



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

---

File #: RES 21-196, Version: 2

---

**Development Business** - *Erik Thorvig, Community Development Director*

### Title

**Granting a Conditional Use Permit to Allow for the Construction of a Dynamic Sign in an R-1 (Single Family) Zoning District at 641 89<sup>th</sup> Avenue NE. (Christ Lutheran Church/Think Digital Signs) (Case File No. 21-0060/EES)**

### Executive Summary

Christ Lutheran Church is requesting a Conditional Use Permit to install a digital readerboard. A CUP is required for this type of sign in residential zoning districts. Staff recommends approval.

### Schedule of Actions

Planning Commission Public Hearing	09/14/21
City Council (Conditional Use Permit)	10/04/21
Action Deadline	11/26/21

### Background

*Staff report prepared by Elizabeth Showalter, Community Development Specialist*

In Residential zoning districts, churches, schools, and similar public facilities may have an electronic readerboard with approval of a Conditional Use Permit (CUP). Sign compatibility with the neighborhood is required for issuance of the CUP.

Christ Lutheran Church, located at 641 89<sup>th</sup> Ave NE, wishes to update their existing freestanding monument sign to include a 22-square foot digital readerboard, as part of a 29.5 square foot sign. Monument signs up to 36 square feet are allowed for churches, schools, and similar uses in residential districts. All size and setback requirements have been met according to the sign ordinance. The church is located on 89<sup>th</sup> Avenue which is designated as a collector street in the comprehensive plan, in close proximity to commercial uses (Rainbow Village), and therefore compatible with the neighborhood.

The recommended conditions are code requirements for all digital readerboard signs.

### Strategic Plan Relationship

Not applicable.

### Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. There were no comments at the public hearing.

### Financial Impact

Not applicable.

### Public Outreach/Input

Notice of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City's website.

### Staff Recommendation

By motion, adopt the resolution.

### Attachment List

Zoning and Location Map

Existing Sign Photo

Sign Dimension Diagram

Sign Proof

Narrative

Unapproved Planning Commission Minutes 091421

**WHEREAS**, an application has been filed by Christ Lutheran Church as Conditional Use Permit Case File No. 21-0060; and

**WHEREAS**, said case involves the land described as follows:

Lot 4 Block 2 Greenwich Campus 2<sup>nd</sup> Addition

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on September 14, 2021; and

**WHEREAS**, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

**WHEREAS**, the Blaine City Council has reviewed said case on October 4, 2021.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 34.07(c)(3) of the Zoning Ordinance to allow for the construction of a dynamic sign in an R-1 (Single Family) zoning district based on the following conditions:

1. Construction of the sign shall not occur until a sign permit has been paid for and issued.
2. A minimum display time of four seconds for each message within the frame of the sign is required.
3. The display must include and utilize an automatic dimming mechanism that allows the display to adjust the brightness to accommodate a brighter light intensity during daylight and dimmer light intensity after dusk.

**PASSED** by the City Council of the City of Blaine this 4<sup>th</sup> day of October, 2021.