0.

6. VARIANCE REQUEST- 5530 MAIN STREET WEST

Kaltsas provided a report for the Commission. The property owner is seeking a variance to allow the construction of a detached accessory structure with the following provisions:

- An accessory structure which is not located wholly to the rear of the house;
- An accessory structure that does not have 20 feet of separation from the main house and;
- An accessory structure which is located closer than 35 feet from the street right of way.

Kaltsas added that the applicant is seeking a variance to allow the replacement of the existing detached garage located on the property. There currently is an existing single car garage located on the property. The application would like to raise the existing garage and replace it with a new garage in exactly the same location. Kaltsas added that if the existing building were raised, a variance would be required. The proposed setbacks are:

- Front Yard Setback: 23.9 feet
- Side Yard Setback: 5 feet
- Rear Yard Setback: 31 feet
- Accessory Structure Separation from Principle Structure: 10.5 feet
- Driveway Setback: 5 feet

Commissioner DeCamp stated that according to her interpretation of state law, the property owner would not need a variance as he is using the same footprint.

Kaltsas responded, that the City Code requires a variance, and this process is helpful to the City as it creates a checks and balance for the Planning Commission and City Council.

Chair Bliss added that she believes the Planning Commission should adhere to City Code and it seems applicable in this circumstance.

Commissioner Shurson moved to approve the Variance Request for 5530 Main Street West; seconded by Commissioner Fay. Motion passed 5-0. Commissioner DeCamp noted that she does not believe the applicant needed a variance for his request. Staff agreed to further investigate.

7. TEXT AMENDMENTS-CHAPTER 93-ANIMALS AND CHAPTER 153, LAND USEAGE

Kaltsas provided an update the Commission. Staff prepared the following:

- Definition of animals has been replaced by a definition for non-domesticated animals.
- A separate section has been added to the ordinance which delineates the number of animals permitted.
- The definition of Kennel has been revised to match the permitted number of dogs in 93.08.
- A definition of urban farm animals has been added to address other animals such as bees.
- The chicken provisions have been paired down on the discussion had during the last PC meeting.

Chair Bliss asked if more dogs were permitted if some of them resided in the house. Kaltsas responded that the number permitted are per property, regardless of where they sleep.

Commissioner DeCamp added that she would like to see a provision that prohibits illegal feeding of Ferrell cats.

Commissioner Shurson stated that he is not fine with the fencing provision for chickens.

Commissioner DeCamp stated that currently a resident gets a lifetime permit for dogs, but the new ordinance would require a renewal license for chickens. Kaltsas added that it could be changed to a tiered permit that would allow defer the renewal or lessen the fee for no violations.

The Commission discussed in detail the chicken provisions and what should be required and what would be restrictive for owners. The Commission provided staff with guidance and asked to see a final revision at the December Planning Commission meeting.

8. ADMINISTRATIVE REPORTS

Melvin announced that the City's compost site would be closing Sunday, November 9.

9. OLD BUSINESS

There was no old business discussed

10. NEW BUSINESS

No additional new business discussed.

11. COMMISSION REPORTS AND OTHER BUSINESS

12. VISITORS TO BE HEARD

Note: this is a courtesy extended to persons wishing to address the Commission who are not on the agenda. A completed public comment form should be presented to the City Administrator prior to the meeting. The presentation will be limited to 3 minutes. The session will be limited to 15 minutes.

There were no visitors to be heard.

12. ADJOURNMENT

Commissioner Rose moved to adjourn the meeting at 8:50 p.m.;
Commissioner Fay seconded. Motion passed 5-0.

City of Maple Plain

Proposed Text Amendments to the City of Maple Plain Ordinances Title IX, Chapter 92 Animals and Title XV, Land Usage, Chapter 153.063 General Fencing, Screening, Landscaping, and Storage,

To: Planning Commission
From: Mark Kaltsas, City Planner
Meeting Date: December 4, 2014

UPDATE:

The Planning Commission has had two readings regarding potential amendments to Chapter 92 and Chapter 153 of the City's ordinance pertaining to animals and fencing. It is anticipated that the Commission will make a recommendation to the City Council following a final reading of the proposed ordinance amendments.

Staff has prepared a revised draft animal ordinance and fence ordinance which incorporates the following changes:

1. Turkeys have been removed from the definition of urban farm animals.
2. A definition for beekeeping has been added to the definitions.
3. Beekeeping is prohibited within the City limits.
4. A feeding clause has been added to section 92.04 Prohibitions. The feeding of lost, injured or stray domesticated animals will be permitted.
5. Section 92.09, Harboring or Keeping of Chickens, now also includes ducks and geese.
6. Banty Hen is a miniature type of hen that is commonly kept as a pet.
7. Clarified that a zoning permit is required for all fences
8. Further defined paragraph 2 relating to fence setbacks and the permitted location of a fence.
9. Clarified paragraph 9 relating to easements.

Consideration:

Proposed text amendments to the City of Maple Plain Ordinances as follows:

- a. Title IX, Chapter 92 Animals, consideration to amend the ordinance to further define the total number and type of permitted animals.

DRAFT ANIMAL ORDINANCE

CHAPTER 92: ANIMALS

Section 92.01 Definitions

92.02 Licenses and fees

92.03 Display of license

92.04 Prohibitions

92.05 Designation of dangerous or potentially dangerous dogs; registration requirement

92.06 Violations

92.07 Cats and other animals

92.08 Limitations on number of animals permitted

92.09 Harboring and Keeping of Chickens

92.01 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ANIMALS - NON-DOMESTICATED (NON-DOMESTIC) ANIMAL. *Animals which are naturally wild and not naturally trained or domesticated, or which are inherently dangerous to the health, safety, and welfare of people. Unless otherwise defined, such animals shall include:*

- (1) Any member of the cat family (family felidae) including lions, tigers, cougars, bobcats, leopards and jaguars, but excluding commonly accepted domesticated house cats;*
- (2) Any naturally wild member of the canine family (family canidae) including wolves, foxes, coyotes, dingoes, and jackals, but excluding commonly accepted domesticated dogs;*

- (3) Any member or relative of the rodent family including any skunk (whether or not de-scented), raccoon, or squirrel, but excluding those members otherwise defined or commonly accepted as domesticated pets;
- (4) Any poisonous, venomous, constricting, or inherently dangerous member of the reptile or amphibian families including rattlesnakes, boa constrictors, pit vipers, crocodiles and alligators; and
- (5) Any other animal which is not explicitly listed above but which can be reasonably defined by the terms of this division, including but not limited to bears, deer, monkeys and other species non-indigenous to Minnesota.
- (6) Any animal defined as livestock by Minnesota Department of Agriculture rule 1515.3100.

ANIMALS – URBAN FARM ANIMALS. Ducks, geese, chickens, bees and rabbits.

ANIMAL CONTROL OFFICER. The city's police/public safety agency or such other person or agency under contract with the city to provide animal control services.

ANIMALS AT LARGE. A dog is AT LARGE when he or she is off the property of his or her owner and not under restraint.

BEEKEEPING. Beekeeping means the occupation of owning and breeding bees for their honey.

CHICKEN. Chicken means a fowl of the genus Gallus and species Gallus domesticus that is commonly referred to as domesticated fowl.

CHICKEN COOP. Chicken coop means any structure used for the housing of chickens.

CHICKEN RUN. Chicken run means a fenced outdoor area for the keeping and exercising of chickens.

DANGEROUS DOG. Any dog that has:

- (1) Without provocation, inflicted substantial harm on a human being on public or private property;*
- (2) Killed a domestic animal without provocation while off the owners property; or*
- (3) Been found to be potentially dangerous, and after the owner has notice that the dog is potentially dangerous, the dog aggressively bites, attacks, or endangers the safety of humans or domestic animals.*

KENNEL. A place where more than 2 dogs over 3 6 months of age are kept, or a place at which the business of selling, boarding, breeding, showing, or treating dogs is conducted.

OWNER. Any person, group, or corporation owning, harboring, or having custody of a dog.

ROOSTER. Rooster means a male chicken.

92.04 PROHIBITIONS.

(A) It is unlawful for any person to keep, harbor or feed any non-domesticated animal, not in transit, except (1) animals used in a parade for which a permit has been issued, or (2) animals kept in an animal hospital or clinic for treatment by a licensed veterinarian, or (3) animals kept in a pet shop licensed under the City Code, or (4) lost, injured or stray domesticated animals, or (5) as otherwise provided in this section.

~~(A)~~ (B) It shall be unlawful for the dog or cat, of any person who owns, harbors, or keeps a dog or cat, to run at large. A person who owns, harbors, or keeps a dog or cat which runs at large shall be guilty of a misdemeanor. Dogs or cats on a leash and accompanied by a responsible person or accompanied by and under the control and direction of a responsible person, so as to be effectively restrained by command as by leash, shall be permitted in streets or on public land unless the city has posted an area with signs reading Dogs or Cats Prohibited.

~~(B)~~ (C) (1) Habitual barking. It shall be unlawful for any person to keep or harbor a dog which habitually barks or cries. Habitual barking shall be defined as barking for repeated intervals of at least 5 minutes with less than 1 minute of interruption. The barking must also be audible off of the owners or caretakers premises.

(2) Warrant required. The animal control officer or police officer shall not enter the property of the owner of an animal described in this division (B) unless the officer has first obtained the permission of the owner to do so or has obtained a warrant issued by a court of competent jurisdiction, as provided for in ' 10.20, to search for and seize the animal.

~~(C)~~ (D) Any person in control of a dog off the property of its owner shall be responsible to pick up and dispose of the dogs feces.

92.08 Limitations on the number of animals permitted.

A. Non-domesticated animals. No person may own, keep, harbor, or maintain any non-domestic animal within the city limits.

B. Limitations on number of dogs. Within the limits of the city, no person may own, keep, harbor, or maintain more than two dogs over the age of six months unless a conditional use permit for a kennel is first obtained from the city.

C. Limitations on number of cats. Within the limits of the city, no person may own, keep, harbor, or maintain more than three cats over the age of six months.

D. Limitations on number of urban farm animals. Within the limits of the city, no person may keep, harbor, or maintain more than two urban farm animals except as permitted in Section 92.09 of this code. Beekeeping shall not be permitted within the city limits.

92.09 Harboring and keeping of chickens, ducks and geese.

A. Permit required. It is unlawful for any person to keep, harbor, maintain, possess, or otherwise control any chickens, ducks, geese within the city, except:

1. Pursuant to a permit issued by the city under this subdivision on a parcel of record zoned for single family detached dwelling.

B. Permit application and permit fees. An application for a permit hereunder shall be filed with the city administrator upon an application form furnished by the city. The permit fee shall be in an amount established by city council resolution. A permit issued hereunder shall be for duration of one year from its date of issuance.

C. Conditions of permit. A permit granted under this subdivision shall be subject to the following conditions:

1. Ownership. The owner of the chickens, ducks and geese must occupy the premises for which the permit is issued.
2. Inspection. The premises, including the urban farm animal coop and run thereon, for which a permit is issued shall at all reasonable times be open to inspection by the animal control officer or any other city official to determine compliance with this subdivision, other city code provisions and state laws relating to zoning, health, fire, building or safety.
4. Specifications for feeding chickens, ducks and geese. All feed for the chickens, ducks and geese shall be stored in water-tight and vermin-proof containers.
5. Specifications of the coop and run. An urban farm animal coop and run are required. The construction and location of the coop and run

shall be in compliance with the applicable building and zoning regulations of the city and the following requirements:

- (a) The interior floor space of the coop shall be a minimum size of two square feet for each chickens, ducks, geese authorized under the permit.
- (b) The exterior finish materials of the coop shall be: (i) weather-resistant and in accordance with the accessory structure regulations set forth in the zoning regulations in this Code.
- (c) The construction of and materials used for the coop and run must be adequate to prevent access by rodents.
- (d) The run shall be attached to the coop. The coop and run shall be deemed as a single structure and subject to the accessory structure regulations set forth in the zoning regulations of this Code.
- (e) The floor area of the run shall be a minimum size of five square feet for each urban farm animal authorized under the permit.
- (f) The run shall be fully enclosed by fencing or other similar material.
- (g) No coop or run, or any portion thereof, shall be within 25 feet of the outer perimeter of any inhabitable building.
- (h) The coop and run shall meet all applicable setbacks and requirements of accessory structures in this ordinance.
- (i) The coop and run shall be kept in a sanitary and odor-free condition, including the regular and frequent removal and proper disposal of any accumulated feces or waste, dirt or filth that could create a safety or health hazard.

6. *Regulations.* The keeping, harboring, maintaining, or possessing of any chickens, ducks and geese under a permit issued pursuant to this subdivision shall be in accordance with the following:

- (a) No more than five chickens, ducks or geese, or combination thereof, shall be kept or harbored on the premises to which the permit applies.
- (b) Roosters are prohibited.
- (c) Slaughtering of chickens, ducks and geese on any property zoned for residential use is prohibited.
- (d) No chickens, ducks and geese shall be kept, maintained, housed or permitted inside any residential dwelling or any garage.
- (e) No chickens, ducks and geese shall be permitted to run at large. The term "run at large" is defined as any chickens, ducks and geese freely roaming in any area not on the premises to which the permit applies.
- (f) If the chickens, ducks and geese are not contained at all times to the coop and run and allowed to freely roam within the yard, the property shall be enclosed by a fence in accordance with the fence regulations set forth in the zoning regulations of this Code and which by material and design prevents a chickens, duck or goose from leaving the premises.
- (g) chickens, ducks and geese shall not be kept in such a manner as to constitute a public nuisance. Any violation of the provisions of this subdivision shall be deemed a public nuisance.
- (h) No eggs shall be sold or offered for sale; all eggs shall be for personal use or consumption.

7. *Revocation of permit.* A violation of any provision of this subdivision or any provisions of the permit issued hereunder shall constitute grounds for revocation of a permit.

DRAFT FENCE ORDINANCE

§ 153.063 GENERAL FENCING, SCREENING, LANDSCAPING, AND STORAGE.

(B) Fencing.

(1) A zoning permit is required for all fences within the City. A building permit is required for fences greater than 6 feet in height.

~~(2)~~ (2) Fences must be located entirely upon the private property of the person constructing the fence ~~where they are constructed~~ and must be set back from all property boundaries at a distance necessary to allow for maintenance as defined by § 93.19(B)(19). A fence may be allowed to be located up to the property line, but still entirely upon the property of the person constructing the fence, with the written permission of all adjacent property owners. Property corner irons must be located, exposed, and verified at the time of final inspection, unless deemed unnecessary by the City Administrator.

~~(3)~~ (3) Fences must be constructed so that the side containing the framing supports and cross pieces face the interior of the owner's lot.

~~(3)~~ (4) No fence shall exceed 6 feet in height and in the case of grade separation, the height shall be determined on the basis of measurement from the average point between the highest and lowest grade.

~~(4)~~ (5) Fencing located in a front yard or in front of the principal dwelling in residential districts may not exceed 4 feet in height, or 3 feet as defined under § 153.063(A) above, and must be no greater than 50% opacity. A corner property, or property abutting 2 city streets, shall be determined to have 2 front yards.

~~(5)~~ (6) Barbed wire fences are not allowed and chain link fences must be constructed so that no barbed ends are exposed.

~~(6)~~ (7) All in-ground swimming pools must be surrounded by a fence and the pool cannot be filled until a fence that meets requirements is completed and approved.

~~(7)~~ (8) No fence may be located within any public rights-of-way.

(9) Easements – Public and Private.

(a). Utility and Drainage Easement. Fences may be constructed within public and private utility and drainage easements provided that:

1. The fence and its design are subject to the approval of the City.

2. The fence shall not impede existing drainage patterns.

3. Removal of the fence or a portion thereof for the purpose of utilizing the easemtn shall be at the proeprty owner's expense.

4. The property owner may be required to obtain the consent of the utility which has facilities within an existing easement.

Consideration:

Staff is seeking a recommendation from the Planning Commission relating to the proposed text amendments. Planning Commissioners can make a recommendation to amend the ordinance(s) to the City Council or make/request suggested changes to the proposed language and ask that the ordinance(s) be brought back for additional review, discussion and consideration

City of Maple Plain

Request by Schumacher Properties for Sign Package Approval to Allow a New Sign for the Existing Building Located on the Property at 5030 Highway 12

To: Planning Commission
From: Mark Kaltsas, City Planner
Meeting Date: December 4, 2014
Applicant: Schumacher Properties
Owner: Schumacher Properties
Location: 5030 Highway 12

Request:

Schumacher Properties, (Owner/Applicant) requests that the City consider the following action for the property located at 5030 Highway 12 (PID No. 25-118-24-12-0070).

- a. Sign Plan Review to allow a new wall sign on the existing building.

Property/Site Information:

The property is located just east of Boundary Avenue along the north side of Highway 12. The subject property is accessed via Boundary or Howard Avenues off of Highway 12. The property has the following characteristics:

Property Information: 5030 Highway 12
Zoning: *MU-G Mixed Use - Gateway*
Comprehensive Plan: *Mixed Use*
Acreage: 0.80 Acres



Discussion:

As required by the City's sign ordinance, the applicant is seeking sign plan review to allow a new business sign to be installed on the existing building. The City recently approved the site plan for this property and as a part of the approval it was noted that any request for signage would be subject to the review of the City. The applicant has made an application for a new sign to be located on the front (south side) of the building for the primary business. The applicant has provided the City with a graphic of the proposed sign.

The applicant is proposing a sign for the principle business only at this time. Staff asked the applicant to consider providing additional information for the future monument sign as well as the secondary business sign. The applicant noted that they would come back to the City in the future to seek approval of any additional signage. For property zoned MU-G, the City allows wall signage which does not exceed 10% of the area of the buildings primary façade. If the building has multiple tenants, then the frontage allocated to each user shall be the area considered for the calculation. The façade of the primary face of the existing building is 1,200 square feet (100 feet wide by 12 feet tall). The total allowable sign area is as follows:

- Building Wall Sign Area: 10% of the area of the building façade (building façade area = 1,200 SF)
- Permitted: 120 LF (for all signage which includes any additional tenants)
- Proposed: 60 SF
- Sign Area Remaining: 60 SF

The applicant is proposing to install a wall sign which is 60 square feet in total sign area. The proposed sign meets the requirements pertaining to allowable sign area. Following installation of the proposed sign, the applicant would still have 60 square feet for an additional sign to serve the secondary tenant space. The City's downtown design guidelines (see attached guidelines) provide additional design goals and considerations pertaining to signage in the downtown districts. The guidelines are intended to establish a higher aesthetic quality than typically found in similar commercial districts. The higher quality signage would help delineate the Maple Plain mixed use downtown district from surrounding communities and land uses. The guidelines suggest that all signage proposed consider the following objectives:

1. All signage shall be designed to be at a neighborhood and local scale.
2. Signage is encouraged to be backlit rather than internally lit.

Staff has recommended that the applicant consider revising the proposed signage to establish a neighborhood scale while adding character and aesthetic appeal. Staff also noted that the proposed sign would be internally lit and that the applicant should consider backlighting the sign. As of the time of this writing, staff had not received any proposed revisions to the wall or site signage. Staff is seeking direction from the Planning Commission relating to the proposed sign plan.

Recommendation:

Staff is seeking a recommendation from the Planning Commission for the requested Sign Plan Review.

Attachments:

1. Design Guidelines
2. Proposed Sign Graphics
3. Example Sign Picture

Signage

Signage is integral to the overall success of the users and development of the Gateway area. The visibility of the shops from U.S. Highway 12 will make this a natural shopping destination for the community and surrounding area. Therefore, successfully communicating the uses and services in the area will be important to ensure the viability of the establishments.

Although visibility of the signage is critical, equally important is the design of each sign because it sends a message about the quality of the establishments in the area. Signage in the Gateway must meet the City's adopted sign ordinance standards, and will also be held to additional standards as stated below. The purpose of these regulations is to encourage a higher quality of design and aesthetic to ensure that as people enter the community they know they have entered a special place. The level of design filtrates all the way to the signage throughout the community. The following Guidelines are provided for signage in the Gateway:

Signage should be at a neighborhood and local scale. Visibility of the user is critical and signage may be on multiple sides of a structure provided it meets the standards set forth in this document.

Sign area shall not exceed 10% of the area of the façade. If a multi-tenant user, then the frontage allocated to each user shall be the area considered for the calculation.

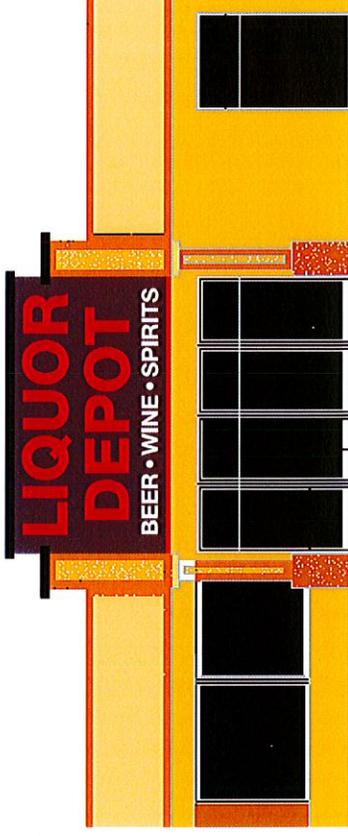
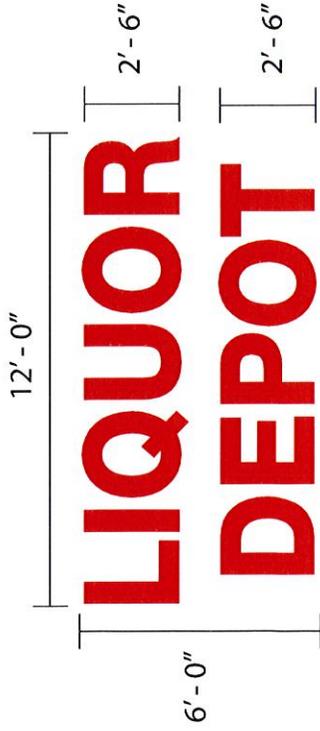
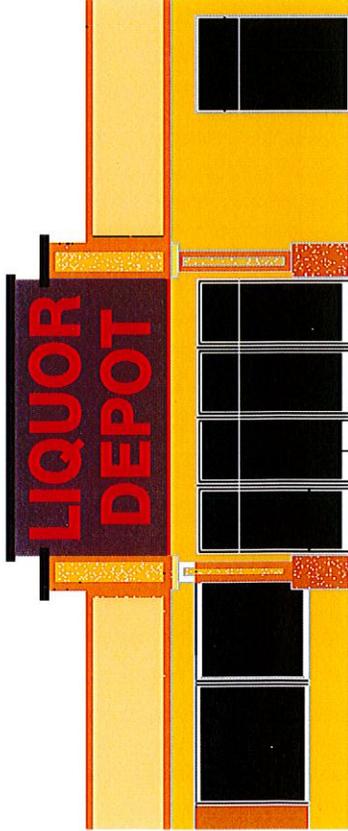
Signs are encouraged to be backlit where possible, and to avoid internal lighting and neon signs. Box-lit signs are not permitted in the Gateway.

Corporate identity signage is appropriate in the Gateway area, provided the signage meets the standards within this document.

Full signage plans are required prior to development to ensure compliance with these standards. A signage plan must include actual signs and lettering styles to be approved and building permits granted.

One monument sign shall be permitted for each multi-use structure. The monument sign must be constructed of similar materials as the principal structure, and shall not include box-lit signs.





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JOB NAME: Lit Sign	SALESPERSON: Michael Dick	REVISIONS: 02	SPOT COLORS: Standard
CREATION DATE: 10.27.14	Due to printer and monitor differences and limitations, this proof is considered for representational purposes only.		
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Baker/Carver trail plan out for comment

Article by: SUSAN FEYDER, Star Tribune | Updated: November 25, 2014 - 10:31 AM

The draft master plan shows links in the 17-mile future regional trail.

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The public is getting its chance to weigh in on plans for an ambitious trail project in the west metro area.

Three Rivers Park District is asking for feedback on its draft master plan for the future 17-mile Baker/Carver Regional Trail.

Some sections are already complete, but the master plan includes key connections for the trail that would run from Maple Plain to Victoria. When fully constructed, the trail could be used for walking, biking, in-line skating and dog-walking and is expected to get 183,000 visitors a year.

The public comment period began Monday and ends Dec. 31. Copies of the draft plan are available online at www.threeriversparks.org, as well as at some park district visitor and nature centers and local libraries.

If there are no significant changes in the plan after the comment period, it will be forwarded to the communities of Maple Plain Medina, Minnetrista, Independence, Victoria and Laketown Township and to the Metropolitan Council for final approval.

The Three Rivers board recently signed off on the name for the trail, which has been in the works since 2010, with planning overseen by the park district since 2012.

Commissioner Penny Steele said it was a complex process that required working with several communities along the trail's path. "It was not easy getting consensus," she said.

Three Rivers has estimated the total cost of building out the trail at \$10.3 million, including the cost of acquiring about 7.5 miles of property along the path.

In addition to the trail itself, the project would include building several features like crossings, rest stops, signage and way-finding elements.

Potential funding sources include federal grants, the Met Council, the Hennepin County Bikeway Grant Program, Three Rivers general obligation bonds, contributions from local municipalities and private donations.

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