
ALEXANDRIA TOWNSHIP

PLANNING COMMISSION

MEETING PACKET FOR
July 27, 2015



PRELIMINARY AGENDA
Alexandria Township Planning Commission
July 27, 2015
6:00 p.m. – Township Conference Room

Call to Order

Adopt Agenda

Approve Minutes

June 22, 2015

Public Hearing

1. Conditional Use Request for a lighted sign, Jeremy Tilleskjaer, applicant. Property is located at 3446 State Highway 29 North. Legal description summary: Section 3, Township 128, Range 37, NE4NW4 Lying W of State Hwy 29 Ex: NW 5 AC an Irreg 8.13 AC Tract & 2.07 AC; SE4NW4 Lying Nw'ly of State Hwy 29. AC 15.65. Property ID: 03-0029-940.
2. Conditional Use Request for a sign up to sixteen square feet, Kyle Thompson, applicant. Property is located at 2503 Hazel Hill Road SE. Legal description summary: Section 28, Township 128, Range 37, Lot 6, Block 1, Lake Victoria Park 1st Addition. Property ID: 03-1979-000.

Zoning Administrator's Report

New Business:

Old Business:

1. Discussion – Pervious Paver Credit Policy/Ordinance
2. Discussion – Road Approval Policy/Ordinance

Adjournment

**NOTE: This is a preliminary agenda, subject to change at any time.

STAFF REPORT

Application: Conditional use permit for a lighted sign

Applicant: Jeremy Tilleskjer (Master's Plumbing)

Agenda Item: Public Hearing - 1

Background Information:

Proposal: The applicant is proposing to erect a free-standing pole sign that will have exterior lighting. The property is zoned Commercial - Urban, in which a conditional use permit is required for an "illuminated freestanding sign". The proposed sign will be 20 ft in height (max. 35 ft allowed) and be 64 square feet in size (max. 64 sq ft allowed).

Location:

- Property Address: 3446 State Highway 29 North
- Legal Description: Section 3, Township 128, Range 37, NE4NW4 Lying W of State Hwy 29 Ex: NW 5 AC an Irreg 8.13 AC Tract & 2.07 AC; SE4NW4 Lying Nw'ly of State Hwy 29. AC 15.65Section-Township-Range: 22-128-37
- Parcel Number(s): 03-0029-940

Zoning: Commercial Urban (C-U)

Lot size: Approx. seven (7) acres outside of the State Highway 29 right of way (according to Douglas Co. GIS)

Septic System Status: The property is served with a private sewer. It is within the ALASD sewer district, but is located far enough from an actual sewer line that connection was not required.

Natural Features: The proposed use would not be expected to have an impact on any natural features of the lot.

Floodplain: The property is not within an identified floodplain.

Bluff/Steep Slopes: The site does not contain any steep slopes or bluffs.

Wetlands: There do not appear to be any wetlands on the property that would impact the proposal (there is a wetland immediately to the north of the property).

Trees: There would be no change to existing tree cover.

Permit History:

- 2004: Approved Residential Planned Unit Development (Note: project was never built).
- 2006: Approved rezoning from residential to commercial.
- 2006: Approved Planned Unit Development for non-residential storage unit/office building (Note: project was never built).

Applicable Statutes/Ordinances:

SECTION V. PERFORMANCE STANDARDS

A. SIGNS

4. Specific Regulations by Zoning District.

d. Rural Commercial/ Urban Commercial / Light Industrial Zones

(1.) Signs requiring an administrative permit

(a) Wall, projecting or marquee signs between six (6) and sixty-four (64) square feet in size or Wall signs up to ten percent (10%) of a building façade which faces a street. Such signs may be internally or externally illuminated.

(b) Up to two (2) permanent freestanding signs per property as follows:

i. Sign A: No greater than sixty-four (64) square feet in size and thirty five (35) feet in height.

ii. Sign B: No greater than sixty-four (64) square feet in size and fifteen (15) feet in height.

(c) Permanent off-premise directional signs advertising a business within two (2) miles of the sign not greater than thirty-two (32) square feet in size

(2.) Signs requiring a conditional use permit

(a) Wall, projecting or marquee signs greater than sixty-four (64) square feet in size or Wall signs up to ten percent (10%) of a building façade which faces a street.

(b) Permanent off-premise directional signs advertising a business located within two (2) miles of the sign between 32 and 64 square feet in size (lesser sizes may be required by the Township in areas where normal and customary speeds are deemed to be slower than the posted or statutory speed limit):

(c) Up to one (1) pole or monument sign no greater than one hundred (100) square feet in size when located along highways with a posted speed limit of greater than 65 miles per hour.

(d) Illuminated freestanding signs

(e) Non-Temporary Portable signs

(f) Motion signs

(g) Inflatable signs

(h) Roof signs, Constructed

(i) More than two (2) freestanding signs per parcel.

(j) Signs with more than two faces

(3.) Setbacks and Height

(a) Road:

- i. Signs less than 10 feet in height: 2 feet from a road or railroad right-of-way or twenty (20) feet from the centerline of a traveled surface, whichever is more restrictive.
- ii. Signs from 10 to 20 feet in height: 10 feet from a road or railroad right-of-way or twenty (20) feet from the centerline of a traveled surface, whichever is more restrictive.
- iii. Signs greater than 20 feet in height: 20 feet from a road or railroad right-of-way or twenty (20) feet from the centerline of a traveled surface, whichever is more restrictive.

(b) Other property lines: 10 feet or a distance equal to 110% of the height of the sign, whichever is greater.

(c) Maximum height

- i. Along roads with a posted speed limit of 40 miles per hour or greater: 35 feet
- ii. Along roads with a posted speed limit of less than 40 miles per hour: 20 feet

SECTION VI. ADMINISTRATION

G. CONDITIONAL USE PERMIT.

1. Criteria for Granting Conditional Use Permits.

- a. In granting a conditional use permit, the Alexandria Town Board shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use upon the health, safety and general welfare of occupants or surrounding lands. Among other things, the following findings may be considered:
 - (1.) The use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - (2.) The use will be sufficiently compatible or separated by distance or screening from adjacent agricultural or residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.
 - (3.) The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.
 - (4.) The use in the opinion of the Town Board is reasonably related to the overall needs of the Township and to the existing land use.

- (5.) The use is consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.
- (6.) The use is in conformance with the Comprehensive Plan of the Township.
- (7.) The use will not create a traffic hazard or congestion.

Staff Findings: The following findings of fact are presented by Staff for consideration by the Planning Commission:

1. **The use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area:**

Yes. No additional burden on parks or schools would be expected because it will not involve additional residents or school-age children and there will not be a need for any expansion or improvement to utilities or streets beyond what would normally be expected without the proposed sign.

2. **The use will be sufficiently compatible or separated by distance or screening from adjacent agricultural or residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land:**

Needs discussion. The property abuts residentially-zoned property to the west and south. The lighting from the proposed sign may impact homes that exist in this area. There are no vacant lots immediately adjacent to the parcel.

3. **The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties:**

Needs discussion. The property abuts residentially-zoned property to the west and south. The lighting from the proposed sign may impact homes that exist in this area.

4. **The use in the opinion of the Town Board is reasonably related to the overall needs of the Township and to the existing land use:**

Needs discussion. The Township has a general desire to support the use of property for commercial uses when appropriately located and zoned. This property is zoned commercially and the construction of a sign would not be abnormal. The primary question is whether the lighting will be done in a way that adequately protects neighboring residential landowners from negative effects.

5. **The use is consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the applicant intends to located the proposed use:**

Yes. The area of the proposed development has been zoned as “Commercial – Urban” The purpose of this district is:

“The Commercial – Urban district is intended to provide opportunities for commercial uses that are best located in areas providing urban

services, such as centralized sewer treatment and urban streets. Examples of such uses include those that generate high-strength or problem wastes not typically found in residential wastewater, those generating large amounts of wastewater, or facilities that discharge chemical or other non-organic wastes in amounts not suitable for treatment in an individual sewage treatment system. Areas chosen for this district are located along state highways at intersections with county or township roads capable of handling additional traffic and within current public sewer district service areas.”

The proposed business use is already permitted within the district. The proposed sign is also an allowable use, except that illumination of the sign requires a conditional use permit.

6. The use is in conformance with the Comprehensive Plan of the Township:

Needs discussion. The comprehensive plan identifies the area of the proposed development in the Future Land Use Map as “Urban Residential”

“The purpose of this land use category is to provide opportunities for urban density housing in areas that are most readily served by urban infrastructure and services. This category is intended for areas that are currently served by Alexandria Area Sanitary Sewer District (ALASD) infrastructure or are within the identified future service area of ALASD. Within these areas, new residential development will be reviewed to ensure that the proposed density, dimensions, and layout of lots will allow for the efficient use of public infrastructure and the cost-effective provision of public services. A gross urban density of two to three dwelling units per acre or higher is intended for these areas. Proposed subdivisions that would create oversized lots would be reviewed to allow for a transition to urban densities of housing in an orderly and efficient manner. This may be accomplished through ghost platting, conservation subdivision designs that cluster homes on urban-sized lots, provision of urban sewer or road infrastructure at the time of development, or by other appropriate means.

Typical “lot-block” or “conservation” subdivision designs are both considered appropriate in these areas. Where sensitive or unique natural or cultural resources, such as wetlands, shoreland, etc. are present, a conservation subdivision design with lower densities that protects these resources may be required. Long-term commercial/industrial uses that are incompatible with residential uses should not be allowed in this district.”

While the proposed use of the property is not consistent with the Comprehensive Plan, it is consistent with the zoning of the property as commercial. The property was rezoned from residential to commercial in 2006 with the approval of the Township. The proposed use is not for the business itself, but to add a freestanding sign to an already permitted business.

7. The use will not create a traffic hazard or congestion:

Needs discussion. The lighting of the sign will make the sign more visible to traffic and ideally improve traffic flow somewhat by avoiding situations where motorists have to slow down to view the sign. However, it could also act as a distraction to drivers that may create additional congestion or traffic hazards. Generally speaking, a reasonably lighted sign should not create additional traffic

hazards and may improve traffic conditions beyond what might otherwise exist if the sign were unlighted.

8. **The use will conform to the applicable zoning regulations, including any dimensional restrictions the regulations may impose on buildings or uses:**

Yes. The applicant's initial plans were to install a 100 sq ft sign. Staff has informed them that the maximum allowed is 64 sq. ft.. Any exceedance of what is allowed would require a separate variance application.

Planning Commission Direction: The Planning Commission may recommend approval of the proposed use, denial of the request(s), or table the request(s) if the Commission should need additional information from the applicant. If the Commission should approve or deny the request, the Commission should state the findings which support either of these actions.

Staff Recommendation: Based on the findings of fact and discussion listed above, Staff recommends approval of the proposed lighted sign, subject to the following conditions:

1. That the lights on the sign be equipped with equipment so that they can be automatically turned on or off.
2. That the sign shall not be lighted between the hours of 10:00pm and 7:00am.

Application # <u>2015-0072</u>	Date Application Rec'd <u>7/10/15</u>	Fee Collected \$ _____
--------------------------------	---------------------------------------	------------------------

(for office use only)

**ALEXANDRIA TOWNSHIP
CONDITIONAL USE APPLICATION**

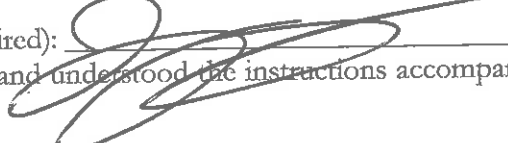
Name of Applicant Jeremy Tilleskjoer Phone 320-808-1013

Property Address (E911#) 3446 State Hwy 29 N

Mailing Address _____ Local Phone _____
(if different than above) (if different than above)

City, State, Zip Alexandria, MN 56308

Applicant is:		Title Holder of Property (if other than applicant)
Legal Owner	<input checked="" type="checkbox"/>	<u>Tilleskjoer Properties LLC</u>
Contract Buyer	<input type="checkbox"/>	(Name)
Option Holder	<input type="checkbox"/>	<u>3446 State Hwy 29 N</u>
Agent	<input type="checkbox"/>	(Address)
Other _____		<u>Alexandria, MN 56308</u>
		(City, State, Zip)

Signature of Legal Owner, authorizing application (required): 
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): _____
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Property ID # (9 digit # on Tax Statement) 03-0029-940

Full legal description of property involved in this request, including total acreage (required – attach separate sheet if necessary):
Sect-03 TWP-128 Rang-37 NE4NW4 lying W of State Hwy 29
Ex: MN SAC AN IRREG 8.13 AC TRACT & 2.07 AC SE4NW4 lying
NW 1/4 of State Hwy 29, AC 15.65
Zoning District Alexandria, Lake Name (if applicable) _____

What are you proposing for the property? State nature of request in detail:
Planning Strip, office Building

What changes (if any) are you proposing to make to this site?
Building: New Building
Landscaping: _____
Parking/Signs: _____

Pursuant to the Alexandria Township Zoning Ordinance, Section VI.G.1, the applicant should be prepared at the public hearing to discuss the following issues by explaining how the proposed Conditional Use will cause no significant adverse effects.

Please complete all of the following questions to the best of your ability (some questions may not apply, depending on the nature of your request):

1. Describe the impact of the proposed use on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area. If there is no impact, explain why.

NA

2. Describe the impact of the proposed use on adjacent agricultural or residentially zoned or used land. Describe how the use will be sufficiently compatible or separated by distance or screening so that existing homes will not be depreciated in value and so that there will be no deterrence to development of vacant land. If there is no impact, explain why.

NA

3. Describe whether the structure and site will have an appearance that would have an adverse effect upon adjacent residential properties. If there is no impact, explain why.

I don't believe anyone can see the sign from a residential setting.

4. Describe how the proposed use will be reasonably related to the overall needs of the Township and to the existing land use.

NA

5. Describe how the proposed use will be consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the use would be located.

NA

6. Discuss how the proposed use will be in conformance with the Comprehensive Plan of the Township.

NA

7. Discuss whether the proposed use will create a traffic hazard or congestion. If there is no impact, explain why.

The sign will be far enough from the road

If in Shoreland Areas, please complete all of the following questions:

1. Describe how soil erosion or other possible pollution of public waters will be prevented, both during and after construction.

NA

2. Describe how the visibility of structures and other facilities as viewed from public waters will be limited.

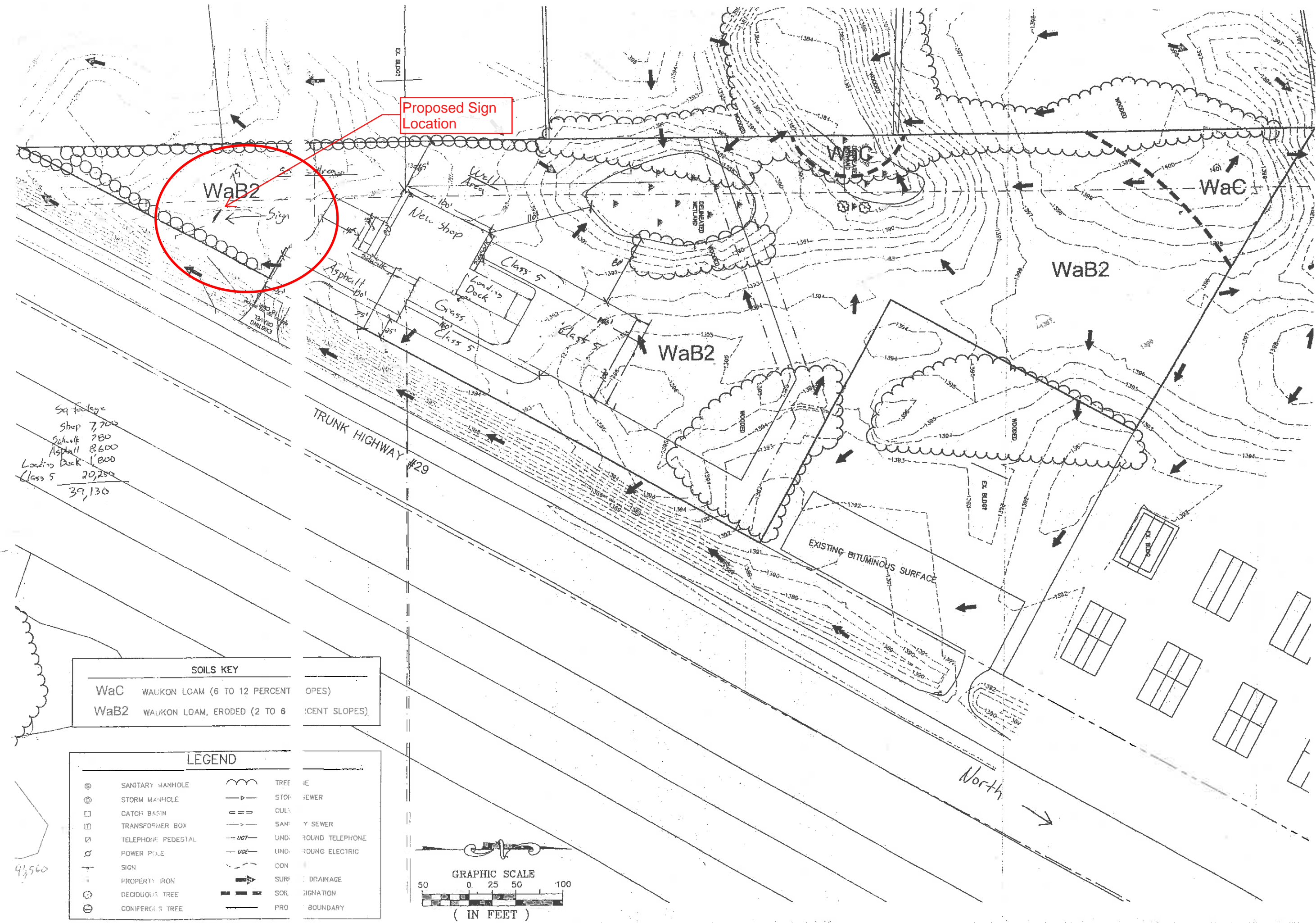
NA

3. Discuss whether the site is adequate for water supply and on-site sewage treatment. Describe why.

NA

4. Discuss whether the types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft. Explain why.

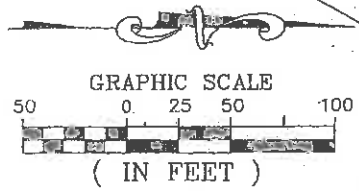
NA



Sq footage
 Shop 7,700
 Sidwalk 280
 Asphalt 8,600
 Loading Dock 1,800
 Class 5 20,250
 39,130

SOILS KEY		
WaC	WAUKON LOAM (6 TO 12 PERCENT OPES)	
WaB2	WAUKON LOAM, ERODED (2 TO 6 PERCENT SLOPES)	

LEGEND			
⊙	SANITARY MANHOLE	⌒	TREE
⊕	STORM MANHOLE	—▶—	STOP SEWER
□	CATCH BASIN	≡≡≡	CULVERT
⊞	TRANSFORMER BOX	—▶—	SANITARY SEWER
⊕	TELEPHONE PEDESTAL	—UCT—	UNDERGROUND TELEPHONE
⊕	POWER POLE	—UCE—	UNDERGROUND ELECTRIC
⊕	SIGN	—CON—	CONCRETE
⊕	PROPERTY IRON	—SURF—	SURFACE DRAINAGE
⊕	DECIDUOUS TREE	—SOIL—	SOIL SIGNATION
⊕	CONIFEROUS TREE	—PRO—	PROPERTY BOUNDARY



4/560

STAFF REPORT

Application: Conditional use permit for a sign up to sixteen square feet.

Applicant: Kyle Thompson

Agenda Item: Public Hearing – 1

Background Information:

Proposal: The applicant is proposing to modify an existing sign that was originally constructed to identify the on-site daycare business in 2011 to comply with the current sign ordinance. The applicant was notified in 2011 that the sign had been constructed without the proper approvals. The Town Board, in 2012, allowed for the sign to remain while the Township and Douglas County worked on a revised sign ordinance. That sign ordinance was eventually adopted by the Township in 2014 and the sign as it exists is approximately 18 sq ft in size. The maximum size of any one daycare sign in the residential zoning district is 12 sq ft. A 16 sq ft can be allowed via a conditional use permit. The existing sign is considered about 18-19 sq ft in size based on the ordinance (it contains a 15 sq ft main portion along with a 3-4 sq ft portion hanging from the bottom).

Location:

- Property Address: 2503 Hazel Hill Road SE
- Legal Description: Lot 6, Block 1, Lake Victoria Park 1st Addition
- Section-Township-Range: 28-128-37
- Parcel Number(s): 03-1979-000

Zoning: Urban Residential (UR)

Lot size: Approx. 1.40 acres (according to Douglas Co. GIS)

Septic System Status: The property is served with ALASD sewer.

Natural Features: The proposed use would not have an impact on any natural features of the lot.

Floodplain: The property is not within an identified floodplain.

Bluff/Steep Slopes: The site does not contain any steep slopes or bluffs.

Wetlands: There do not appear to be any wetlands on the property that would impact the proposal (there is a wetland immediately to the north of the property).

Trees: There would be no change to existing tree cover.

Applicable Statutes/Ordinances:

SECTION V. PERFORMANCE STANDARDS

A. SIGNS

8. General Provisions.

- a. On-Premise/Off-Premise signs. Unless specifically noted otherwise, all non-exempt signs referred to in this ordinance shall be considered on-premise signs.
- b. Spacing. Signs located within twenty-five (25) feet of any other sign may be considered one sign for the purposes of this ordinance if they are placed in such a way as to circumvent the size limitations imposed on any one sign, as determined by the Township.

10. Specific Regulations by Zoning District.

a. Urban Residential and Residential Shoreland Districts

i. Signs requiring an administrative permit

- 1. Wall, projecting or marquee signs between six (6) and twelve (12) square feet in size
- 2. Up to one (1) freestanding sign no greater than twelve (12) square feet in size and six (6) feet in height that is related to an on-premise, licensed childcare business or other nonresidential program regulated under Minnesota Statutes 245A.14 or successor statutes.

ii. Signs requiring a conditional use permit

- 1. Wall, projecting or marquee signs between twelve (12) and thirty-two (32) square feet in size
- 2. Off-premise directional signs as follows (lesser sizes may be required by the Township in areas where normal and customary speeds are deemed to be slower than the posted or statutory speed limit):

<u>Posted or Statutory Speed Limit</u>	<u>Maximum sign size</u>
Less than 55 miles per hour	12 square feet
55 - 65 miles per hour	32 square feet

- 3. Freestanding signs up to sixteen (16) square feet in size and up to eight (8) feet in height related to an allowed or permitted business.

- 4. Two (2) freestanding, non-exempt signs per parcel

iii. Setbacks

- 1. Road: Two (2) feet from a road or railroad right-of-way or twenty (20) feet from the centerline of a traveled surface, whichever is more restrictive.
- 2. Other property lines: 10 feet or a distance equal to 110% of the height of the sign, whichever is greater.

iv. Illumination

- 1. Internal illumination: Not allowed

2. External illumination: Allowed

SECTION VI. ADMINISTRATION

G. CONDITIONAL USE PERMIT.

1. Criteria for Granting Conditional Use Permits.

- a. In granting a conditional use permit, the Alexandria Town Board shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use upon the health, safety and general welfare of occupants or surrounding lands. Among other things, the following findings may be considered:
 - (1.) The use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - (2.) The use will be sufficiently compatible or separated by distance or screening from adjacent agricultural or residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.
 - (3.) The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.
 - (4.) The use in the opinion of the Town Board is reasonably related to the overall needs of the Township and to the existing land use.
 - (5.) The use is consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.
 - (6.) The use is in conformance with the Comprehensive Plan of the Township.
 - (7.) The use will not create a traffic hazard or congestion.

Staff Findings: The following findings of fact are presented by Staff for consideration by the Planning Commission:

1. **The use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area:**

Yes. The sign itself will have no burden on any of the above community features.
2. **The use will be sufficiently compatible or separated by distance or screening from adjacent agricultural or residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land:**

Yes. The property abuts residentially-zoned property on all sides. The increase from 12 sq ft to 16 sq ft should have no appreciable impact on surrounding residential land.

3. **The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties:**

Yes. So long as the sign remains in good repair, it should not create any adverse impact on adjacent residential properties.

4. **The use in the opinion of the Town Board is reasonably related to the overall needs of the Township and to the existing land use:**

Yes. The use of a sign to advertise a home daycare is reasonably related to the need of the Township to allow reasonable signage for allowed businesses. Further, the sign is located at an intersection where having a larger sign allows for it to be seen a bit further away.

5. **The use is consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the applicant intends to located the proposed use:**

Yes. The area of the proposed development has been zoned as "Urban Residential" The purpose of this district is:

"The Urban Residential district is intended to provide opportunities for urban density (two to three dwelling units per acre) residential development in areas that are most readily served by urban infrastructure and services. Areas chosen for this district are within existing or planned public sewer district service areas. Proposed residential developments that would create oversized lots would be reviewed to facilitate an efficient and orderly transition to urban densities at a future date should landowners choose to do so.

The proposed daycare use is already permitted within the district. The proposed sign is also an allowable use, except that a conditional use permit is required to increase the size from 12 up to 16 sq ft.

6. **The use is in conformance with the Comprehensive Plan of the Township:**

Needs discussion. The comprehensive plan identifies the area of the proposed development in the Future Land Use Map as "Urban Residential"

"The purpose of this land use category is to provide opportunities for urban density housing in areas that are most readily served by urban infrastructure and services. This category is intended for areas that are currently served by Alexandria Area Sanitary Sewer District (ALASD) infrastructure or are within the identified future service area of ALASD. Within these areas, new residential development will be reviewed to ensure that the proposed density, dimensions, and layout of lots will allow for the efficient use of public infrastructure and the cost-effective provision of public services. A gross urban density of two to three dwelling units per acre or higher is intended for these areas. Proposed subdivisions that would create oversized lots would be reviewed to allow for a transition to urban densities of housing in an orderly and efficient manner. This may be accomplished through ghost platting, conservation subdivision designs that cluster homes on urban-sized lots, provision of urban sewer or road infrastructure at the time of development, or by

other appropriate means.

Typical “lot-block” or “conservation” subdivision designs are both considered appropriate in these areas. Where sensitive or unique natural or cultural resources, such as wetlands, shoreland, etc. are present, a conservation subdivision design with lower densities that protects these resources may be required. Long-term commercial/industrial uses that are incompatible with residential uses should not be allowed in this district.”

The Plan does not directly address issues relating to signage of businesses in residential areas.

7. The use will not create a traffic hazard or congestion:

No. The increased size of the sign may help to improve traffic conditions as it allows for it to be seen from slightly longer away and will not cause people to have to be looking away from the road as long to see the information on the sign.

8. The use will conform to the applicable zoning regulations, including any dimensional restrictions the regulations may impose on buildings or uses:

Yes, with modificatinos. The current sign is approximately 18-19 sq ft in size and will need to be reduced to no greater than 16 sq ft for any one sign to comply with the oridnance.

Planning Commission Direction: The Planning Commission may recommend approval of the proposed use, denial of the request(s), or table the request(s) if the Commission should need additional information from the applicant. If the Commission should approve or deny the request, the Commission should state the findings which support either of these actions.

Staff Recommendation: Based on the findings of fact and discussion listed above, Staff recommends approval of the proposed sign, subject to the following conditions:

1. That the existing sign be reduced in size to no more than 16 sq ft within 45 days after the approval of the application by the Town Board.

Application # <u>2015-0074</u>	Date Application Rec'd <u>7/16/15</u>	Fee Collected \$ <u>250.00</u>
--------------------------------	---------------------------------------	--------------------------------

(for office use only)

**ALEXANDRIA TOWNSHIP
CONDITIONAL USE APPLICATION**

Name of Applicant Kyle Thompson Phone 320-760-7690

Property Address (E911#) 2503 Hazel Hill Rd SE

Mailing Address _____ Local Phone _____
(if different than above) *(if different than above)*

City: Alexandria State: MD Zip: 56308

Applicant

is:

- Legal Owner
- Contract Buyer
- Option Holder
- Agent
- Other _____

Title Holder of Property : *(if other than applicant)*

 (Name)

 (Address)

 (City, State, Zip)

Signature of Legal Owner, authorizing application (required): [Signature]
 (By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): _____
 (By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Property ID # (9 digit # on Tax Statement) 03-1979-000

Full legal description of property involved in this request, including total acreage (required – attach separate sheet if necessary):

Zoning District _____ Lake Name (if applicable) _____

What are you proposing for the property? State nature of request in detail:
Request to have a Daycare Sign in Accordance with the rules of Daycare Sign Alotment

What changes (if any) are you proposing to make to this site?
 Building: _____
 Landscaping: _____
 Parking/Signs: Daycare Sign

Pursuant to the Alexandria Township Zoning Ordinance, Section VI.G.1, the applicant should be prepared at the public hearing to discuss the following issues by explaining how the proposed Conditional Use will cause no significant adverse effects.

Please complete all of the following questions to the best of your ability (some questions may not apply, depending on the nature of your request):

1. Describe the impact of the proposed use on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area. If there is no impact, explain why.

2. Describe the impact of the proposed use on adjacent agricultural or residentially zoned or used land. Describe how the use will be sufficiently compatible or separated by distance or screening so that existing homes will not be depreciated in value and so that there will be no deterrence to development of vacant land. If there is no impact, explain why.

<i>It is a Daycare Sign</i>

3. Describe whether the structure and site will have an appearance that would have an adverse effect upon adjacent residential properties. If there is no impact, explain why.

<i>No The sign is painted to match the trim of my house and we keep the area clean and up to date.</i>

4. Describe how the proposed use will be reasonably related to the overall needs of the Township and to the existing land use.

5. Describe how the proposed use will be consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the use would be located.

<i>it would meet the criteria of the Daycare Sign size</i>

6. Discuss how the proposed use will be in conformance with the Comprehensive Plan of the Township.

7. Discuss whether the proposed use will create a traffic hazard or congestion. If there is no impact, explain why.

No impact as of now the sign is large enough to get info on as you drive by don't have to stop in road.

If in Shoreland Areas, please complete all of the following questions:

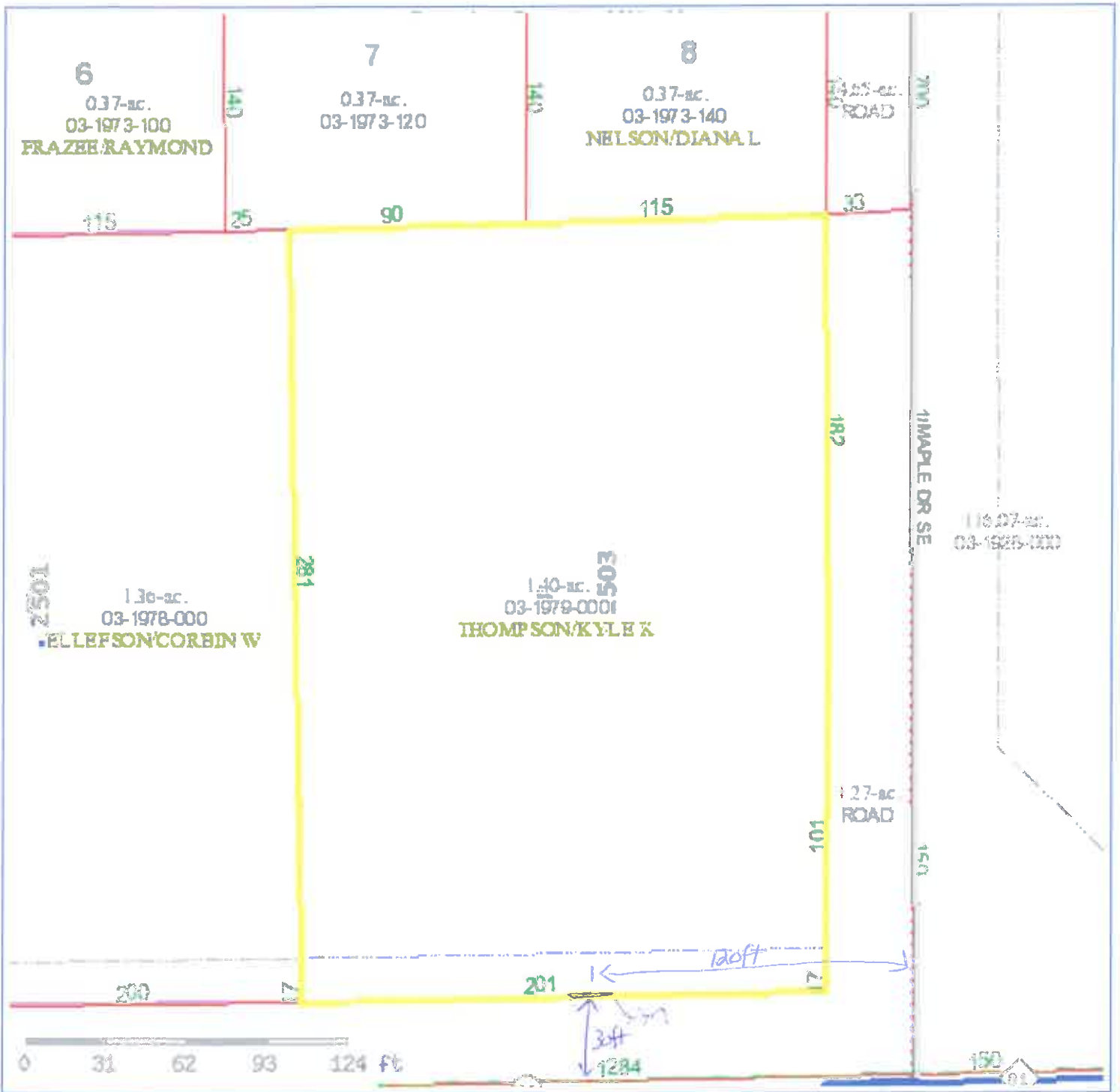
1. Describe how soil erosion or other possible pollution of public waters will be prevented, both during and after construction.

2. Describe how the visibility of structures and other facilities as viewed from public waters will be limited.

3. Discuss whether the site is adequate for water supply and on-site sewage treatment. Describe why.

4. Discuss whether the types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft. Explain why.

Douglas County, MN - Map



PIN: 03-1979-000

Taxpayer: THOMPSON/KYLE K

Tax Desc.:

GIS Acres: 1.40

Water Acres: 0.00

ROW Acres: 0.08

Section: 28

Township: 128

Plat Desc.: LAKE VICTORIA PARK 1ST ADDN

Range: 37

Other Interest:

Disclaimer: Douglas County does not warrant or guarantee the accuracy of the data. The data is meant for reference purposes only and should not be used for official decisions. If you have questions regarding the data presented in this map, please contact the Douglas County GIS Department.

Map created on Jul 15, 2015 9:46. This information is to be used for reference purposes only
 Copyright © 2006 Douglas County GIS. All Rights Reserved

