



AGENDA

Rogers Planning Commission

July 7, 2025 - 7:00 PM

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. APPROVE AGENDA

Council members may add items to the agenda for discussion purposes or staff direction only. The Council will not normally take official action on items added to the agenda.

3. CONSENT AGENDA

These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.

3.1 Approve Minutes from June 2, 2025

4. PUBLIC HEARINGS

4.1 Consideration of a Minor Amendment to the 2040 Comprehensive Plan Related to Mixed Use Districts Description

4.2 Consider Ordinance Amendments Related to Signs

5. NEW BUSINESS

6. OTHER BUSINESS

7. CORRESPONDENCE AND REPORTS

7.1 Past Planning Commission Items Report

8. ADJOURN



STAFF REPORT
**ROGERS PLANNING
COMMISSION**

Meeting Date: July 7, 2025

Agenda Item: 3.1

Subject: Approve Minutes from June 2, 2025
Prepared By: Alec Henderson, City Planner

Recommended Council Action

Overview / Background / Analysis

Staff Recommendation

Approve Minutes from June 2, 2025.

Financial Impact:

Source Fund:

Budgeted? N/A

Supporting Documentation

A. 6-2-2025 Planning Commission Minutes

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Acting Chair Lohr called the meeting to order at 7:00 PM.

2. APPROVE AGENDA

Commission Member Mullin moved, Commission Member Sattersten seconded a motion to approve the Agenda. Motion carried 5-0.

3. CONSENT AGENDA

3.1 Approve Minutes from May 5th, 2025.

Commission Member Mullin moved, Commission Member Sattersten seconded a motion to approve the minutes from May 5th, 2025. Motion carried 5-0.

4. PUBLIC HEARINGS

5. NEW BUSINESS

5.1 Consideration of a Site Plan Application by Franchise Concepts Unlimited, Inc. for the Property at Lot 1, Block 1, Uptown Rogers 3rd Addition (Little Caesars)

Eric Burtness present the Application by Franchise Concepts Unlimited, Inc. The Applicant proposes the development of a 1,061-square-foot Little Caesars restaurant at the southeast corner of Northdale Boulevard and County Road 144. The proposed project includes a walk-in pickup vestibule, a single-lane drive-through, 16 parking spaces (including one ADA-compliant stall), and associated site improvements such as landscaping, stormwater management, and circulation design. The plan complies with the RC zoning district and aligns with the City's 2040 Comprehensive Plan. The Rogers Fire Department had no concerns, though staff recommended adding sod and irrigation to meet landscaping code requirements.

Lohr asked if there were plans for any of the surplus property.

Burtness responded that there were currently no plans for development of additional land.

Enga asked if there was opportunity for overflow parking from the Brewery.

Angell responded that any overflow would need to be a private agreement. Due to similar peak hours, this most likely would not work.

Commission Member Mullin moved, Commission Member Sattersten seconded a motion to recommend approval of the site plan for the Little Caesars. Motion carried 5-0.

5.2 Review Concept Plan Application by Pulte Homes for the Hassan, Sand and Gravel Land at the Southeast Corner of Industrial Blvd and Edgewater Pkwy.

Henderson summarized the concept plan application by Pulte Homes for the Hassan Sand & Gravel lot. Pulte Homes submitted a Concept Plan application for a proposed 57-lot single-family residential subdivision on the 26.85-acre Hassan Sand and Gravel property at Industrial Boulevard and Edgewater Parkway in Rogers. The project proposes 55-foot wide lots and would require a Comprehensive Plan amendment to re-guide the site from Mixed Residential to Low Density Residential and rezone it to a Planned Unit Development (PUD) to allow deviations from standard R2 requirements. The plan accounts for steep slopes, reducing the net developable acreage to about 18.72 acres, yielding a net density of approximately 3.0 units per acre. Proposed homes would range from 1,565 to 2,169 square feet and be priced in the \$400,000s. The City identified engineering concerns, including reduced street widths and cul-de-sac sizes, as well as stormwater and slope management needs. Staff requested Planning Commission feedback on the proposed land use changes, PUD deviations, and stormwater strategies, with formal approvals to be pursued in future applications.

Angell directed the question on willingness to downzone the property from Mixed Residential to Low Density Residential.

The Commission voiced support and willingness for less dense development.

Kussman requested clarification on requests for stormwater maintenance access requirements.

Henderson responded that stormwater ponds in residential developments are maintained by the City and public works needs adequate access to drive through and maintain ponds for various vehicles.

Dean Lotter with Pulte Homes at 1650 West 45th Street in Bloomington came forward and added clarification on stormwater ponds. The ponds proposed are dry basins rather than wet. Additionally, Lotter voiced that they can accommodate the standard right of way and street width.

Larson asked if there was any requirements for a neighborhood meetings.

Angell responded that we can send out a mailer to determine if there is any interest.

No action requested.

6. OTHER BUSINESS

7. CORRESPONDENCE AND REPORTS

7.1 Past Planning Commission Items Report

8. ADJOURN

Commission Member Mullin moved, Commission Member Kussman seconded a motion to adjourn at 7:33 PM. Motion carried 5-0.

Respectfully Submitted,

Alec Henderson, City Planner



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: July 7, 2025

Agenda Item: 4.1

Subject: Consideration of a Minor Amendment to the 2040 Comprehensive Plan Related to Mixed Use Districts Description

Prepared By: Brett Angell, Community Development Director

Recommended Council Action

Overview / Background / Analysis

On April 28, 2020, the City of Rogers adopted the 2040 Comprehensive Plan as part of the decennial update process as required by MN State Statute. The comprehensive plan is the guiding document which the city uses to forecast and plan for growth and redevelopment within the community. The comprehensive plan includes chapters related to land use, housing, utilities, transportation, parks, and more. The entirety of the plan can be viewed on the City website at www.rogersmn.gov/2040-comp-plan.

Over the course of the past year or so, city staff have been in discussions with representatives from the Metropolitan Council pertaining to the description of mixed-use districts within the Land Use chapter of the 2040 Comprehensive Plan. The language in question pertains to a sentence under the description of Mixed-Use Districts which reads "Uses in these categories can include a mix of residential, industrial, and commercial uses within the same building (stacked mixed-use) or within the same development (side-by-side mixed-use)". Based upon Metropolitan Council staff interpretation, this sentence and description is viewed that each development that moves forward within a mixed-use guided area should include more than one land use type and no singular use developments. That interpretation is different from city staff and was not the intention for the mixed-use districts.

The proposed language changes for the entire description of Mixed-Use Districts can be seen below via strike through for language deleted and underlined for new language which would be added.

The Mixed-Use Districts provide three land uses that provide for a range of land uses within the same development type. ~~Uses in these categories can include a mix of residential, industrial, and commercial uses within the same building (stacked mixed-use) or within the same development (side-by-side mixed-use).~~ In Mixed-Use Districts, a mix of uses may be (but are not required to be) combined within the same development (side-by-side or same building (stacked uses). Similar to the residential categories, densities have been established within each of the three districts to guide household development that meets the needs of the community.

The City may consider allowing a higher maximum density per net acre for a proposed development if that development satisfies development policy, community vision and specific housing types identified as a priority by the City.

The proposed amendment is deemed minor in nature and does not require affected jurisdiction review. The proposed language does not impact past or present interpretation of the Comprehensive Plan from a staff perspective as the new language continues to match staff interpretation. Additionally, the proposed change does not influence the different types of uses which are allowed in the different mixed-use districts.

Staff Recommendation

Motion to open the public hearing to take public comment on the proposed 2040 Comprehensive Plan Amendment.

Motion to recommend approval of Resolution 2025-45 amending the description of mixed-use land use districts in the 2040 Comprehensive Plan.

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

A. Resolution No. 2025-45 Mixed Use Comp Plan Amendment

**CITY OF ROGERS
RESOLUTION NO. 2025-45**

**A RESOLUTION AMENDING THE DESCRIPTION OF MIXED-USE LAND USE
DISTRICTS IN THE 2040 COMPREHENSIVE PLAN
FOR THE CITY OF ROGERS**

WHEREAS, on April 28, 2020, the City Council approved Resolution No. 2020-33, adopting the 2040 Comprehensive Plan (“2040 Plan”) for the City of Rogers (“City”), its decennial update as required by Minnesota Statute §473.864; and,

WHEREAS, through conversations with the Metropolitan Council staff, it was determined that additional clarification is needed on the description of Mixed-Use Districts. The City of Rogers is proposing the following Comprehensive Plan amendment to the description of Mixed-Use Districts on page 39 of the Chapter 4: Land Use, Mixed Use Districts description:

The Mixed-Use Districts provide three land uses that provide for a range of land uses within the same development type. ~~Uses in these categories can include a mix of residential, industrial, and commercial uses within the same building (stacked mixed use) or within the same development (side-by-side mixed use).~~ In Mixed-Use Districts, a mix of uses may be (but are not required to be) combined within the same development (side-by-side or same building (stacked uses)). Similar to the residential categories, densities have been established within each of the three districts to guide household development that meets the needs of the community. The City may consider allowing a higher maximum density per net acre for a proposed development if that development satisfies development policy, community vision and specific housing types identified as a priority by the City.

WHEREAS, the proposed amendments, if approved, would not impact the net density or expected density ranges for the mixed-use land use designations or city; and,

WHEREAS, pursuant to Minnesota Statute §473.858 Subd. 2, the proposed Comprehensive Plan amendment was determined to be minor in nature and does not require adjacent jurisdiction review; and,

WHEREAS, the Planning Commission on July 7, 2025 conducted a public hearing to consider the proposed amendment to the 2040 Plan and public comments, and thereafter submitted its recommendations of approval of the amendment to the City Council; and,

WHEREAS, on July 22, 2025, the City Council received the recommendation from the Planning Commission regarding the proposed amendment to the 2040 Plan, and approved the proposed amendment to the 2040 Plan, pending review and approval by the Metropolitan Council; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, that the proposed amendment is hereby approved contingent on

Metropolitan Council review and approval and the Community Development Director is hereby directed to submit the proposed amendments to the 2040 Comprehensive Plan to the Metropolitan Council.

Moved by Councilmember _____, seconded by Councilmember _____

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor and attested by the Clerk dated this 22nd day of July, 2025.

Shannon Klick, Mayor

ATTEST:

Stacie Brown, Clerk



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: July 7, 2025

Agenda Item: 4.2

Subject: Consider Ordinance Amendments Related to Signs

Prepared By: Kendra Lindahl, AICP, Landform Planning Consultant

Recommended Council Action

Overview / Background / Analysis

In 2024, the City initiated an update of the Sign Ordinance and contracted Landform to lead this effort. Chapter 113 in the Rogers City Code regulates sign type, placement and design in the City and revisions are desired to reflect the current zoning districts and improve the usability of the Sign Ordinance.

Landform and City staff have been working with residents, commissioners and Council members to gather feedback and prepare a new sign ordinance for adoption.

The City held a community open house on November 13th to gather feedback from the community. There were roughly 20 members of the public in attendance and most were local business owners. The questions received were looking at additional signage along Highway 101, how neon lighting was being regulated, the height of freestanding signs, how billboards were being handled and what standards would be for joint signage. Generally, attendees were supportive of the proposed changes to the existing ordinance.

Analysis of Primary Issues

The changes to the sign ordinance will be significant; therefore, the update will be a repeal and replace of the ordinance. The goal of the update is to reflect the current zoning districts, make the ordinance clear and concise by reducing unnecessary text and utilizing tables and graphics where appropriate. As part of the changes there were significant text edits made to clarify language and reorganize for clarity.

The sign ordinance was drafted to accomplish several goals including:

- Increased clarity.
- Reduce repetition and eliminate unnecessary language.
- Change from sign districts to zoning districts.
- Remove all content-based regulations.

- Exempt murals and sculptures from sign standards. These types of improvements are not defined as signs and will not require a sign permit.
- Update the ordinance for modern technology associated with lighting and electronic signs.
- Encourage electronic conversion for billboards.
- Include additional graphics in the ordinance to better depict sign types and measurements.
- Additionally, the Zoning Ordinance use table (Table 4) was modified to remove billboards as an interim use in the industrial districts. The sign ordinance prohibits billboards in all districts but provides new standards for improving existing legal, non-conforming billboards.
- Ensure compliance with state and federal regulations. The City Attorney will review the draft ordinance prior to adoption to confirm that there are no conflicts.

The ordinance format and organization are new and it is difficult to compare the existing ordinance with the proposed draft to highlight specific changes. However, the following are the notable changes that were made to the ordinance as follows:

- All sign standards are now tied to the zoning district of the property. The square footage for freestanding signs has been made consistent across the commercial and industrial districts and is generally an increase to the allowed size. Table 1 and Table 2 have been added to clearly show the allowed signage in each zoning district.

TABLE 1.

Sign Types	Zoning Districts				
Permanent	R-1, R-2, R-3, R-4, R-5, AG, OP	LC, RC, GI	SB	ND	DT²
Awning	NA	Allowed	Allowed	Allowed	Allowed
Canopy	NA	Allowed	Allowed	Allowed	Allowed
Electronic Message Center	NA	NA	Allowed	NA	Allowed
Freestanding	Allowed (monument only)	Allowed	Allowed	Allowed	Allowed
Internal Wayfinding	R-4, R-5 and OP only	Allowed	Allowed	Allowed	Allowed
Menu Board	NA	Allowed	Allowed	Allowed	Allowed
Projecting	NA	NA	NA	NA	Allowed
Wall	R-4, R-5 and OP only	Allowed	Allowed	Allowed	Allowed
Window	NA	Allowed	Allowed	Allowed	Allowed
Temporary (all types) ¹	Allowed	Allowed	Allowed	Allowed	Allowed

Notes:

NA means “not allowed.”

¹Refer to 113.09 for a list of temporary sign types.²Refer to 113.10 for sign standards.

And

TABLE 2						
Sign Types	Zoning Districts					
Permanent	R-1, R-2, R-3, AG	R-4, R-5, OP ¹	LC, RC	SB, GI	ND	DT ²
Freestanding	32 square feet (monument only)	60 square feet (monument only)	120 square feet	120 square feet	64 square feet	32 square feet
Internal Wayfinding	NA	6 square feet	6 square feet	6 square feet	6 square feet	6 square feet
Projecting	NA	NA	NA	NA	NA	12 square feet
Wall	NA	10% of the building front	10% of the building front	10% of the building front	10% of the building front	10% of the building front
Window	NA	33% of window area	33% of window area	33% of window area	25% of window area	25% of window area
	Notes: NA means "not allowed." ¹ Institutional uses in all residential districts shall follow the standards for R-4, R-5 and OP ² Refer to 113.10 for additional sign standards.					

- New clearer lighting standards for internal and external lighting that line up with industry standards were added.
- There was a section added to account for multi-tenant sites to allow for a master sign plan associated with a multitenant building.
- There was a section added for multi-business signage to allow a single shared sign for multiple parcels.
- A special exception was included for institutional uses located in residential districts.
- Temporary sign standards have been revised for clarity, with no temporary signs allowed in the right-of-way.
- Included Rogers Downtown Master Plan by reference in the Downtown (DT) district.
- Included language to allow existing billboards to convert to electronic.

Staff Recommendation

City staff recommends the Planning Commission move to recommend approval of the draft ordinance, approving the amendments to the sign standards.

Financial Impact: NA

Source Fund: NA

Budgeted? N/A

Supporting Documentation

A. Ordinance 2025-07 - Sign Code Update 7-7-2025

**CITY OF ROGERS
ORDINANCE NO. 2025-07**

**AN ORDINANCE AMENDING THE CITY OF ROGERS CITY CODE
CHAPTER 113 SIGNS AND CHAPTER 125, SECTION 125-50 (TABLE 4.
PERMITTED USES) RELATED TO SIGN REGULATIONS**

THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, HEREBY ORDAINS:

SECTION 1. Section 113 (Signs) of the City Code is hereby repealed and replaced in its entirety with the new Section 113, which is found on the attached Exhibit A.

SECTION 2. Chapter 125, Section 125-50 (Table 4. Permitted Uses) of the Rogers City Code is hereby amended remove Billboard as an interim use as by deleting provisions shown with a ~~striketrough~~ as follows:

Table 4 Permitted Uses, E. Commercial:

Communications													
Billboard								I	I			I	I
Tower, Wireless Communication ¹	I	I	I	I					I			I	I
Tower, Transmission	I	I	I	I					I			I	I
Food & Entertainment													

SECTION 3. This Ordinance shall take effect and be in force immediately after its passage and publication in accordance with applicable law.

Dated the 22nd day of July, 2025.

Mayor

ATTEST:

City Clerk

EXHIBIT A
ROGERS SIGN ORDINANCE

SECTION 113: SIGN ORDINANCE

113-01: Purpose

Subd. 1. The purpose and intent of this chapter is to:

1. Regulate the number, location, size, type, illumination, and other physical characteristics of signs within the City in order to promote public health, safety, and welfare.
2. Maintain, enhance, and improve the aesthetic environment of the City by preventing visual clutter that is harmful to the appearance of the community.
3. Improve the visual appearance of the City while providing effective means of communication, consistent with constitutional guarantees and the City's goals of public safety and aesthetics.
4. Provide for fair and consistent enforcement of the sign regulations set forth herein under the zoning authority of the City.
5. Ensure adequate means of expression as allowed by the first amendment of the U.S. Constitution and other federal, state, and local laws.
6. Minimize hazards caused by signs that are structurally unsound, interfere with sightlines or unduly distract drivers, pedestrians, or bicyclists

Subd. 2. Applicability. Any sign erected, altered, or maintained after the effective date of this ordinance shall conform to the regulations in this chapter.

Subd. 3. Scope of regulations. These sign regulations apply to all structures and land uses within the City. This chapter outlines signage standards for both permitted and conditional uses across the zoning districts. No individual may place, erect, or maintain a sign, nor permit a property under their control to be used for such a sign, unless it complies with this chapter and all applicable regulations.

It is not the purpose or intent of this chapter to regulate the message displayed on any sign; nor is it the purpose or intent of this chapter to regulate any building design or any display not defined as a sign, or any sign which cannot be viewed from outside a building.

Subd. 4. Interpretation.

1. The provisions of this chapter shall be held to be the minimum requirements for the purpose of promoting public health, safety, morals, and general welfare.
2. When any condition imposed by any provision of this chapter is either more restrictive or less restrictive than similar conditions imposed by any provision of any other applicable law, City Code provision, statute, resolution, or regulation of any

kind, the more restrictive one which imposes higher standards or requirements shall prevail

113-02: Definitions

The following terms, as used in this chapter, shall have the meanings stated. All measured distances expressed in feet shall be to the nearest tenth of a foot. For the purpose of this chapter, the following definitions shall apply:

Awning Sign. A building sign attached to, affixed to, or painted on an awning.

Banner Sign. A sign made of fabric or other similar nonrigid material with no enclosing framework or electrical components that is supported or anchored on two or more edges or at all four corners.

Billboard. An off-premises sign intended by the sign owner to be available for sale, lease, or rental for the purpose of promoting any commercial activity which is not situated on the same property as the billboard or of promoting any product or service which is not primarily available on the same property as the billboard; and incidentally used for the display of public service messages.



Building, Front. The face or faces of the building tied to the front lot line or lines.

Building Sign. A building sign is attached to or supported by a building whether it is the wall, window, or roof of the building. This sign type includes awning, canopy, marquee, projecting, roof, and wall signs.

Canopy Sign. A building sign attached to, affixed to, or painted on a canopy.

Double-Faced Sign. A sign with two identical faces that is designed so only one face can be viewed at one time. Only one side of a double face or V-type sign structure shall be used in computing total surface area, provided the maximum angle between faces of double-faced or V-type signs is 45 degrees.

Electronic Message Center (EMC). A sign that can display words, symbols, figures, or images that can be electronically changed by remote or automatic means.

Flag. Any fabric or flexible material attached to or designed to be flown from a flagpole or other similar structure.

Freestanding Sign. A sign on a frame, pole, or other, support structure not attached to any building. This sign type includes pylon, post and arm, and monument signs.

Internal Wayfinding. A sign used to aid customers in circulation within parking areas for multifamily or nonresidential uses. These signs could come in the form of monument, pylon, post and arm, or wall sign types.

Marquee Sign. Any building sign attached to a marquee, a permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

Menu Board. A freestanding menu sign oriented to the drive-through lane for a restaurant, coffee shop or other establishment.

Monument Sign. A freestanding sign supported primarily by an internal structural framework or integrated into landscaping or other solid structural features other than support poles.

Mural. All or any portion of artwork upon the exterior wall of a building or other structure which would not constitute a sign under this ordinance.

Off-Premise Sign. A sign whose message is unrelated to the premises or the activity and use occurring on the premises on which the sign is located.

On-Premise Sign. A sign whose message is related to the premises or the activity and use occurring on the premises on which the sign is located.

Permanent Sign. A sign structure that is intended for permanent display due to the construction, materials, placement, or installation. See also building and freestanding sign definitions.

Political or Noncommercial Sign. means a sign posted by a person or group promoting or commenting on a political issue, opinion or candidate for political office. Signage shall be placed on private property, not within 10 feet of a driveway, except as otherwise permitted by MN Statutes §211.b.045.

Post and Arm Sign. A type of freestanding sign supported by a post and arm.

Portable Sign. A sign which is designed or intended to be moveable, including by trailer or on its own wheels, even though the wheels of such sign may be removed.

Projecting Sign. A type of building sign extending outward from the face of the building.

Pylon Sign. A freestanding sign supported by at least two posts so that the sign and supports are finished to grade by encasing the posts in a material consistent with the sign.

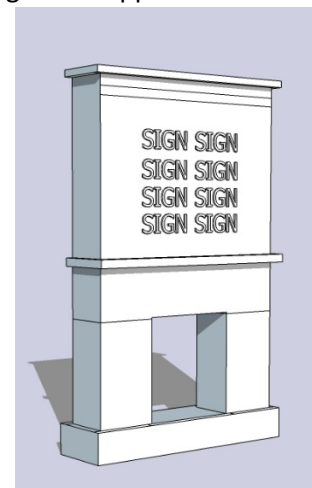
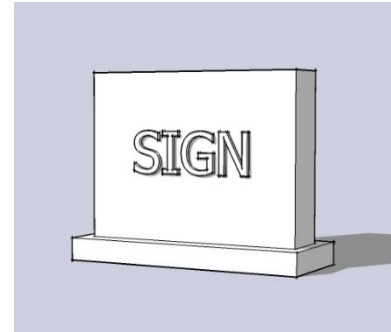
Roof Sign. Any single or double-faced signs mounted upon the roof of a building. This also includes signs painted or displayed directly upon the roof surface.

Rotating Sign. A sign that revolves, rotates, or mechanically moves.

Sign. A device, structure, or fixture which communicates a message using words, graphics, letters, figures, symbols, trademarks, or other visual representations. Painted wall designs or patterns are not considered signs.

Structure. means a structure, including the supports, uprights, bracing and framework, that supports or can support a sign.

Temporary Sign. A sign intended to display either commercial or noncommercial messages of a transitory or temporary nature. Portable signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure that is permanently embedded in the ground, are



considered temporary signs.

Wall Sign. A building sign mounted flat against a wall or painted on the wall of a building or structure with the exposed face of the sign in a plane parallel to the face of the wall.

Window Sign. A sign posted, painted, placed, or affixed to the interior or exterior of a window.

113-03: Sign Permits

- Subd. 1. Applicability. Except for routine maintenance, no sign may be painted, constructed, erected, remodeled, relocated, or expanded until a sign permit is obtained in accordance with the applicable building code. No sign permit shall be issued for any sign unless the sign is permitted by, and complies with, the regulations of this chapter.
- Subd. 2. Application.
1. A sign permit application shall be submitted for all signs requiring a permit.
 2. All sign permit applications shall be accompanied by a permit fee according to the adopted fee schedule.
 3. A sign permit application shall be accompanied by the following items:
 - a. A site plan and/or building elevations showing the position, height, and dimensions of the sign(s) in relation to all nearby existing or proposed buildings, structures, and property lines.
 - b. Written consent of the property owner of the building or site upon which a sign is to be erected, constructed, or maintained.
 - c. Such other information as the Zoning Administrator requires to show full compliance with this and all other laws and ordinances of the City.
- Subd. 3. Review. Sign permits are reviewed administratively by the Zoning Administrator.
- Subd. 4. Appeals.
1. Applicants wishing to appeal a determination by the Zoning Administrator shall do so in writing within 10 days of said determination.
 2. Appeals from the Zoning Administrator's determination shall be heard by the Board of Adjustment and Appeals, and a recommendation made to City Council.
 3. The Board of Adjustment and Appeals shall consider the appeal within 60 days of filing the appeal by the applicant.
- Subd. 5. Nullification. A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of six months after the date of the permit. A permit may be renewed, and no additional fee shall be collected for the renewal.
- Subd. 6. Revocation. The City may revoke a permit when a sign is in violation of this chapter or any other ordinance in the City of Rogers. Any signs installed under a revoked permit shall be removed within 10 days of written notice of the revocation. If the owner or lessee fails to remove the sign, the Zoning Administrator shall give the owner 30 days written notice to remove it. Upon failure to comply with the notice, the Zoning

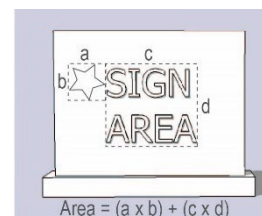
Administrator may have the sign removed at the owner's expense.

113.04: General Sign Regulations

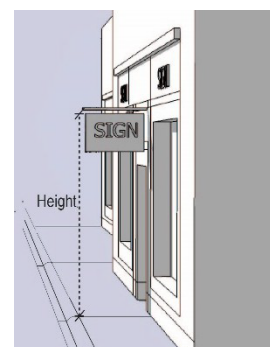
Subd. 1. Applicability. All permanent and temporary signs, except official traffic and street signs, shall conform to the provisions of this section and any other ordinance or regulations of the City.

Subd. 2. Sign area measurement.

1. The area to be calculated is the area within the smallest rectilinear perimeter that contains the entire signboard or module. The area of a sphere shall be computed as the area of a circle.
2. Only one side of a double-faced sign shall be considered in determining the total display surface area. The face shall be that portion of a sign upon which the message, advertisement or similar display is presented, as distinguished from the structural members.



Subd. 3. Sign height measurement. The height of a sign shall be measured from the natural grade, or, if elevations of the centerline of the nearest frontage street are provided by the sign applicant, this point of elevation may be used rather than the natural grade.



Subd. 4. Placement.

1. If the bottom edge of the sign copy is not located more than 10 feet above the ground with supports that do not encroach on the clear vision of approaching traffic from any exit from the site, the sign must be located to preserve the following clear vision area. The clear vision area shall be an area within a triangle created beginning at the intersection of the midpoint of the driveway and the curb or edge of pavement line of the street and extending 35 feet in the direction of approaching traffic and 25 feet toward the interior of the property, and then a line connecting these two points.
2. Signs and their supporting structures shall not interfere with any surface and underground utility or communications lines or equipment.
3. No sign shall be mounted on chimneys, rooftop equipment, towers, cooling towers, elevator penthouses, commercial antennas, communication towers, belfries, church spires and cupolas.
4. No sign shall be pasted or attached to utility poles, trees, fences, or other signs.
5. No sign shall be pasted or attached to City property or equipment without permission from the governing body and shall be subject to all related laws and

ordinances.

6. Except as provided for elsewhere in this ordinance, private signs may not encroach or overhang the public right-of-way.

Subd. 5. Materials and construction.

1. All signs shall be constructed of durable materials using noncorrosive fastenings.
2. All signs shall be constructed in such a manner and of such material to be considered safe and substantial.
3. Signs which utilize electricity must meet the following provisions.
 - a. Be installed in accordance with the current applicable electrical code.
 - b. All necessary electrical and building permits must be obtained prior to placement.
 - c. Electrical service to freestanding signs shall be underground.
 - d. Exposed wiring or conduit shall not be allowed, unless the conduit matches the surface it is attached to.
 - e. All work shall be completed by an electrical contractor licensed by the State of Minnesota.

Subd. 6. External lighting.

1. Lighting must be directed at the sign and must be shielded (not be visible to pedestrians, motorists, or neighboring residents or businesses).
2. Lighted signs shall be no closer than 20 feet from the nearest residential property.
3. Lighting must not exceed zero footcandles at any property line.
4. Lighting for wall signage must be backlit or downcast.

Subd. 7. Internal lighting.

1. No sign may be of such intensity or brilliance as to impair the vision of a motor vehicle driver with average eyesight or to otherwise interfere with the driver's operation of a motor vehicle.
2. No sign may be of such intensity or brilliance that it interferes with the effectiveness of an official traffic sign, device or signal.
3. Signs using an LED (light emitting diode) light source shall not exceed a luminance level of 500 candela per square meter (nits) between sunset and sunrise and shall not exceed a luminance level of 5,000 candela per square meter between sunrise and sunset.

4. Signs using fluorescent, neon, or incandescent light sources shall not exceed 12 watts per square foot of sign surface area.

Subd. 8. Maintenance.

1. All signs and components thereof shall be kept in good repair and in safe, neat, clean, and attractive condition and in compliance with all applicable building code requirements.
2. All permanent signs shall be properly painted including all parts and supports of the sign unless such parts or supports are galvanized or otherwise treated to prevent rust.
3. If any property use or business changes ownership, all signs on that property, including any sign identifying a business no longer in existence, shall be brought into conformance within 30 days.
4. Any sign which becomes structurally unsafe or endangers the safety of a building or premises, or endangers the public safety, shall be considered a public nuisance and shall be repaired or removed by the owner, agent, or person having the beneficial use of the building, structure, or land upon which the sign is located within 30 days after written notification from the Zoning Administrator.

113.05: Sign Area and Location Regulation.

Subd. 1. Applicability. The following district regulations and sign standards are applicable to all permanent and temporary sign types.

Subd. 2. Acceptable sign types by zoning. See standards for sign types in Section 113.06.

TABLE 1.

Sign Types	Zoning Districts				
Permanent	R-1, R-2, R-3, R-4, R-5, AG, OP	LC, RC, GI	SB	ND	DT ²
Awning	NA	Allowed	Allowed	Allowed	Allowed
Canopy	NA	Allowed	Allowed	Allowed	Allowed
Electronic Message Center	NA	NA	Allowed	NA	Allowed
Freestanding	Allowed (monument only)	Allowed	Allowed	Allowed	Allowed
Internal Wayfinding	R-4, R-5 and OP only	Allowed	Allowed	Allowed	Allowed
Menu Board	NA	Allowed	Allowed	Allowed	Allowed
Projecting	NA	NA	NA	NA	Allowed
Wall	R-4, R-5 and OP only	Allowed	Allowed	Allowed	Allowed
Window	NA	Allowed	Allowed	Allowed	Allowed
Temporary (all types) ¹	Allowed	Allowed	Allowed	Allowed	Allowed

Notes:
 NA means "not allowed."
¹Refer to 113.09 for a list of temporary sign types.
²Refer to 113.10 for sign standards.

Subd. 3. Planned Unit Developments. All developments must comply with standards for the underlying zoning district. PUD master sign plans shall be approved as part of the Preliminary PUD development plan. The content for a master plan shall follow Section 113.07 Subd. 3 (2).

113.06: Standards for Permanent Signs

Subd. 1. Sign Standards by Zoning District.

TABLE 2						
Sign Types	Zoning Districts					
Permanent	R-1, R-2, R-3, AG	R-4, R-5, OP¹	LC, RC	SB, GI	ND	DT²
Freestanding	32 square feet (monument only)	60 square feet (monument only)	120 square feet	120 square feet	64 square feet	32 square feet
Internal Wayfinding	NA	6 square feet	6 square feet	6 square feet	6 square feet	6 square feet
Projecting	NA	NA	NA	NA	NA	12 square feet
Wall	NA	10% of the building front	10% of the building front	10% of the building front	10% of the building front	10% of the building front
Window	NA	33% of window area	33% of window area	33% of window area	25% of window area	25% of window area
	Notes: NA means “not allowed.” ¹ Institutional uses in all residential districts shall follow the standards for R-4, R-5 and OP ² Refer to 113.10 for additional sign standards.					

Subd. 2. Setbacks. Unless specifically noted otherwise, all permanent freestanding signs shall be set back a minimum of one foot from any property line and a minimum of three feet from any parking area or driveway. No sign shall be located within a drainage and utility easement. The City may require a greater or lesser setback due to public safety reasons, which may include the following conditions: vehicle sight distance, distance from intersection, designation of adjacent right-of-way, etc.

1. Menu boards and internal wayfinding signs are exempt from the setback standards from the parking area or driveway.

Subd. 3. Awning sign.

1. Signs shall not exceed 75% of individual awning area or awning width.
2. One awning sign per side of structure with street frontage.
3. The awning structure shall have a minimum of 12-foot vertical clearance above sidewalk or pathway.
4. Awnings shall be considered to be an integral part of the structure to which they

are accessory. Signs may be attached to an awning, but such structures shall not be considered as part of the wall area and thus shall not warrant additional sign area.

Subd. 4. Canopy sign.

1. Signs shall not exceed 75% of individual canopy area or canopy width.
2. One canopy sign per side of structure with street frontage.
3. The canopy structure shall have a minimum of 12-foot vertical clearance above sidewalk or pathway.
4. Canopies shall be considered to be an integral part of the structure to which they are accessory. Signs may be attached to a canopy, but such structures shall not be considered as part of the wall area, and thus shall not warrant additional sign area

Subd. 5. Freestanding (includes monument, pylon, and post and arm sign types).

1. One freestanding sign per lot.
 - a. Except that in the R-1, R-2, R-3, R-4, R-5, OP and AG only one monument sign is permitted per subdivision.
2. Height.
 - a. Post and arm signs shall not exceed eight feet above existing grade.
 - b. Monument signs shall not exceed eight feet above existing grade.
 - c. Pylon signs shall not exceed 12 feet above existing grade.
 - d. Electronic message center signs shall not exceed eight feet above existing grade.
 - e. Freestanding signs located on parcels that abut the Interstate 94 freeway may be constructed to a maximum height of 30 feet, provided the sign meets all other criteria of this ordinance. A parcel which, but for the location of an intervening frontage road between said parcel and the freeway, shall be deemed to abut the freeway. For all such parcels, the sign may only be located in the yard which directly abuts the freeway or frontage road as applicable.
3. Design
 - a. All exposed pole or post structures must be wrapped or faced with stucco, architectural metal, brick or stone consistent with the building architecture for the bottom eight feet of the structure.
 - b. The area around freestanding signs shall be landscaped with plantings and

maintained in such a manner to accent and enhance the sign.

Subd. 5. Electronic message centers (EMC).

1. General.
 - a. EMCs shall only be permitted on freestanding signs.
 - b. Non-conforming signs shall not be eligible for conversion to an electronic message center, except for off-premises, billboard or advertising signs.
2. One electronic message center sign structure may be allowed per site.
3. EMCs shall adhere to the height standards for freestanding signs.
4. EMC display.
 - a. EMCs shall maintain no less than a 10 second cycle time for any images and messages.
 - b. Any change from one static display to another must be instantaneous and shall not include any distracting effects, such as dissolving, spinning, or fading. Animation, motion, or video displays are prohibited.
 - c. The images and messages displayed must be complete in themselves without continuation in content to the next image or message or to any other sign.
 - d. No EMC shall have a brightness level that exceeds 0.3 foot-candles above ambient light as measured from the property line.
 - e. Signs using an LED (light emitting diode) light source shall not exceed a luminance level of 500 candela per square meter (nits) between sunset and sunrise, and shall not exceed a luminance level of 5,000 candela per square meter between sunrise and sunset.
 - f. All EMC signs shall include certification from the sign's manufacturer that the sign has been preset to conform to the luminance levels noted above and these settings are protected from end users' manipulation by password protected software.
 - g. EMCs may use multiple colors within the display, but the use of color shall not create distraction or a hazard to the public health, safety, or welfare.
5. Operation.
 - a. All EMCs shall be equipped with a means to immediately discontinue the display if it malfunctions.
 - b. The owner of an EMC must immediately cease operation of their sign when notified by the City that it fails to comply with the standards of this chapter.

Subd. 6. Internal wayfinding sign.

1. Appropriate number of signs to provide directional assistance given size of site and circulation pattern as determined by the Zoning Administrator.
2. Signs shall not exceed eight feet in height.
3. Internal wayfinding signs may come in the form of monument, pylon, or post and arm sign types.
4. Signs shall be designed in a uniform manner (within individual subdivision or center) using consistent background color and typeface colors.

Subd. 7. Menu Board Signs.

1. No more than two signs that serve customers via automobiles are allowed with a maximum total combined area of 64 square feet.
2. In no instance shall a sign be greater than 50 square feet or exceed eight feet in height from grade to the top of the sign.
3. Extenders shall not be attached to any sign in excess of the maximum size allowed. The menu board sign area may be additional to the permitted wall and freestanding sign area allotted to the building.

Subd. 8. Wall.

1. One sign per tenant per façade visible from an adjacent street, alley, or customer parking lot. Not more than three signs shall be allowed per tenant.
2. Wall signs shall not stand more than four inches away from the wall.
3. Wall signs shall maintain a minimum vertical clearance of eight feet above sidewalk grade.

Subd. 9. Off-premises, billboard or advertising signs.

Signs existing at the time of the adoption of this ordinance shall continue to be subject to the expiration provision provided by their respective approvals. In all districts, a billboard sign shall be considered a freestanding sign and limited to one sign per site. The following standards apply to billboards existing at the adoption of this ordinance.

1. Off-premises signage shall be limited to 680 square feet in total size.
2. The digital display shall meet the standards for an electronic message center in Section 113-06 Subd. 5(4).
3. All visible sign support columns shall be concealed with approved architectural embellishments. The materials used in the sign support embellishments shall be primarily natural stone, brick, approved masonry panels, stucco, or architectural metal.
4. Any owner of a digital display off-premises sign also hereby agrees to post public service messages, if requested by the city, as deemed necessary by the city.

113.07: Multitenant Buildings.

- Subd. 1. The property owner shall be responsible for allocating the allowable sign area among the tenants of multi-tenant buildings. If the owner does not allocate the sign area, the City may do so based on the relative floor area or tenant frontage.
- Subd. 2. The total surface area of all individual signs on the buildings shall not exceed the maximum square footage requirements.
- Subd. 3. Master sign plan. A master sign plan is required to control total sign area and sign placement to help eliminate incongruities as tenants/occupants change.
 - 1. No permit shall be issued for an individual sign per Section 113.03 without a submittal of a master sign plan as part of the permit application.
 - 2. A master sign plan shall contain the following information:
 - a. A scaled site plan showing location of buildings, parking lots, driveways and landscaped areas and an accurate indication on the site plan of the proposed location of present and future signs of any type, whether requiring a permit or not.
 - b. Scaled color drawings clearly showing the location of the sign on the site or building elevation.
 - c. Dimensions of each sign per plan including a summary table with said dimensions.
 - d. The plan shall bear the signature of all owners or their authorized agents in such form as required by the City or as a part of applicable and active restrictive covenants.
 - e. A master sign plan may be amended by filing administratively a new master sign plan that conforms to all requirements of this chapter.
 - f. After approval of a master sign plan by the Zoning Administrator, no sign shall be erected, placed, painted, or maintained, except in conformance with approved master sign plan and such plan may be enforced in the same way as provisions of this chapter.

- 113.08: Multi-Business Signs.
- Subd. 1. The multi-business sign, hereinafter referred to as MBS, shall only be permitted in LC, GI, ND, RC and SB Zoning Districts.
- Subd 2. The intent and purpose of multi-business signs are:
1. To promote commercial depth rather than first tier strip development along highway corridors.
 2. To allow area identification and commercial identification of business sites in a manner that coordinates traffic safely and effectively.
 3. To minimize individual freestanding signage by allowing clustering of two or more area identification and/or freestanding signs on a single MBS in exchange for separate freestanding signs on each business site.
 4. To cluster MBS signage at major intersections.
 5. To require high architectural standards for MBS which would incorporate natural wood, stone, brick or manufactured like products in the freestanding structure.
 6. To require base landscaping and maintenance.
 7. To allow area identification and commercial business identification on approved MBS for developments and/or businesses located within a one-half mile radius of the MBS location.
- Subd. 3 No MBS may be erected or maintained until a master sign plan, signed by the owner(s) of all properties on which any area or business is located whose identification sign is proposed to be included on any MBS covered by the plan, is filed with, and approved by the City.
- Subd. 4 The applicant(s) shall submit diagrams, drawings, pictures and other information as requested by city staff describing each MBS proposed.
- Subd. 5 After the city's approval of an MBS plan, no freestanding signs other than those included in the approved plan shall be kept erected, placed or maintained on the properties covered by the plan. Any existing freestanding signs other than the MBS must be removed.
- Subd. 6 At least one business from the parcel where the MBS is located must have space on the sign.
- Subd. 7 Each business displayed on the MBS must be within one-half (1/2) mile of the MBS and be within the city limits of Rogers.
- Subd. 8 Notwithstanding any other provision of this code, no business located on property which is covered by any approved MBS plan shall be permitted to keep erect, place or maintain any freestanding sign on such property except as referenced in the

approved plan. Such business may, however, erect, place and maintain any other signs (such as building, monument, directional signs, etc.) otherwise permitted by this code.

113.09: Standards for Temporary Signs.

Subd. 1. Applicability. Temporary signs are not intended for permanent installation. Temporary signs come in a variety of types, each of which is regulated below. Where not specifically defined, temporary signs shall be regulated per Subd. 2, below.

Subd. 2. General regulations.

1. A permit shall be obtained for each location and time period for placement of temporary signs, except:
 - a. Temporary signs under eight square feet in an area shall not be required to obtain a permit provided that the posting date of the sign is legibly and permanently printed on the sign.
 - b. Farm stands in any district are permitted to display a temporary sign less than 16 square feet in area during the period of sales. Temporary commercial signs shall advertise an activity on the property on which they are located.
2. Location.
 - a. If attached to a building, sign shall be flat and shall not project above the roof line.
 - b. Shall not be located in the right of way.
3. Limit. No more than four temporary signs may be placed on a site at any one time.
4. Time. No temporary sign shall be located on a property for more than 60 consecutive days. Consecutive temporary sign permits shall not be allowed.
5. Per Minn. Stat. 211B.045, all noncommercial signs of any size may be posted in any number beginning 46 days before the state primary in a state general election year until 10 days following the state general election. The same time limitations shall apply to local elections. Placement of such signs shall adhere to Subd. 2(1) above.
6. Maintenance. All temporary signs must be maintained and shall be removed if material shows signs of wear such as fraying, fading, chipping, or other physical damage.

Subd. 3. Specific regulations by type of temporary sign.

1. A-frame (sandwich board).

- a. Signs must leave a minimum of six feet of clear walkway on the sidewalk.
 - b. One sign allowed per business, 10 square feet per side, four feet in height.
 - c. Such signs shall not be left on the sidewalk overnight.
2. Banner sign.
 - a. Banner signs may extend across a public street only with permission of the governing body and shall be subject to all related laws and ordinances.
 - b. One sign per property.
 - c. Banners shall not exceed 40 square feet on building frontages smaller than 400 linear feet.
 - d. Signs may be supported by posts or stakes which are attached to the ground or securely attached to the face of a building.
3. Flag.
 - a. Sign shall be set back no less than 10 feet from the curb or street.
 - b. The maximum aggregate area of all flag signs shall not exceed 32 square feet.
 - c. A flagpole shall not exceed a height of 25 feet.
4. Freestanding.
 - a. The top of the sign shall not extend more than six feet above ground level.
 - b. The maximum sign area is 32 square feet.
 - c. The sign shall be set back no less than 10 feet from the curb or street.
5. Window signs.
 - a. Location. No limit on the location of the sign except as otherwise specified in this Code.
 - b. Limit. Window signs are limited to 33% of the total surface area of the window to which they are affixed.

113.10: Downtown Sign Standards

Subd. 1. Setbacks

General Setback: All freestanding signs must be set back at least one foot from property lines and 10 feet from driveways or parking areas.

Subd. 2. Placement: Signs must not obstruct pedestrian walkways, bike paths, or traffic visibility. It is essential to maintain clear sight lines at intersections and avoid placements that interfere with official traffic signage or signals.

Subd. 3. Design Guidelines

1. Internally illuminated indoor window signs shall not exceed five square feet in size.
2. Externally illuminated projecting signs and externally illuminated wall signs with a horizontal running upper sign band are encouraged.
3. Projecting signs shall comply with the size limitations in Table 2 and shall extend no more than four feet from the face of the building upon which it is attached. The projecting sign shall have a minimum of 12-foot vertical clearance above sidewalk or pathway.
4. Architectural Compatibility: Signs should enhance and complement the architectural style of the downtown area.
5. Material and Color: Specifications for materials (such as wood, metal, or glass) and color palettes should be provided to promote visual consistency and appeal.
6. Compliance with the Rogers Downtown Master Plan adopted on March 23, 2021 and as may be amended.

113.11: Prohibited Signs

Subd. 1. Prohibited sign types.

1. Signs with moving or swinging parts, with the exception of projection signage.
2. Flashing signs, except when used to provide primarily time and temperature or other public service information and not to exceed 25% of the area of the sign face.
3. Roof signs, a sign mounted on the roof of a building or on a parapet wall.
4. Off-premises, billboard or advertising signs, or any sign that directs attention to a business, service, product or event not related to or on the premises where the sign is located, except as allowed for MBS per Section 113-08.
5. Any sign not constructed, wired, assembled, attached or supported in conformance with applicable building or other codes and regulations.
6. Pennants, streamers, strings of lights, searchlights, flags of other than a political jurisdiction, beacons or any other similar signs.
7. Any sign not specifically permitted in this chapter.
8. Any signage placed in the right-of-way will be immediately removed by the City. Any damage occurring to the sign during the removal process will not result in reimbursement as the sign was placed on public property.
9. Signs that produce sound or include a noisemaking device or instrument for any purpose other than regulatory.
10. Signs which are of a size, location, movement, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device, or which hide from view any traffic or street sign or signal or which obstruct the view in any direction at a street or road intersection.

Subd. 2. Prohibited signs are subject to removal by the City at the owner's expense.

113.12: Exemptions.

Subd. 1. The following are not regulated by this chapter.

1. Building addresses.
2. Historic plaques.
3. Governmental signs for control of traffic and other regulatory or notification purposes as governed under Manual on Uniform Traffic Control Devices (MUTCD) and Minnesota MUTCD.
4. Murals.
5. Real Estate Signs.
6. Construction Signs.
7. Religious symbols or works of art that do not contain a commercial message.
8. Notices required to be posted by law, including, but not limited to warning signs, dangerous dog, hazardous building, building permit, etc.
9. Seasonal decorations, including inflatable seasonal decorations.
10. Sculptures.
11. Governmental wayfinding and directional signage.
12. Political or noncommercial signs that comply with Minn. Stats. § 211B.045 are permitted. In residential, multifamily, and institutional overlay districts, such signs may be displayed outside the regulated period, provided they do not exceed six square feet, are no more than six feet tall, and are limited to one wall or freestanding sign per street frontage.

113.13: Nonconforming Signs.

- Subd. 1. A nonconforming sign is any sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not now comply with the provisions of this chapter. It is the intent of this chapter to recognize that the eventual elimination of signs that do not comply with the provisions of this chapter is as important as the prohibition of new signs that would violate these standards.
- Subd. 2. General requirements. A nonconforming sign may not be:
 - 1. Changed to another nonconforming sign.
 - 2. Expanded.
 - 3. Reestablished after a business discontinued for more than one year.
 - 4. Reestablished after damage or destruction of more than 50% of its value, as determined by the Building Official, and no building permit has been applied for within 180 days of when the damage occurred.
- Subd. 3. Amortization. After the date of enactment of this chapter, nonconforming signs located within any zoning district shall be brought into compliance with this chapter if said sign is to be expanded.
- Subd. 4. Maintenance and repair. Non-conforming signs and sign structures may be maintained and repaired.

113.14: Abandoned Signs

An abandoned sign is a sign that has been inactive for a period of at least one year. An abandoned sign shall be removed by the owner or lessee of the premises upon which the sign is located when the activity related to said sign is no longer conducted on the premises. If the owner or lessee fails to remove the sign, the Zoning Administrator shall give the owner 30 days written notice to remove it. Upon failure to comply with the notice, the Zoning Administrator may have the sign removed at the owner's expense.

113.15: Enforcement

The provisions of this chapter shall be enforced and administered in accordance with the provisions of the Zoning Code.

113.16: Variances

The City may grant a variance to provide relief to a property owner when the strict enforcement of the regulations for sign size, setbacks, height, and the like imposes practical difficulty on the property owner's ability to reasonably display a message. Financial considerations are not justification for variances. The procedure for reviewing a variance shall follow that process outlined for zoning variances in the City code.

113.17: Substitution Clause

Any sign allowed under this section may contain, in lieu of any other message or copy, any lawful noncommercial message or copy.

113.18: Severability.

If any section, subsection, paragraph, sentence, clause or phrase of this section or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court or competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this section or its application to any other person or situation.



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: July 7, 2025

Agenda Item: 7.1

Subject: Past Planning Commission Items Report

Prepared By: Brett Angell, Community Development Director

Recommended Council Action

Overview / Background / Analysis

The Planning Commission last met on Monday, June 2nd and had two items of new business which were discussed and further detailed below.

Little Caesars Site Plan

The Planning Commission reviewed a site plan related to a new Little Caesars at Northdale Blvd and County Road 144 (adjacent to Ripple Effect Brewing). The approximately 1,060-square-foot building would include a drive-thru and does not include indoor seating for patrons. This item was unanimously recommended for approval by the Commission. The site plan went before and was approved by the City Council at the June 10th meeting. It is expected that the applicant will close on the property within the coming month and construction starting this summer.

Hassan Sand and Gravel Concept Plan

The Planning Commission reviewed a 57-lot single-family concept plan by Pulte Homes for the parcel of land at PID 16-120-23-14-0078. The proposed development includes a rather large slope on the south side of the property which would not be developable. Ultimately, the Commission expressed a favorable recommendation to the concept and re-guiding the parcel to a lower density than what is currently planned - from mixed residential to low density residential. This item went to the City Council at the June 24th meeting where the City Council expressed an openness to the lower density and site plan as well.

Other Relevant Items

Some other relevant items as it pertains to planning items which have recently been acted upon by the City Council are as follows:

Main Street Small Area Plan

A few years ago, the city was working towards completing a small area plan related to the Main Street area. Unfortunately, these planning efforts stalled, and a plan was never adopted. Recently, the City was awarded a grant from Hennepin County's Corridor Planning program to complete this work. It is anticipated that work will begin to create a new Main Street Small Area Plan in July with the selected consultant, Cardo.

Cowley Lake Preserve - PUD and Preliminary Plat

The 169-lot subdivision was originally reviewed by the Planning Commission at the April meeting. This item went before the City Council on April 22nd, which directed staff to prepare resolutions for denial. Following this direction from Council, the developer requested the item be tabled to allow for additional time to revise the plans based upon the feedback that had been received. The Council voted to table the item at the June 10th meeting. The developer is currently making amendments to the plans. This item is anticipated to be brought back to the Council at the July 22nd meeting.

Staff Recommendation

No Planning Commission action is required for this item.

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

None