



# 2014 Application for Special Land Use Action

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 4141 Douglas Dr N Crystal MN 55422  
[www.crystalmn.gov](http://www.crystalmn.gov)

PROPERTY: Address: 7301 Bass Lake Road, Crystal, MN 55428 Henn. Co. P.I.D. \_\_\_\_\_

PROJECT TITLE: St. Raphael LED Message Center and Monument Sign

APPLICANT: St. Raphael Catholic Church and School Tel: 763-537-8401  
 Email address: gmetzger@usfamily.net (Ginny Metzger - Business Administrator) Fax: 763-537-4878  
 U.S. Mail address: 7301 Bass Lake Road, Crystal, MN 55428

PROPERTY OWNER: Fr. Michael Izen Tel: 763-537-8401  
 Email address: FRIZEN@usfamily.net Fax: \_\_\_\_\_  
 U.S. Mail address: \_\_\_\_\_

TYPE OF APPLICATION: (check all that apply)	APPLICATION FEE (nonrefundable)	ATTACHMENTS TYPICALLY REQUIRED (explanation on back)
<input type="checkbox"/> Administrative Appeal	\$200	1 - - - - 6 - 8
<input type="checkbox"/> Comprehensive Plan Amendment	\$500	- - - - - 6 - 8
<input type="checkbox"/> Conditional Use Permit	\$500	1 - - - - 6 - 8
<input type="checkbox"/> Lot Division / Realignment of Lot Lines	\$500	- - 3 - - 6 - 8
<input type="checkbox"/> Plat	\$500 + \$50 per lot over 2	- 2 - - 5 6 - 8
<input type="checkbox"/> Rezoning or Zoning Text Amendment	\$500	- - - - - 6 - 8
<input type="checkbox"/> Site Plan Review	\$500	- 2 - 4 - 6 7 8
<input type="checkbox"/> Vacation of a public street or easement	\$500	- 2 - - - 6 - 8
<input checked="" type="checkbox"/> Variance	\$500	1 - - - - 6 - 8
<input type="checkbox"/> Planned Development	\$1,000	- 2 - - 5 6 7 8
<input type="checkbox"/> Telecommunication Tower	\$5,000	- 2 - 4 - 6 7 8
<input type="checkbox"/> Storm Water Management Plan	(no fee)	- 2 - 4 - 6 7 8
<b>TOTAL FEE: \$500</b>		<b>ATTACHMENTS: 1, 6 and 8</b>

**SIGNATURES:** The applicant and property owner certify that:

- I am making application for the described action by the City and am responsible for complying with all requirements with regard to this request. This application should be processed in my name. The City should contact me regarding any matter pertaining to this application.
- I have read and do understand the instructions supplied by the City of Crystal for processing this application, and I will keep myself informed of the deadlines for submission of material and of the progress of this application.
- The documents and information I have submitted are true and correct to the best of my knowledge.

Ginny Metzger 5/15/14 Fr. Michael Izen 5/15/14  
 APPLICANT (date) PROPERTY OWNER (date)

FOR OFFICE USE ONLY:	Application # <u>2014-03</u>	Accounting # <u>0100.4418</u>	Receipt # <u>115721</u>	Date Received <u>5/16/2014</u>
Acknowledgement letter sent <u>5/20/2014</u>	If application incomplete, was 60-day rule language included? _____			
Plan Comm hearing <u>6/09/2014</u>	City Council action <u>6/17/2014</u>	Approved? Yes ___ No ___ Other ___		
NOTES: _____				

CITY OF CRYSTAL

NOTICE OF PUBLIC HEARING

LAND USE APPLICATION 2014-3  
SIGN HEIGHT VARIANCE  
ST. RAPHAEL'S  
7301 56<sup>TH</sup> AVENUE NORTH

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Crystal will meet on **Monday, June 9, 2014 at 7:00 p.m.** or as soon thereafter as the matter may be heard, at **Crystal City Hall, 4141 Douglas Drive North**, in said City, to consider the following land use application:

LAND USE APPLICATION 2014-3:

- Applicant and Property Owner: St. Raphael Catholic Church and School
- Property Address: 7301 56<sup>th</sup> Avenue North (P.I.D 05-118-21-34-0001)
- Description: The property is zoned R-1 Low Density Residential. Monument signs are permitted with a maximum height of 6 feet. The applicant seeks a variance to allow a monument sign with a height of 10 feet 6 inches. The sign would otherwise be in full compliance with city code. The sign would be located in an existing landscape area just south of 56<sup>th</sup> Avenue North (Bass Lake Road) between the east St. Raphael's driveway and the school parking lot.

On or about May 29, 2014 a copy of this application will be available for review on the Planning & Zoning page of the city website, [www.crystalmn.gov](http://www.crystalmn.gov), and also at Crystal City Hall during normal business hours. The city staff report will be similarly available on or about June 2, 2014. If you have questions please contact City Planner John Sutter at [john.sutter@crystalmn.gov](mailto:john.sutter@crystalmn.gov) or 763.531.1142.

Persons desiring to be heard on this matter are invited and encouraged to attend the public hearing. Persons unable to attend may submit written comments prior to the date of the hearing to: Community Development Department, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids are available for public meetings upon request at least 96 hours in advance. Please call the City Clerk at 763-531-1145 to make arrangements. Deaf and hard of hearing callers should contact the MN Relay Service at 711 or 1.800.627.3529 V/TTY.

TIM BUCK, SECRETARY, PLANNING COMMISSION

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# MEMORANDUM

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**DATE:** June 2, 2014

**TO:** Planning Commission (June 9, 2014 meeting)

**FROM:** John Sutter, City Planner/Assistant Community Development Director 

**SUBJECT:** Public Hearing: Application 2014-3 for a variance for a monument sign at St. Raphael's (7301 56<sup>th</sup> Avenue North) to have a height of 10 feet 6 inches instead of 6 feet

## **A. BACKGROUND**

The subject property, St. Raphael's, is a church and school campus comprised of three parcels totaling 13.8 acres and zoned R-1 Low Density Residential. In the R-1 district, institutional uses may have monument signs up to 6 feet high. St Raphael's proposes a new monument sign with a height of 10 feet 6 inches in an existing landscape area south of 56<sup>th</sup> Avenue North between the east driveway and the school parking lot.

Notice of the Planning Commission's June 9, 2014 public hearing was mailed to property owners within 350 feet and published in the Sun Post on May 29, 2014. A copy of the notice was sent to the City of New Hope for them to similarly notify their property owners within 350 feet. Staff has received no comments to date.

The following Exhibits are attached:

- A. Aerial photo (2012)
- B. Submittal from St. Raphael's

## **B. STAFF COMMENTS**

State statute\* requires variances to meet all three of the following criteria:

- The property owner proposes to use the property in a reasonable manner not permitted by an official control; and
- the plight of the landowner is due to circumstances unique to the property not created by the landowner; and
- the variance, if granted, will not alter the essential character of the locality.

*\*In 2011 state law was changed to replace the 'undue hardship' criteria for variances with much easier-to-meet 'practical difficulty' criteria. Notwithstanding the 'undue hardship' criteria still present in the city's sign code, the city will apply the state's 'practical difficulty' criteria due to preemption.*

The requested variance meets all three criteria in the statute:

- a) The property is a large institutional use located in a transitional area with a mixture of uses including large-scale retail (Crystal Shopping Center), small-scale retail and offices, and residential uses of varying type and density. In this context, a monument sign with a height of 10 feet 6 inches is a reasonable use not permitted by the code; and
- b) The property is unique in the R-1 district due to a combination of (1) it being located in a corridor with a wide range of nonresidential uses, (2) it being located on a Hennepin County minor arterial with volumes of approximately 17,000 AADT, and (3) physical constraints including an elevation change to the west and a fence to the east; and
- c) The proposed would not alter the essential character of the locality in that there are other, taller signs among the commercial uses along 56<sup>th</sup> Avenue, the nearest residential properties mainly look upon the side of the sign not its faces, and the residential properties directly facing the sign are located approximately 400 feet to the east and west.

Approval is recommended based on these findings of fact.

**C. STAFF RECOMMENDATION**

Approve the requested variance for a monument sign not to exceed 10 feet 6 inches in height.

Planning Commission action is requested in the form of a recommendation to the City Council. The motion should reference the findings and conclusions in the staff report or include other findings and conditions specifically stated by the Commission.

The City Council would consider the Planning Commission's recommendation at its meeting on June 17, 2014.

# St. Raphael Catholic Church and School

## Monument Sign Variance Request

Ginny Metzger  
Business Administrator  
7301 Bass Lake Road, Crystal, MN 55428  
763-537-8401  
gmetzger@usfamily.net

**EXHIBIT B**

# St. Raphael Church and School Monument Sign Variance Request

St. Raphael Catholic  
Church and School

St. Raphael Catholic Church and School  
7301 Bass Lake Road, Crystal, MN 55428

St. Raphael Catholic Church and School desires to install a new monument sign with LED message center on our property facing Bass Lake Road. Our desire is to better communicate with our church and school community and the surrounding community. We will be able to engage our community more effectively with a sign that provides the flexibility to change our message on a more frequent basis.

Based on our property being zoned R-1, Low Density Residential, we understand the monument sign will fall under Crystal City Code Section 405..21 in addition to the specific requirements for electronically controlled readerboards (LED message center). St Raphael will install the new monument sign in a manner that is consistent with Crystal City Code.

St Raphael is seeking a variance for the overall height restrictions of 6 feet. We are seeking a variance to enable us to install a monument sign with an overall height of 10 feet. We are requesting a variance for the following reasons:

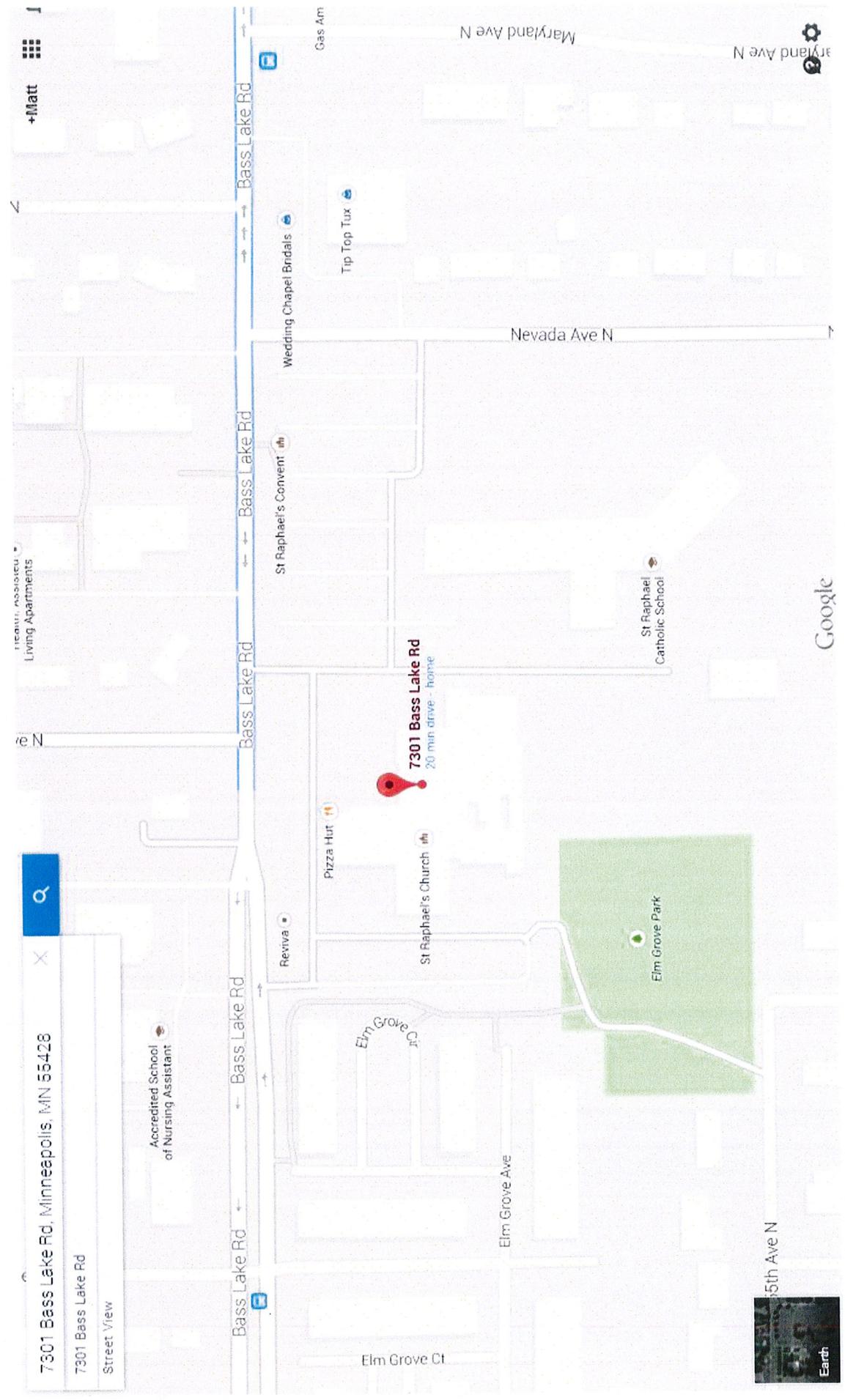
1. We have a large property and we believe the additional height will provide a monument sign that fits its surrounding environment better.
2. We believe the added height will make the sign's messages more easily readable for traffic. As traffic drives both east and west the surrounding terrain will make it difficult for traffic to easily and quickly read the current message. This will increase the effectiveness of the sign and result in a higher level of safety.
3. The monument sign will be next to one of the driveways entering the St. Raphael property. We believe that by raising the electronic portion of the monument sign we minimize the potential for a traffic accident or vandalism to result in damage to the sign.

St. Raphael understand and will comply with all of the other code requirements including:

- The sign will be less than 75 square feet.
- The sign will be placed a minimum of 10 feet from all lot and property lines.
- The area of the electronic readerboard (LED message center) will not exceed 50% of the total area of the sign and will be less than 50 square feet.
- The Double-Sided sign will be less than 30" in depth.

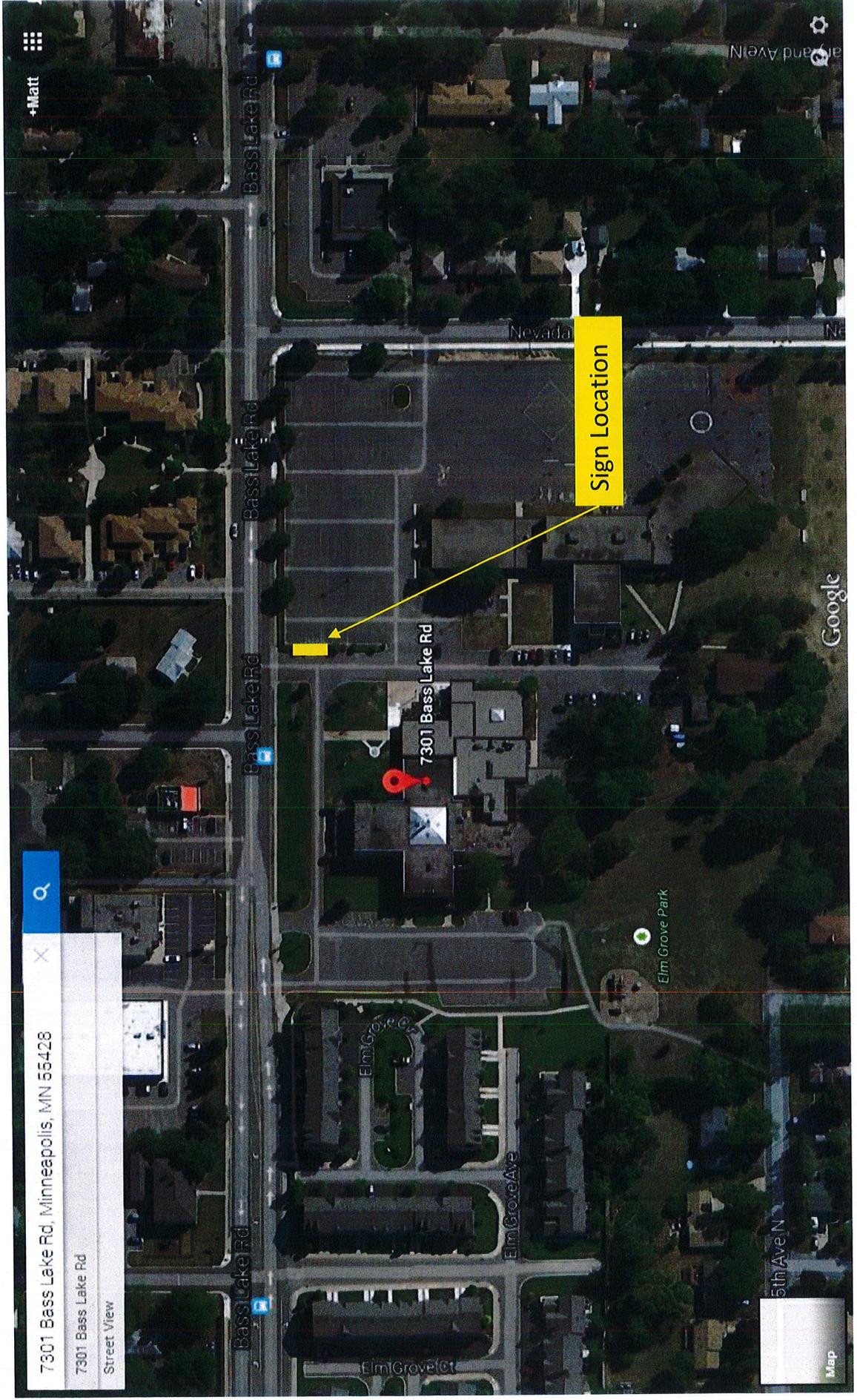
St. Raphael Catholic  
Church and School

St. Raphael Church and School  
7301 Bass Lake Road, Crystal, MN 55428



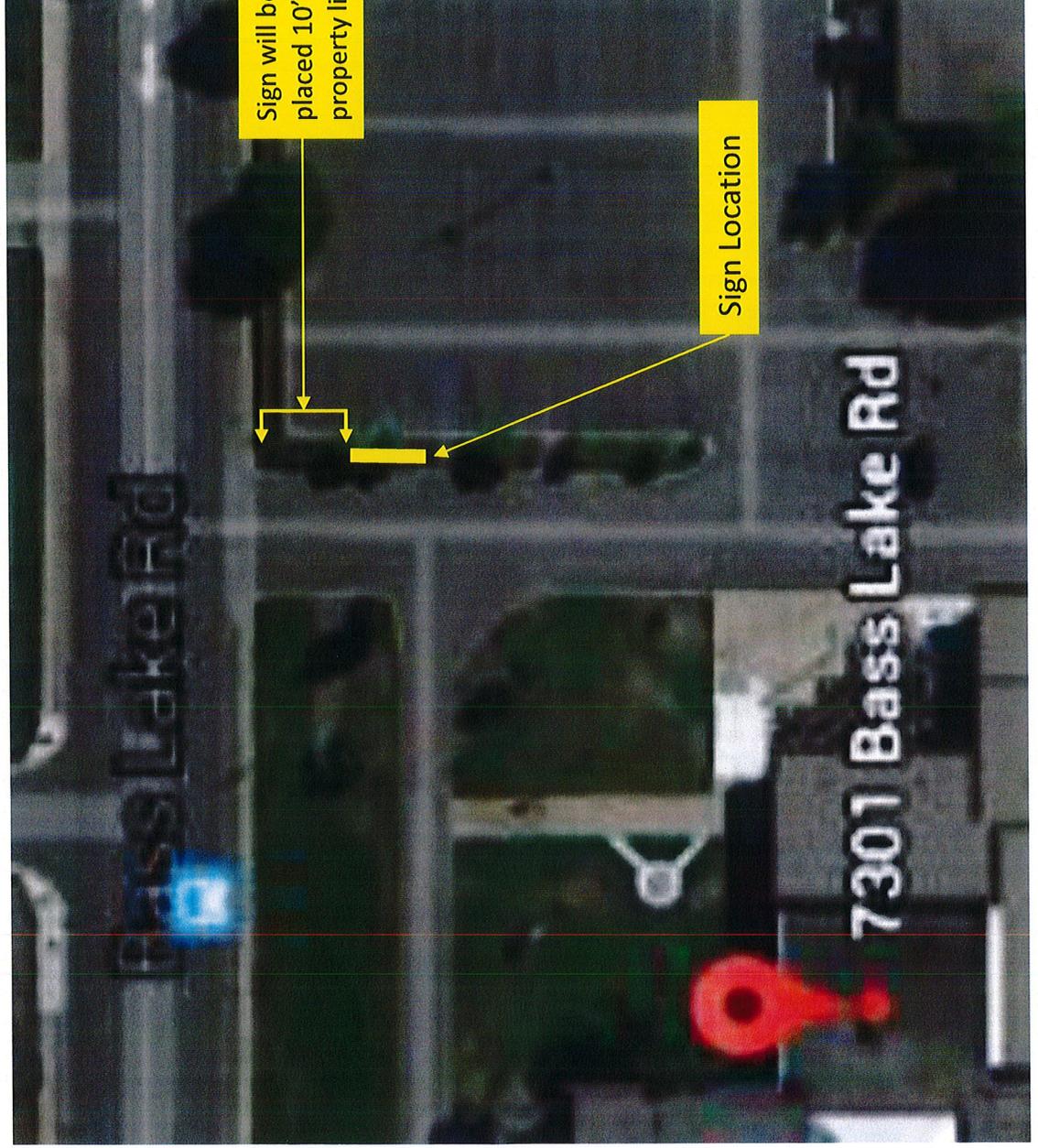
St. Raphael Church and School  
7301 Bass Lake Road, Crystal, MN 55428

St. Raphael Catholic  
Church and School



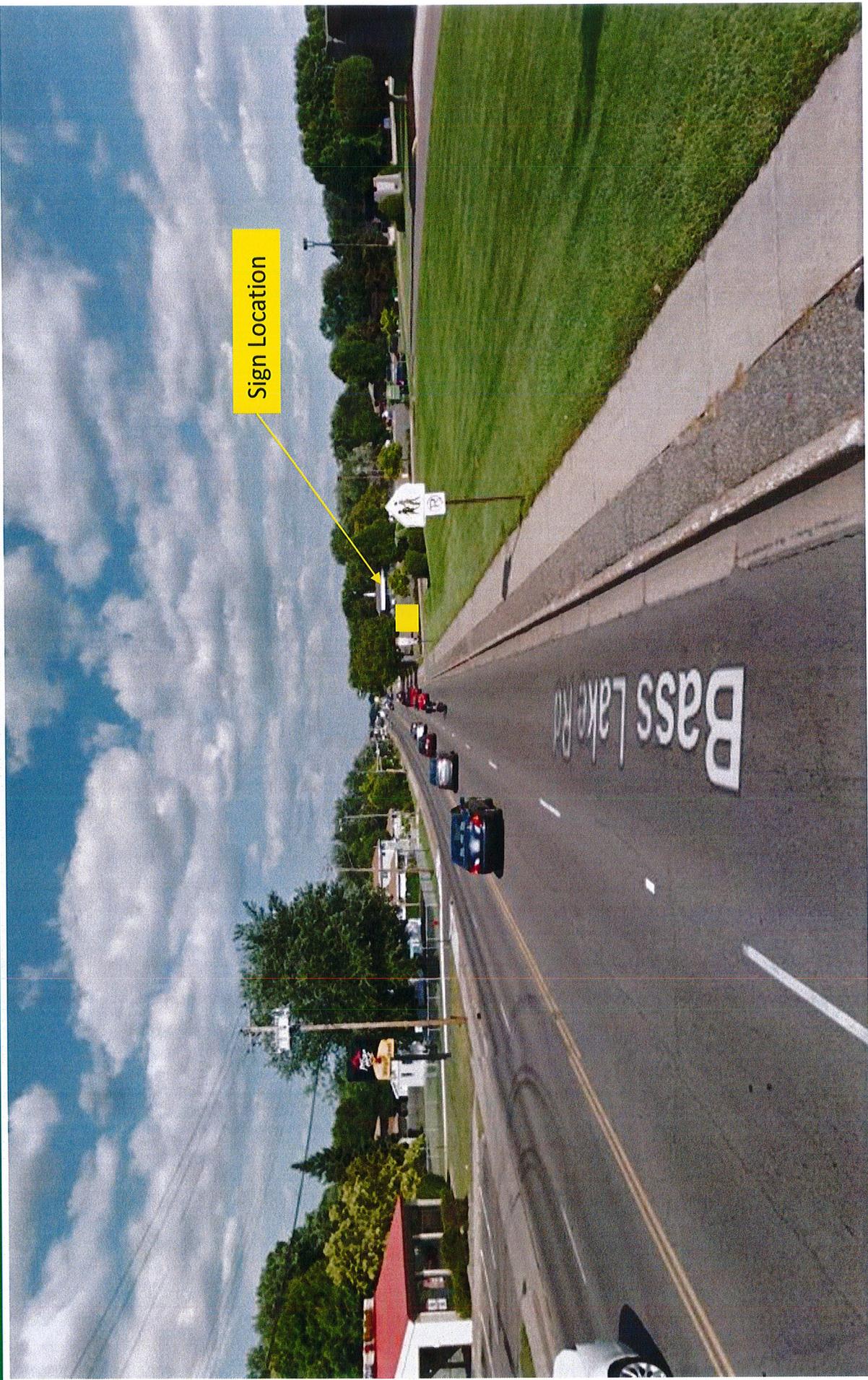
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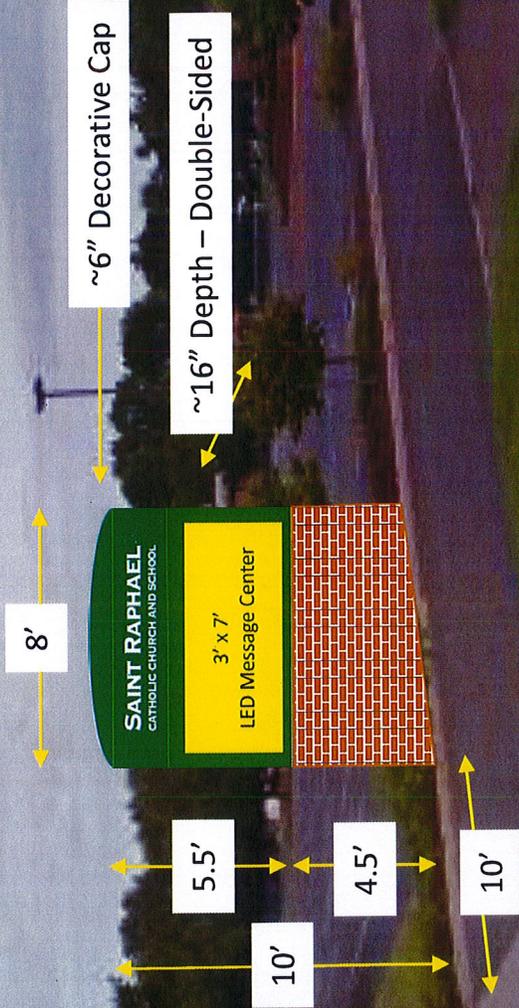
# Desired Monument Sign Design 3x7 LED Message Center (with Decorative Cap)

St. Raphael Catholic  
Church and School

## Sign Dimensions

Overall	10.5 x 8
Brick Base	4.5 x 8 = 36 sf
Sign Cabinet	5.5 x 8 = 44 sf
LED Msg Center	3 x 7 = 21 sf
Double-Sided	

CITY STAFF NOTE: THIS RENDERING APPEARS TO OVERSTATE THE SIZE OF THE SIGN BY APPROXIMATELY 50%; SEE NEXT PAGE FOR AN APPROXIMATION OF WHAT THIS WOULD MEAN.



# Desired Monument Sign Design (with Decorative Cap)

Sign Dimensions	(ft)
Overall	10.5 x 8
Brick Base	4.5 x 8 = 36 sf
Sign Cabinet	5.5 x 8 = 44 sf
LED Msg Center Double-Sided	3 x 7 = 21 sf

