



2014 Application for Special Land Use Action

Staff contact: John Sutter
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 4141 Douglas Dr N Crystal MN 55422
www.crystalmn.gov

PROPERTY: Address: 5120 Bass Lake Road Henn. Co. P.I.D. _____

PROJECT TITLE: Sign Variance

APPLICANT: Liquor Liquidators 3 Tel: 763-746-0900
 Email address: gleb@liquorliquidators.com Fax: 763-746-0902
 U.S. Mail address: 5120 Bass Lake Road

PROPERTY OWNER: Equity Even LLC Tel: _____
 Email address: pavel@real-estate-liquidators.com Fax: _____
 U.S. Mail address: 1920 Central Ave NE Minneapolis MN 55418

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

TOTAL FEE: \$ 500 ATTACHMENTS: 1-6-8

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.

[Signature] 6/18/14 [Signature] 6/18/14
 APPLICANT (date) PROPERTY OWNER (date)

FOR OFFICE USE ONLY:	Application # <u>2014-05</u>	Accounting # <u>0100.4418</u>	Receipt # <u>117827</u>	Date Received <u>7-16-14</u>
Acknowledgement letter sent <u>email</u>	<u>7/21/2014</u>	If application incomplete, was 60-day rule language included? _____		
Plan Comm hearing <u>8/11/2014</u>	City Council action <u>8/19/2014</u>	Approved? Yes ___ No ___ Other ___		
NOTES: _____				

Sign Variance 5120 Bass Lake Road

We are requesting a variance to the signage code for Liquor Liquidators at the above mentioned address. This variance is in line with Crystal variance standards due to the following reasons.

The location provides practical difficulties. The mandated sign placement without the variance would put the proposed sign directly in the middle of the parking lot. This makes for dangerous driving conditions and poses substantial risk to the sign as well as patrons automobiles.

The location provides unique circumstances. Because the building is zoned residential, according to current standards, the sign must be 15 feet from the road. Since the building is off-set from the road it is difficult for traffic traveling from either direction to see our establishment. A sign 15 feet from the road would be placed in the middle of the parking lot and would still not be visible due to the foliage in the area.

The property would be used in a reasonable manner and will not alter the essential character of the location. The sign would simply bring in more business. The location would still be a liquor store, and this variance would not change the surrounding area in any way. A sign would simply be put several feet closer to the road than is currently allowed.

It is our opinion that this variance must be granted due to the imminent danger a sign in the middle of the parking lot would pose to both us and our patrons. The risk of someone driving into the sign and injuring themselves, or others, or causing major damage to automobiles and the sign itself is simply too high under current signage codes.

Thank you for your consideration.

CITY OF CRYSTAL

NOTICE OF PUBLIC HEARING

LAND USE APPLICATION 2014-5 SIGN SETBACK VARIANCE LIQUOR LIQUIDATOR 5120 56TH AVENUE NORTH

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Crystal will meet on **Monday, August 11, 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 2014-5:

- Applicant: Liquor Liquidator 3
- Property Owner: Equity Evan LLC
- Property Address: 5120 56th Avenue North (P.I.D 04-118-21-43-0053)
- Zoning: The property is zoned C-1 Neighborhood Commercial. The adjacent properties are zoned R-1 Low Density Residential.
- Description of Application: The applicant desires to install a freestanding sign as close to 56th Avenue as possible, with the pole to be located in the landscape area between the parking lot and the lot line along 56th. The minimum setbacks to any part of the freestanding sign are 10 feet from the lot line along 56th and 50 feet from the east and west lot lines along the adjacent residential properties. The applicant seeks a variance to reduce the 10 foot setback to 1 foot while maintaining the 50 foot setback from adjacent residential properties. The sign would otherwise be in full compliance with city code.

On or about July 31, 2014 a copy of this application will be available for review on the Planning & Zoning page of the city website, www.crystalmn.gov, and also at Crystal City Hall during normal business hours. The city staff report will be similarly available on or about August 6, 2014. If you have questions please contact City Planner John Sutter at 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