

PRELIMINARY AGENDA
Alexandria Township Planning Commission
September 24, 2012
6:00 p.m. – Township Conference Room

Call to Order

Adopt Agenda

Approve Minutes – August 27, 2012

Public Hearing

1. Ben Zacher, applicant. Grace Ljung, owner. Preliminary plat for a four lot subdivision with lot sizes between 16 and 25 acres. Property is located on County Road 73 NE, Sec 10, T 128, R37. Property ID: 03-1205-000.

Zoning Administrator's Report

New Business:

1. Discussion – Septic System Ordinance Update

Old Business:

1. Sign Ordinance Update – Preliminary Outline
2. Discussion – Comprehensive Plan Update
3. Training – Developing Effective Comprehensive Plans

Adjournment

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

LOCATION MAP FOR
SEPTEMBER 24, 2012 **OCTOBER 1, 2012**
PLANNING COMMISSION **AND** **BOARD OF ADJUSTMENT**

APPLICATIONS



The public hearing for the preliminary plat will be held on
September 24, 2012 beginning at 6:00 pm

The public hearing for the variance will be held on
October 1, 2012 beginning at 7:00 pm.

Both meetings will be held at the Township meeting room at 610 Fillmore Street,
Alexandria. Enter in middle of building – same entrance for Trumm Home Medical and
AAEDC.

STAFF REPORT

Application: Preliminary Plat of Geneva Country Estates

Applicant: Ben Zacher

Agenda Item: 4a

Background: The application is for the Preliminary Plat of Geneva Country Estates. The proposal is to create four lots from approximately 75 acre parcel. A majority of the property is zoned "Urban Residential" while a portion on the western side is zoned "Residential Shoreland." The subject property does not contain any structures.

There is approximately 60 acres of "upland" while approximately 15 acres is not considered buildable. Each of the proposed lots contains adequate buildable area. The property has access to public right-of-way on the north and west sides. The adjacent land to the south of the subject property contains the "Geneva Estates North" development while the land east of the subject property is developed with larger tracts of land.

Proposed "Lot 1" is 15.99 acres with 12.55 acres of buildable land. Approximately two acres of the southwest corner of the lot lies within the "Residential- Shoreland" district, while the remainder of the lot is in the "Urban Residential" zone. The proposed lot has access to East Lake Geneva Road and County Road 73. The lot may be connected to the public sewer system which runs along East Lake Geneva Road.

Proposed "Lot 2" is 24.14 acres and has 18.73 acres of buildable land. A small area of western edge lies within the "Residential Shoreland" zone while the remainder of the property is in the "Urban Residential" Zone. The proposed lot has access to East Lake Geneva Road and County Road 73. It may be connected to the public sanitary sewer which runs along East Lake Geneva Road.

Proposed "Lot 3" is 19.20 acres and contains 15.19 acres of buildable land. The property is adjacent to County Road 73 and is in the "Urban Residential" zone. The lot is not adjacent to the public sewer system. The public sewer is installed under Donway Drive to the south of the proposed lot. There is no publically owned land between proposed "Lot 3" and Donway Drive making it difficult to make a connection to the sanitary sewer system.

Proposed "Lot 4" is 15.70 acres and contains 13.67 acres of buildable land. The property is zoned "Urban Residential" and has 711 feet of frontage on County Road 73. The proposed lot does not currently have access to the sanitary sewer system, which runs under Donway Drive to the south.

Applicable Statutes/ Ordinances: This application is subject to the criteria applicable to all Subdivision regulations listed at the beginning of this staff report. It is also subject to the requirements of Section III of the Township Zoning Ordinance, Section V of the Subdivision Ordinance as well as provisions from the Stormwater Management

Ordinance.

In particular, the following regulations apply to this development:

Section III of the Zoning Ordinance:

C. Building Setback, Lot Area and Density Requirements and Regulations

	UR
Max. Density	
Lot/block development	1 du per 15,000 gross sq ft
Rural Reserve Development	N/A ¹
Min. Lot Size²	
Unsewered Areas	15,000 sq ft
Sewered Areas	15,000 sq ft
Minimum Buildable Area	7,400 sq ft
Min. Lot Width	
Single Family	100 ft
Two Family ³	125 ft
Min. Lot Depth	
Single Family	125 ft
Two Family	150 ft
Maximum Lot Coverage – Impervious Surfaces	25%

D. SHORELAND DISTRICT (RS & CS⁴)

5. Building Setback and Lot Area Requirements and Regulations

¹ Amended 12/17/2007 (Resolution #07-20)

² Not applicable within a planned unit development unless private sewer is provided on each individual dwelling lot. An increase of the minimum buildable lot size may be required by the Township if determined to be necessary.

³ Two-family dwelling width only applies if one parcel or lot.

⁴ Amended 7/2/2007 (Resolution #07-09)

	Gen. Dev. (GDS)
Lot Size - Sewered Areas (sq ft unless noted)	
Non-Riparian Lots	20,000
Minimum Buildable Area - Sewered Areas (sq ft unless noted)	
Non-Riparian Lots	7,400
Lot Width (ft)	
Sewered	100
Lot Depth - (ft)	150
Maximum Lot Coverage - Impervious Surfaces	25%

Section V of the Subdivision Ordinance:

5.1 General. The following principles, standards and requirements will be applied by the Township in evaluating proposed subdivisions. These are the minimum principles, standards and requirements for the promotion and protection of the public health, safety, morals, and general welfare and shall not preclude the Township from requiring stricter standards or requirements when the conditions merit:

1. **Community context.** Proposed subdivisions shall be coordinated with existing nearby development so that the community as a whole may develop harmoniously based on the minimum standards of this Ordinance.
2. **Comprehensive plan.** Proposed subdivisions shall be designed in recognition of the general policies included in the Alexandria Township Comprehensive Plan.
3. **Land/soil suitability.** Land that the Township finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features that will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the Township Board to solve the problems created by the unsuitable land conditions. Such land shall be set aside for uses as shall

not involve any danger to public health, safety, and welfare. The following areas are unsuitable for development:

4. **Agriculturally Important Lands.**
 - a. The Planning Commission may consider the values of agriculturally important lands when making its recommendation on a plat. The Land Capability Classification System and Crop Equivalency Ratios of the Natural Resources Conservation Service (NRCS) shall be used as guides to determine if agriculturally important lands are within a proposed subdivision.
5. **Conformance to Applicable Rules and Regulations.** In addition to the requirements established in these regulations, all subdivision plats shall comply with the following laws, rules, and regulations unless a variance is granted:
 - a. Any applicable Township ordinance, engineering standards and all other applicable laws of the Township.
 - b. Any adopted official maps, public utilities plans, Public Capital Improvement Programs, or other adopted plans or programs of the Township.
 - c. All applicable statutory provisions.
 - d. The requirements and rules of the Minnesota Health Department, Minnesota Department of Natural Resources, the Minnesota Department of Transportation, the Minnesota Pollution Control Agency or other applicable state or federal agencies.
6. **Self-Imposed Restrictions.** If the developer places restrictions on any of the land contained in the subdivision greater than those required by the Zoning Ordinance or these regulations, such restrictions or reference to those restrictions shall be recorded in the Developer's Agreement.
7. **Adequate Public Facilities.** No preliminary plat shall be approved unless the Township Board determines that public facilities will be adequate to support and service the area of the proposed subdivision. Public facilities shall include roads, electric utilities, telecommunications, stormwater, sanitary sewer (when located in any sanitary sewer district), gas or other energy service, or other public services necessary to serve the development as determined by the Township Board.
8. **Debris and Waste.** No cut trees, timber, or other organic materials of any kind shall be buried in any land, or left or deposited on any lot or street in the subdivision except as approved by the Township. If approved, all areas intended to be used for burying debris shall be shown and noted on the preliminary plat. Areas proposed for the burying of debris shall not be located in or affect the following; buildable areas, driveways, wells, utilities, or drainfield sites.. No debris or waste shall be left in any area of the subdivision at the time of expiration of any developer's agreement or dedication of public improvements.

5.3 Lots.

1. **Access**⁵. All lots shall front upon a public right-of-way and have access to an improved street or roadway, except as otherwise allowed in the Zoning Ordinance.
 2. **Lot Arrangement**. The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing land use permits to build or constructing or placing structures or other improvements on all lots in compliance with the Zoning Ordinance and in providing driveway access to buildings on the lots from an approved public street.
- 5.5 Sewage Disposal.** Each lot shall be provided with a sewage disposal system by either a public sanitary sewer system or a private on-site system.
1. **Public sanitary sewer systems**⁶. Sanitary sewer shall be required as a condition of all subdivisions located within public sanitary sewer district boundaries and the Urban Residential district. This requirement for sanitary sewer shall apply to all classes of subdivisions. The following also apply:
 - a. All plans shall be designed and approved in accordance with the rules, regulations, and standards of the public sanitary sewer district-and other appropriate agencies.
 - b. Sewers shall be installed to serve each lot and to grades and sizes required by approving officials and agencies. No individual disposal system or treatment plants (private or group disposal systems) shall be permitted.
 2. **Private on-site systems**. In subdivisions where municipal sewer services are not presently available, the Township may impose such restrictions and requirements as it deems necessary for the protection of the public health, safety and general welfare. All on-site systems must comply with the regulations and standards of the Township, the Minnesota Department of Health, and Minnesota Rule 7080 of the Minnesota Pollution Control Agency. The Township will consider alternative designs for individual sewage treatment systems (ISTS) such as cluster systems. For more information on delineating ISTS, please see Section 6.3 (7)(d).
- 5.6 Water.** Each lot shall be provided with a supply of potable water by either an individual well, central water system or a public water supply.
- 5.7 Grading, Drainage and Stormwater Facilities.** All subdivisions shall comply with the requirements of the Alexandria Township Storm Water Management Ordinance (Ordinance #121). In addition, the Planning Commission shall not recommend approval of any subdivision that does not make adequate provision

⁵ Amended 7/2/2007

⁶ Amended 7/2/2007

for storm and flood water runoff channels or basins in accordance with the following:

1. **Technical Reference Documents.** The Township officially designates the “Erosion Control Handbook” prepared by the Minnesota Department of Transportation “Minnesota Construction Site Erosion Control and Sedimentation Control Planning Handbook” prepared the Minnesota Board of Water and Soil Resources and “Protecting Water Quality in Urban Areas” prepared by the Minnesota Pollution Control Agency as the technical references for this section. These reference documents will be used to ensure the proper design, construction and maintenance of the stormwater management facilities of a proposed project.
2. **System Design.** The stormwater drainage system shall be separate and independent of any sanitary sewer system. Storm sewers, where required, shall be designed by the Rational Method, or other methods as approved by the Township, and a copy of design computations shall be submitted along with plans. Surface water drainage patterns shall be shown for each and every lot and block.
3. **Drainage Easements.** When a subdivision is traversed by a water course, drainageway, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width and construction as will be adequate for the purpose. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow.
 - a. Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road rights-of-way, perpetual, unobstructed easements as approved by the Township for drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road. Drainage easements shall be indicated on the preliminary and final plats.
 - b. Drainage easements shall extend to a natural watercourse or to other drainage facilities, if storm flows from a proposed subdivision are increased. When a proposed drainage system will carry water across private land outside the subdivision, appropriate drainage rights must be secured.
 - c. Low-lying lands along watercourses subject to flooding or overflowing during stormy periods, whether or not included in areas for dedication, shall be preserved and retained in their natural state as drainage easements.
4. **Lot Grading and Erosion Control.**
 - a. **Lot Drainage.** Lots shall be laid out so as to provide positive drainage away from all buildable areas. Individual lot drainage shall be coordinated with the general storm drainage pattern for the area.

- b. **Soil Preservation and Final Grading.** All areas with disturbed soils shall be replaced with a minimum of 4 inches of top soil and be stabilized by seeding or sod planting as recommended in the "Minnesota Construction Site Erosion Control and Sedimentation Control Planning Handbook" prepared by the Minnesota Board of Water and Soil Resources and "Protecting Water Quality in Urban Areas" prepared by the Minnesota Pollution Control Agency or as approved by the Township.

5.8 Highways, Streets, and Alleys. Proposed streets shall provide a safe, convenient, and functional system for vehicular, pedestrian, and bicycle circulation; shall be properly related to the comprehensive plan; and shall be appropriate for the particular traffic characteristics of each proposed development.

5.10 Trails and Sidewalks. The Township may require, in order to facilitate pedestrian access from the roads to schools, parks, playgrounds, or other nearby roads, perpetual unobstructed easements at least ten (10) feet in width.

5.11 Utilities. All new utility facilities, including but not limited to gas, electric power, telephone, and CATV cables should be located underground throughout the subdivision. All utility facilities existing and proposed throughout the subdivision shall be shown on the preliminary plat or the construction plans as determined by the Township. Underground service connections to the street property line of each platted lot should be installed when approved by the utility.

- 1. **Easements.** Utility easements at least ten (10) feet wide on each lot (for a total of 20 feet) shall be provided for utilities, where necessary. They shall be provided along rear lot lines (except along shorelines) or within alley rights-of-way. They shall have continuity of alignment from block to block. At deflection points, easements for pole line anchors shall be provided where necessary.

5.12 Natural, Unique or Sensitive Features. Existing features that would add value to the proposed subdivision, or that are likely to be irreparably damaged or impacted by the proposed development, such as trees, watercourses, beaches, hills and ridges, wetlands, scenic views, wildlife habitat and nesting areas, unique geologic features, steep or erosive slopes and bluffs, woodland areas, prairie lands, shallow groundwater supplies, near-shore aquatic vegetation or habitat, historic sites, structures and features, and similar irreplaceable assets, shall be preserved in the design of the subdivision within all zoning districts. No trees shall be removed from any subdivision nor any change of grade of the land effected until approval of the preliminary plat has been granted, except as may be required for preparing documents for the preliminary plat (e.g. soil tests). The preliminary plat shall show the general outline of existing trees as required by

these regulations and shall further indicate all those marked for retention and the location of all proposed shade trees, if provided, along the street side of each lot as required by these regulations. Removal or alteration of trees and other vegetation shall comply with all applicable Alexandria Township Ordinances.

From the Stormwater Management Ordinance:

Section 2.0 Scope. Except where a variance is granted, any person, firm, sole proprietorship, partnership, corporation, state agency, or political subdivision proposing a land disturbance activity within the Township shall apply to the Township for the approval of an erosion and sediment control plan when a land disturbance activity results in one acre or more of exposed soil as part of a construction or grading activity, a common plan of development or sale, the construction of a new commercial or industrial facility and shall be approved by the Zoning Administrator. The Zoning Administrator may require an erosion and sediment control plan for land disturbance less than one acre when determined necessary due to potential impacts of construction on the property or surrounding properties. When a plan is required, no land shall be disturbed until the plan is approved by the Zoning Administrator and conforms to the standards set forth herein.

2.020 Future Development: In cases where a common plan of development or sale involves little or no disturbance of soil prior to final approval of the development, but where impervious surfaces will necessarily be created for the intended use, the developer shall provide estimates of future impervious surfaces on each lot to determine whether they are subject to the requirements of Section 4.7 and other applicable requirements of this ordinance. At a minimum, the estimates shall conform to the guidelines in TR-55: Urban hydrology for Small Watersheds (NRCS, 1986). If the specific project is reasonably expected to involve greater disturbance than these guidelines, the greater amount of disturbance shall be used to determine whether the project is subject to Section 4.7 and other applicable requirements of this ordinance.

3.012 Common Plan of Development or Sale A contiguous area where multiple separate and distinct land disturbing activities may be taking place at different times, or on different schedules, but under one proposed plan. This item is broadly defined to include design, permit application, advertisement or physical demarcation indicating that land disturbing activities may occur.

4.7 Permanent Storm Water Management Controls. The purpose of this Section is to prevent or reduce, to the most practicable extent, the effect or impacts of storm water runoff and to provide for the protection of public waters and natural and artificial water storage and retention areas within the Township. Further, this Section clarifies the performance standards as they pertain to standards and specifications for conservation practices and storm water planning activities.

A. **Performance Standards:** Property storm water management practices shall be followed within the Township as described in this Section.

1. General Standards:

- a). Soil laden runoff shall be treated before it is allowed to enter any water body. Preference shall be given to designs using surface drainage, vegetation and infiltration rather than buried pipes, manmade materials and facilities.
- b). Storm water rate control. When one acre of new impervious surface is added a storm water management plan shall include the design of all storm water management facilities necessary to manage increased runoff so that the 2-year, 10-year and 100-year storm peak discharge rates from the property boundary do not exceed pre-development conditions and so that accelerated channel erosion on and off-site will not occur as a result of the proposed land disturbing or development activity. If a regional pond has been designated for this area the peak discharge rates may or may not apply.

Staff Findings: We propose the following findings for consideration by the Planning Commission:

1. **Coordination with existing nearby development:** The proposed development would be similar to the surrounding area which is predominately used for single-family residential purposes. The land south and west of the proposed development mostly contains smaller tracts while the land north and east mostly contains larger tract developments.
2. **Consistent with Comprehensive plan.** The proposed development is consistent with the Comprehensive Plan. The area of the development is identified on the Future Land Use Map as "Urban Residential":

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. (*Alexandria Township Comprehensive Plan, p. 22*)

3. **Land/soil suitability.** The soils on the site appear to be generally suitable for development.
4. **Agriculturally Important Lands.** The proposed development is in close proximity to Lake Geneva and other residential developments rendering the land less suitable for agricultural use.
5. **Conformance to Applicable Rules and Regulations.** The proposed subdivision conforms to minimum zoning requirements.
6. **Self-Imposed Restrictions.** The applicant has not submitted any self-imposed restrictions or covenants.
7. **Adequate Public Facilities.** The applicant is proposing to connect the newly created "Lot 1" and "Lot 2" to the public sanitary sewer system operated by ALSD (Alexandria Lakes Area Sanitary District). The sewer connections will be made to the system running under East Lake Geneva Road. The applicant has submitted a variance application requesting the allowance of private sewer systems on "Lot 3" and "Lot 4." Water would be provided to each lot separately via a private well.
8. **Debris and Waste.** The applicant does not propose to use any area within the development to bury debris or waste.
9. **Access.** Each of the proposed lots has access to public right-of-way. Proposed "Lot 1" and "Lot 2" have access to East Lake Geneva Road and County Road 73 while "Lot 3" and "Lot 4" both have access to Count Road 73. There are no public streets or public street extensions planned for the development.
10. **Lot Arrangement.** All of the proposed lots have adequate space to build. There are no foreseeable difficulties in securing land use permits for the proposed development.
11. **Sewage Disposal.** The applicant is proposing to connect "Lot 1" and "Lot 2" to the public sewer system and allow private sewer systems to be constructed on "Lot 3" and "Lot 4." The applicant has submitted a variance application for this request.
12. **Water.** Each of the proposed lots would be served by private wells.
13. **Grading, Drainage and Stormwater Facilities.** There are not any drainage or stormwater facilities planned for the development. The proposed lots have large areas of pervious surface. The applicant is in the process of preparing drainage easements for the proposed lots.

14. **Highways, Streets, and Alleys.** There are not any proposed streets for the development.
15. **Trails and Sidewalks.** The applicant is not proposing to construct trails or sidewalks through this development.
16. **Utilities.** There are no utility facilities (existing or proposed) identified on the preliminary plat.
17. **Natural, Unique or Sensitive Features.** Much of the proposed development is covered with shrubs and tall grasses. There are some trees on "Lot 2" and "Lot 3." There will be some clearing of the natural vegetation in order to develop the property. If the removal or alteration of the trees is limited in nature (i.e. to clear underbrush, understory trees and any dead or dying trees) the change in the natural character will be minimal.

Planning Commission Direction: The Planning Commission can approve the request, deny the request, or table the request if additional information is needed. If the decision is for approval or denial, findings of fact should be cited.

Staff Recommendation: Based on the findings of fact presented in this report, Staff recommends this application be approved, with consideration given to the following conditions:

1. Drainage easements, where determined necessary by the Township Engineer, shall be submitted before acceptance of the final plat.
2. Each of the proposed lots shall be connected to the public sanitary sewer, unless a variance is granted allowing private sewer systems on "Lot 3" and "Lot 4." The applicant shall submit plans for extending the sanitary sewer if a variance allowing private sewer systems is not granted. If a variance is granted, the applicant shall submit documentation from a licensed SSTS designer indicating the properties can support private sewer systems.
3. The ALASD shall approve of the sanitary sewer connections, as proposed. Written approval from ALASD shall be submitted prior to final plat approval.



STAFF REPORT

Issue: Septic system ordinance update

Agenda Item: New Business

Background: In recent years, the Minnesota Pollution Control Agency and the State Legislature have approved significant updates to the states septic system regulations. As part of these changes, counties were required to bring their ordinances into compliance with the new state rules. Cities and townships are also required to update their ordinances (if they have one) within one year of the date of the County update. Cities and Townships must be at least as restrictive as their County.

Douglas County adopted its new septic system ordinance in April 2012 - giving the Township until April 2013 to update its ordinance.

The changes made by the state legislature (and mandated to be adopted by local governments) is long and includes a lot of technical changes. Douglas County adopted these and then added a list of additional regulations that it wanted to apply. This list is attached for your reference.

Planning Commission Direction: The Planning Commission will need to schedule a public hearing to make changes to the Township ordinances regulating sewer systems. Staff is generally thinking that the Township will be best served by adopting the identical set of regulations as the County - given that we are required to at least do that much. The draft ordinance for the public hearing would be prepared consistent with that thinking, unless the Commission has other desires.



STAFF REPORT

Issue: Sign ordinance update

Agenda Item: Old Business

Background: In coordination with Douglas County Land & Resource, the Alexandria Township Board of Supervisors has approved an updating of the Township and County sign ordinances. Both the County and Township language regarding signs is identical, except that billboard signs are permitted by the County in commercial and industrial districts while the Township requires a conditional use permit for billboards in these districts.

The general plan for updating the ordinance includes the following steps:

1. Initial research by Hometown Planning to develop a listing of the issues that typically arise in the writing of a sign ordinance and initial suggestions for amendment.
2. Initial consultation with Douglas County staff to determine the scope of issues that it would like to address in its updated ordinance.
3. Initial consultation with Alexandria Township to determine the scope of issues that it would like to address in its updated ordinance.
4. Develop a working outline to guide the writing of the new sign ordinance. Present to Douglas County staff and Alexandria Township for review.
5. Draft an updated sign ordinance.
6. Present draft ordinance to Douglas County staff and Alexandria Township Planning Commission for review and comment.
7. Present draft sign ordinance to local sign manufacturers/installers for comment and suggested revisions, so as to ensure adequate industry input prior to a final public hearing. The sign companies would be provided a copy of the draft ordinance and Hometown Planning would make itself available for phone or in-person meetings with industry staff to discuss their thoughts and suggestions.
8. Amend draft ordinance based on County/Township comments.
9. Turn over draft ordinance to Douglas County staff for public hearing process. Hometown Planning will be available to answer questions or provide input at the public hearing if requested.
10. Once approved by the County, hold public hearing at Alexandria Township to adopt amendments (and implement more restrictive standards, if desired).

Consistent with Steps 1 and 3 above, the following is a summary of the items discussed by the Planning Commission at its July 2012 meeting:

1. Agreement that the list of items below (#1a-e) should be reviewed and debated as to whether they are too restrictive.
2. A general reluctance to allow for digital display signs within the Township.
3. A need to address how, if at all, garage sale signs and day care signs are regulated.
4. A desire to research options for the removal of existing signs that are in disrepair.
5. A desire to incorporate discussions of what types of signs could possibly be allowed in non-commercial and non-industrial zoning districts into the planned update of the Township's Comprehensive Plan (currently just beginning).

Hometown Planning also held a meeting with Douglas County staff and two County Planning Commission members at the end of July. A brief summary of issues they brought up include:

1. The County also felt that digital display signs should either be greatly restricted or prohibited altogether, depending on where they were located.
2. A need to regulate signs that are on the sides of semi-trailers (although these are primarily along the freeway where they are regulated by MnDoT).
3. A need to discuss appropriate regulations for signs on the sides of buildings (currently unregulated)
4. A need to address permanent "welcome" signs placed by municipalities and how these should be regulated and permitted.
5. A desire to look into whether signs located close to road right-of-ways need additional safety considerations in their design ("break-away" signs).
6. A desire to look at proper regulations for temporary/mobile signs. They felt they should be allowed, but for limited periods of time.
7. A need to look at the regulation of signs located at intersections that direct people to businesses located nearby, but not on the same property as where the sign is located.
8. There was also discussion about whether signs advertising businesses in towns along County Roads should be allowed within certain limited distances of those towns.

The attached represents a working outline for the updated sign ordinance based on the initial comments received from the Township and the County. The sections in red text represent changes to the initial outline based on the Township and County comments.

Planning Commission Direction: If the Township and County are generally satisfied with this outline (realizing it can still change during the process), Hometown Planning will proceed with drafting a new sign ordinance.