1. Planning Commission Regular Meeting Materials
   Documents:
   
   9-1-20 REGULAR MEETING AGENDA.PDF

2. Planning Commission Regular Meeting Materials
   Documents:
   
   9-1-20 REGULAR MEETING PACKET.PDF
AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes
   a. June 2, 2020, Regular Meeting Minutes
   b. July 21, 2020, Work Session Minutes

4. Old Business
   a. Sign Area Variance; Vista Outdoor/Federal Cartridge – 1101 East Main Street

5. New Business
   a. None

6. Public Hearings
   a. Conditional Use Permit and Variance; MN Firearms – 2520 Ferry Street
   b. Preliminary Plat; Benton Addition on Ferry Street
   c. Sign Variances; Mauer Main Chevrolet – 435 W. Main Street

7. Miscellaneous
   a. None

8. Adjournment
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   c. Sign Variances; Mauer Main Chevrolet – 435 W. Main Street

7. Miscellaneous
   a. None

8. Adjournment
CALL TO ORDER:

The regular meeting of the Anoka Planning Commission was called to order at 7:00 p.m.

ROLL CALL:

Planning Commissioners present: Chair Don Kjonaas, Karna Brewer, Borgie Bonthuis, Nancy Coleman, James Cook, Shari Nemec, and Peter Rech

Planning Commissions absent: None.

Staff present: Associate Planner Clark Palmer

APPROVAL OF MINUTES:

a. Approval of May 5, 2020 Regular Meeting Minutes

Commissioner Brewer noted on page three, the first paragraph, it should state, “…customers to criminals or impaired implied that the customers would be criminals.”

MOTION WAS MADE BY COMMISSIONER BREWER, SECONDED BY COMMISSIONER COLEMAN, TO APPROVE THE MEETING MINUTES OF MAY 5, 2020, REGULAR MEETING WITH THE NOTED CHANGE.

Further discussion: Commissioner Brewer noted that perhaps a statement could be added stating that the meeting was held virtually.

Associate Planner Palmer stated that an annotation could be made to identify the members attending remotely.

7 ayes – 0 nays. Motion carried.

NEW BUSINESS:

None

OLD BUSINESS:

None
PUBLIC HEARINGS ON NEW APPLICATIONS:

Sign Area Variance: Vista Outdoor/Federal Cartridge located at 1101 East Main Street

Associate Planner Palmer reported the applicant, Vista Outdoor/Federal Cartridge, is requesting a sign variance. The request pertains to plans to paint four storage silos at 1101 East Main Street as signage in excess of the maximum square feet allowed. Each silo will be made to look like shotgun shells, with two painted red, one purple, and one yellow. Additionally, from the ground level, each soli will be painted a gold color painted around the base about 12 feet high. The silos are located approximately 700 feet north of the intersection of Main Street and Wedgewood Drive.

Associate Planner Palmer stated that the subject property is zoned M-2 General Industrial. Within the M-2 zoning district, business signage is allowed subject to the regulations. For this variance request, the applicable regulation says, “No single business sign surface shall exceed 200 square feet in area”. Sign area includes each wall surface that is utilized to display a message or to attract attention. Therefore, the lateral surface area of the painted silos must be included in the calculated sign area, however, since only one side of a double-face sign is used in computing the total surface area, staff calculated the total lateral surface area of the silos (cylinder) and divided it in half. The four silos are 60 feet tall with a diameter of 12.8 feet. As calculated, the applicant is requesting to paint each soli with 1,205.76 square feet of signage. This means the applicant is requesting a sign area variance of 1,005.76 square feet per soli.

Associate Planner Palmer reviewed the variance criteria that must be considered when reviewing the application. If the Planning Commission find that each of the criteria are satisfied, the Planning Commission may recommend approval. If the Planning Commission find that each of the criteria are not satisfied, the Planning Commission may recommend denial.

Chair Kjonaas asked if the silos could be painted like shotgun shells without the words.

Associate Planner Palmer reviewed the definition of sign, noting that without the words “Federal”, the display could be considered as signage.

Chair Kjonaas stated that he would view the painting as a replica of a product the company makes and the words “Federal” as the sign.

Associate Planner Palmer stated that Federal came to the City proactively with their idea and the decision was made that this should go through the process to provide an opportunity to provide input.

Chair Kjonaas stated that he interprets the painting itself to be a replica and only the words to be considered as signage.
Associate Planner Palmer stated that based on the definition of signage and the input of the Community Development Director, staff made the interpretation that this would be considered signage.

Commissioner Brewer stated that this could be considered as artwork rather than signage. She used the example of Paul Bunyan and the Blue Ox on display in certain cities. She noted that often cities use a sculpture or display to identify things in their community. She stated that perhaps the fact that this is a sign be ignored and instead considered as artwork or a replica. She asked the response of the applicant when they discovered how large the variance would be and why this was called a sign.

Doug Larson, representing Federal, stated that they approached the City to determine the category that this would fall under and were given the direction to go through this process. He stated that one way or another the silos need to be painted and they thought this would be a good way to improve the appearance and represent the company.

Commissioner Brewer stated that she is happy that this will improve the appearance of the silos and protect them from further deterioration. She stated that she finds this to be a creative idea.

Commissioner Rech referenced the mural on the Lyric Arts building and asked if that is considered a sign or artwork. He asked if Wedgewood Lane is the east boundary of Anoka and Coon Rapids and whether the grass area is in Coon Rapids or Anoka.

Associate Planner Palmer stated that once you turn south on Wedgewood that becomes Coon Rapids. He stated that to the east of the train tracks would be Coon Rapids and the west would be in Anoka. He was unsure how long the Lyric Arts display had been in place or approvals that would have been needed. He stated that if the Commission feels that it is important to review the definition of signage, that could occur in worksession. He stated that in this case the words “Federal” are included and therefore staff interprets it to be signage. He noted that if the painting is not considered signage, staff would make the decisions and no additional input from the public, Commission or Council would be gathered. He stated that he is not concerned with the size of the variance, as the criteria do not apply differently based upon size.

Chair Kjonaas stated that he would rather change the interpretation of what this is rather than consider this as signage.

Commissioner Nemec asked if there has been any input from the public related to this request.

Associate Planner Palmer replied that staff has not received any comments from the public related to this request.

Commissioner Cook suggested calling this a caricature, which is a large art object.
Commissioner Bonthuis asked the fear in calling this a sign.

Chair Kjonaas stated that he would be concerned that this could set precedent.

Associate Planner Palmer countered that not running this request through the process could set the precedent. He noted that this process allows the public to be notified and able to provide comment. He explained that some requests for artwork that could come in the future could be offensive to others and going through this process would allow for those comments to be made.

Commissioner Bonthuis noted that this provides signage for the business, rather than the City; referencing the other examples provided such as Paul Bunyan.

Commissioner Brewer stated that she would not want to see huge things, such as a huge hat in front of the Mad Hatter. She commented that she sees nothing wrong with these cartridges and thinks this is a good idea.

Associate Planner Palmer stated that the decision could always be postponed if the group feels additional input is necessary.

Chair Kjonaas stated that the silos are functional, and the company has the right to paint them. He commented that the only part of it that would be signage is the word “Federal”. He asked if the word “Federal” would need the variance, rather than the entire silo.

Mr. Larson stated that they have not gotten far enough along to determine the size of the lettering. He confirmed that the font would follow the Federal packaging. He noted that rather than red, yellow, and purple the colors would be red, white, and blue as Federal provides shells for the Olympics. He noted that the Olympic rings may be included on one as well.

Commissioner Bonthuis stated that perhaps this should be tabled as an accurate depiction was not provided.

Chair Kjonaas stated that he still believes that only the word would be considered signage.

Commissioner Brewer agreed.

Commission Bonthuis commented that once the silos are painted, she would hope they would be maintained.

Mr. Larson stated that the silos will be painted white and then wrapped, which would have a longer lifespan. He stated that they could move ahead now with painting the silos white and then standby on the wrapping aspect.

Associate Planner Palmer confirmed that Federal could move ahead with painting the silos white.
Commissioner Coleman stated that it appears the Commission favors allowing painting the silos and are just discussing whether this would be considered as signage.

Associate Planner Palmer stated that there could be a follow up discussion related to signage and the definition at a worksession.

Chair Kjonaas referenced the Lyric Arts mural, noting that Lyric Arts is mixed into the mural.

Associate Planner Palmer stated that it is the interpretation of staff and staff was cautious about approving this administratively.

Chair Kjonaas confirmed the consensus for Federal to paint the silos white and bring back the request as to how the wrap will appear and the size of the font.

Commissioner Cook stated that Federal is already going to paint the silos, and therefore the only consideration from the Commission would appear to be related to the word Federal.

Mr. Larson stated that he can bring back the square footage of the font and perhaps that will fall under the sign limitations.

Commissioner Nemec stated that Federal has done their due diligence in bringing this forward. She did not believe it would make a difference on the size of the letters. She stated that it is known that the word Federal would be on there and possibly the Olympic rings and believed that action should be taken. She stated that she would be willing to grant the variance tonight.

Commissioner Bonthuis stated that the size of the font is not yet known and will be less than what the staff report states as the Commission determined that the entire silo would not be signage space.

Associate Planner Palmer confirmed the consensus that the Commission would not consider the painting of the silos to be considered as signage and only the words. He confirmed that perhaps the font size would not exceed the requirement and would not require a variance.

Commissioner Coleman suggested that the applicant paint the silos white and bring back the additional information on the size of the actual sign portion.

Chair Kjonaas opened the public hearing at 7:45 p.m.

As no one further wished to appear, Chair Kjonaas closed the public hearing at 7:45 p.m.

**MOTION WAS MADE BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER COLEMAN, TO POSTPONE CONSIDERATION OF THE SIGN VARIANCE APPLICATION FOR THE PROPERTY AT 1101 EAST MAIN STREET.**
A roll call vote was performed:

Commissioner Nemec    aye  
Commissioner Cook     aye  
Commissioner Bonthuis aye  
Commissioner Brewer    aye  
Commissioner Rech     aye  
Commissioner Coleman  aye  
Chair Kjonaas           aye

Motion carried.

MISCELLANEOUS:

No comments.

ADJOURNMENT:

MOTION WAS MADE BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER COOK, TO ADJOURN THE MEETING.

7 ayes - 0 nays. Motion carried.

Time of adjournment: 7:50 p.m.

Submitted by: Amanda Staple, TimeSaver Off Site Secretarial, Inc.
CALL TO ORDER:

The worksession meeting of the Anoka Planning Commission was called to order at 5:00 p.m.

ROLL CALL:

Planning Commissioners present: Chair Don Kjonaas, Karna Brewer, Borgie Bonthuis, Nancy Coleman, James Cook, and Peter Rech

Planning Commissions absent: Shari Nemec.

Staff present: Associate Planner Clark Palmer and Community Development Director Doug Borglund

UPDATE ON SIGN AREA VARIANCE FOR FEDERAL CARTRIDGE STORAGE SILOS

Associate Planner Palmer provided an update on this request that was heard by the Planning Commission on June 2, 2020. He noted that the applicant has not yet updated their plans as they are unsure of what they want to do. He noted that a 60-day extension letter was issued by the City. He stated that the silos have been painted white. He noted that staff had additional discussion on the topic and still came to the consensus that the request would equate to signage.

Community Development Director Borglund noted that staff reviewed other metro city requirements and the request would still fall under signage with their regulations as well.

Chair Kjonaas asked if only the words would be considered signage, or the entire silo.

Community Development Director Borglund explained the different between a wall sign and this type of request.

Associate Planner Palmer stated that staff reviewed the definition of signage and still came to the consensus that it would be signage. He noted that the Commission could make a different recommendation to the Council, but staff would have a concern that could set precedent with what is considered signage. He noted that the item will come back before the Commission.

Commissioner Brewer asked the deadline for the 60-day extension.

Associate Planner Palmer noted that it would expire in September but was unsure of the exact date.
Commissioner Rech stated that he understands that if Federal comes back with the same request, they would need a variance to allow signage of that size.

Associate Planner Palmer confirmed that the area calculated was over 1,000 square feet. He recognized that it is a large variance, but he does not have many concerns with it.

Community Development Director Borglund stated that variance requests are unique and based on conditions of the property.

Commissioner Rech commented that this seems to be a reasonable request based on many factors and if the applicant comes back for the variance, he would not think it to be an unreasonable request.

Chair Kjonaas stated that compared to some of the other unique signage examples provided by staff, he would find this different in that the silos are buildings that could be used.

Commissioner Cook asked if a variance could be done in terms of silo painting. He stated that silos are unique and perhaps could be reviewed more uniquely.

Associate Planner Palmer stated that the findings of fact could identify that uniqueness.

VET CENTER 700 EAST MAIN STREET

Community Development Director Borglund reported that the Gould’s jewelry store has been purchased by a private property owner that will be renting the space for the government for use by veterans. He stated that staff was not aware the building was going to be leased until a building permit came through. He stated that staff reviewed the potential uses and determined that a zoning text amendment would be needed. He stated that the decision was appealed and was heard by City Council. The Council determined the use to be permitted and directed staff to issue the building permit. Staff also was directed to draft a definition of Vet Center. He read aloud the draft definition of Vet Center.

Commissioner Brewer asked if the word “vet” is in the definition, as that term can also be used for an animal doctor. She asked if the term should be spelled out in the definition.

Community Development Director Borglund stated that “vet” is used.

Commissioner Bonthuis stated that in the proposal the term “vet center” was used.

Commissioner Brewer asked if only federal employees would receive service at that location or whether the County would use this as well.
Community Development Director Borglund noted that this would be a federal facility and would not be associated with the County.

Commissioner Rech asked if this definition will then be added to the zoning for this location.

Community Development Director Borglund confirmed it would be added to the East Main District.

Commissioner Bonthuis asked if this would make it so that someone could purchase the funeral home site and turn that into a counseling center.

Community Development Director Borglund explained that the only counseling center allowed would be the United States Federal Government Department of Veterans Affairs, therefore the odds of receiving a second request would be slim to none.

Chair Kjonaas stated that he would be fine with this but would want it zeroed in on this one lot.

Commissioner Bonthuis agreed that she would like to box in this allowed use.

Commissioner Rech asked if this property would be on the tax rolls.

Community Development Director Borglund confirmed that the property would pay taxes as it is privately owned and leased.

Commissioner Brewer stated that she would like a paper copy of the definition to add to her documents.

HIGHWAY 10 SIGNAGE

Community Development Director Borglund noted that some businesses will be impacted by the Highway 10 project, as the highway will be raised several feet. He explained that the sign ordinance will need to be revised in order to address the abutting commercial uses. He displayed examples of signage requirements for other communities that have commercial properties adjacent a highway. He stated that the intention is not to look at billboards but to review pylon and monument signs for the businesses that will be impacted by the highway project.

Commissioner Brewer referenced directional signage advertising businesses and restaurants that are found on highways prior to the applicable exits. She asked if those signs are regulated by the Highway Department or whether the City would regulate that.

Commissioner Development Director Borglund replied that is something regulated by MnDOT and the City would not have a say. He explained that this would be business signage and not highways signage.
2040 COMP PLAN UPDATE

Associate Planner Palmer stated that the City submitted the draft Plan to the Metropolitan Council and received a response saying the Plan is incomplete. He stated that staff has reengaged with the consultants as the brunt of the comments were related to sewer and water.

Community Development Director Borglund noted that the information requested by the Metropolitan Council were above the skill level and resources of staff and therefore SEH has been tasked with completing that documentation.

Associate Planner Palmer stated that they anticipate resubmitting the Plan very soon and if accepted as complete, the Metropolitan Council would have three months for review.

B-5 ZONING DISTRICT AMENDMENT FOR BUNKER LAKE BLVD/7TH AVE DEVELOPMENT SITE

Community Development Director Borglund stated that staff would like to look at the zoning district and review the anticipated uses with Ryan Companies in order to amend the district from a use perspective. He stated that the purchase agreement has been extended into 2021.

ADJOURNMENT:

Time of adjournment: 6:00 p.m.

Submitted by: Amanda Staple, TimeSaver Off Site Secretarial, Inc.
BACKGROUND

Vista Outdoor / Federal Cartridge (the “Applicant”) located at 900 Bob Ehlen Drive is requesting a sign area variance. At the June 2, 2020, regular meeting, the Planning Commission reviewed the application and held a public hearing. At that time, the request included plans to decorate 4 storage silos at 1101 East Main Street as signage in excess of the maximum square feet allowed. Since the June 2nd meeting, the Applicant has revised their application to include plans to only decorate 1 of the 4 storage silos. The silo will be made to look like a shotgun shell with the company’s name and symbol (see attached architectural drawing).

The subject property is zoned M-2 General Industrial. Within the M-2 zoning district, business signage is allowed subject to zoning regulations. For this variance request, the applicable regulation says “No single business sign surface area shall exceed 200 square feet in area” (City Code Section 74-454). Sign area includes each wall surface that is utilized to display a message or to attract attention. Therefore, the lateral surface area of the silo should be included in the calculated sign area. However, since only 1 side of a double-face sign is used in computing the total surface area, staff calculated the total lateral surface area of the silo (cylinder) and divided it in half. Below is that calculation.

Since the June 2nd meeting, the Applicant has submitted revised dimensions of the silo. Previously, the diameter of the silo was reported to be 12.8 feet, with a circumference of approximately 40.2 feet. The revised dimensions include a circumference of 38 feet and a diameter of 12.1 feet, slightly smaller than previously reported. Subsequently, staff conducted an inspection of the silo and verified the accuracy of the revised dimensions.

Sign area calculation:
Silo height:  60 feet
Silo diameter: 12.1 feet
Lateral surface area = 2πrh
  •  π = 3.14
  •  r = 6.05 feet
  •  h = 60 feet

2 x 3.14 x 6.05’ x 60’ = 2,279.64 SF (lateral surface area of one silo)
2279.64 / 2 = 1139.82 SF (one side or half the total lateral surface area of one silo)

OR

height x (circumference divided by 2)
60’ x (38’/2) = 1,140 SF

As calculated above, the Applicant is requesting to decorate the silo with 1,140 SF of signage. As mentioned above, signage is limited to no more than 200 SF per sign. This means the Applicant is requesting a sign area variance of 940 SF.

Per City Code Section 74-442, a “sign means a name, identification, description, display, illustration or device which is affixed to or represented directly or indirectly upon a building, structure or land in view of the general public and which directs attention to a product, place, activity, person, institution, or business.” Based on this definition, the Zoning Administrator finds the proposed improvements constitutes signage which is regulated by the Zoning Code. At the June 2nd meeting, the Planning Commission debated how the sign area may appropriately be measured in this case, whether it be the surface area of the silo or just the written text. There was apprehension by some commissioners to consider the entire decorated silo as a sign. The item was postponed. Staff reviewed the proposed improvements and zoning definition with the City Attorney. Legal counsel agreed with the Zoning Administrator that based on the language of the zoning definition for “sign,” the decorated silo designed to look like a shotgun shell constitutes signage under the Zoning Code. However, staff did calculate the area of the proposed text and logo which is about 240 SF (40’ by 6’), meaning that if only the text and logo were considered signage, the Applicant would only need a variance of 40 SF.

VARIANCE REVIEW

When considering a variance application, the City must apply the legal standards of the following five practical difficulty criteria to the facts presented by the Applicant. Variances may be granted when the Applicant establishes that there are practical difficulties in complying with the zoning ordinance. Economic considerations alone do not constitute practical difficulties.

1. The proposed variance is in harmony with the general purpose and intent of the zoning ordinance.

The purpose of the sign ordinance is to establish a comprehensive and balanced system of sign controls that accommodates the need for a well-balanced, safe, and attractive community, and the need for effective communications, including business identification. The intent of the sign ordinance is to promote the health, safety and welfare, aesthetics, and image of the community by regulating signs that are intended to communicate to the public, by authorizing:

1. Permanent signs which establish a high standard of aesthetics
2. Signs which are compatible with their surroundings
3. Signs which are designed, constructed, installed and maintained in a manner that does not adversely impact public safety or unduly distract motorists
4. Signs which are large enough to convey the intended message
5. Signs that are proportioned to the scale of, and are architecturally compatible with principal structures
6. Permanent signs which give preference to the on premise owner or occupant
7. Temporary and advertising signs...
Findings: The City finds it necessary for the promotion and preservation of the public health, safety, welfare and aesthetics of the community that the construction, location, size, and maintenance of signs be controlled. Further findings include:

- Signs have a direct impact on and relationship to the image of the community.
- The manner of installation, location and maintenance of signs affects public health, safety, welfare and aesthetics.
- An opportunity for visible identification of businesses and institutions must be established.
- Safety of motorists, pedestrians, and property is affected by the number, size, location, and appearance of signs that unduly distract.
- Uncontrolled and unlimited signs along roads result in roadside clutter.
- Commercial signs are generally incompatible with residential uses and should be limited in those districts.
- The right to express noncommercial opinions must be protected, subject to reasonable restrictions on size, location, and number of signs.

2. **The proposed variance is consistent with the comprehensive plan.**

Signage is not specially addressed in the Comprehensive Plan.

3. **That the property owner proposes to use the property in a reasonable manner not permitted by this ordinance.**

An individual may or may not consider the request reasonable. In evaluating this criteria, staff recommends considering the following factors:

- The purpose, intent and findings stated above under criteria 1.
- The location and size of the sign.
- The zoning district and neighborhood character where located.
- Anticipated negative effects or concerns about public safety, welfare, etc.
- Public input

4. **That the plight of the landowners is due to physical circumstances unique to the property not created by the landowner.**

The property is a relatively large industrial parcel. The proposed signage/silo is located approximately 630 ft. from the southern property line that abut East Main Street. It could be argued that due to the size parcel, limiting any one sign to no more than 200 SF precludes the Applicant from erecting larger signage at a distance and scale that is appropriate considering the unique set of circumstances.

5. **The proposed variance, if granted, will not alter the essential character of the locality.**

Staff does not believe, if granted, the variance will alter the essential character of the locality.

**RECOMMENDATION**
Staff recommends reviewing the variance application against the above criteria. If the Planning Commission finds that each of the above criteria are satisfied, the Planning Commission may recommend approval. If the Planning Commission finds that each of the above criteria are not satisfied, the Planning Commission may recommend denial.
This print is meant as a representation of a sign shown in consideration of being manufactured by Archetype. Materials may influence final result. Samples available upon request. Graphic Design time is included in the total purchase price. Designs contained herein are not meant to be exhibited to others outside of included parties and employees. Designs received from Archetype may not be manufactured by others without reimbursement for time spent in the creation of these designs or any resemblance. Drawings may contain elements considered artistic intellectual property of Steve Carpenter, owner. ©Archetype.
BACKGROUND
In 2017, Minnesota Firearms Training LLC (the “Applicant”), submitted an application to construct a one-story, 2,952 square foot commercial building for firearms sales and training at 2520 Ferry Street. The building and site plan, which replaced the previously demolished Sinclair gas station, was approved. In 2018, the Applicant proposed a zoning text amendment to the B-6 Neighborhood Commercial District, where located, to allow for indoor shooting ranges with a Conditional Use Permit (CUP). At that time, the Applicant had plans to purchase the property to the north of the subject property for construction of a building addition for an indoor shooting range. That text amendment was approved. The Applicant subsequently purchased the property to the north (formerly addressed as 2526 Ferry Street) and razed the buildings and combined the lot with the subject property.

Today, the Applicant is proposing to develop the subject property with an approximate 5,800 square foot addition. The addition will include a 10-lane indoor gun range and viewing area, new training room, and retail storage space. The addition is proposed at one story, 18-feet in height. The building addition is designed to match the existing building. The parking lot will also expanded by 5 parking stalls, for a total of 34 stalls.

SITE PLAN REVIEW ANALYSIS
The below table compares Zoning Code requirements for the zoning district and what is being proposed.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building height</td>
<td>40 ft. max.</td>
<td>18 ft.</td>
</tr>
<tr>
<td>Building setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Front (west)</td>
<td>10 ft. min., 20 ft. max.</td>
<td>30 feet (10-foot variance required)</td>
</tr>
<tr>
<td>- Side (north)</td>
<td>10 feet min.</td>
<td>12.25 feet</td>
</tr>
<tr>
<td>- Side (south)</td>
<td>10 feet min.</td>
<td>n/a</td>
</tr>
<tr>
<td>- Rear (east)</td>
<td>20 feet min.</td>
<td>20 feet</td>
</tr>
<tr>
<td>Parking setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Front (west)</td>
<td>10 feet min.</td>
<td>n/a</td>
</tr>
<tr>
<td>- Side (north)</td>
<td>5 feet min.</td>
<td>n/a</td>
</tr>
<tr>
<td>- Side (south)</td>
<td>5 feet min.</td>
<td>n/a</td>
</tr>
<tr>
<td>- Rear (east)</td>
<td>5 feet min.</td>
<td>5 feet</td>
</tr>
<tr>
<td>Impervious lot coverage (building)</td>
<td>50%</td>
<td>26.5%</td>
</tr>
</tbody>
</table>
Architecture:
The proposed addition will be designed to match the existing building though the use of matching cement board siding and shakes, stone, and asphalt shingles.

Facades:
The zoning district requires visual breaks in the exterior of the building. This can be accomplished through several techniques. In this case, visual breaks in the façade are accomplished through vertical articulations in the elevations and roof line.

Materials and Detailing:
City Code requires the primary exterior opaque materials on each elevation, except the service side, to be constructed out of brick, stone, decorative masonry or similar materials. City Code further requires that no more than 25% of the building’s exterior opaque materials, except the service side, be comprised of accent materials. Permitted accent materials include cement siding/shakes.

City Code does allow the Applicant to propose alternative designs or materials without a variance, saying: “To encourage creativity, imagination, innovation, and variety in architectural design, the Planning Commission may recommend modifications of the requirements of this section and the City Council may approve such modifications upon determining that the proposed architectural design or exterior facade materials meet all of the following conditions:

1. The proposed design or material is consistent with the purposes of this section.
2. The proposed design or material would enhance the architectural appearance of the building, and would be equal or superior to designs or materials permitted by this section.
3. The proposed design or material would be in harmony with the character of adjacent buildings and the surrounding district.

The following table compares required architectural standards and what is being proposed.

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Elevation (west)</td>
<td>75% min. durable materials;</td>
<td>38.5% durable materials (stone)</td>
</tr>
<tr>
<td></td>
<td>25% max. accent materials</td>
<td>61.5% accent materials (cement siding/shakes)</td>
</tr>
<tr>
<td></td>
<td><strong>Prohibited:</strong> Precast concrete panels unless approved by City Council</td>
<td>100% precast concrete panels with exposed aggregate finish</td>
</tr>
<tr>
<td>Side Elevation (north)</td>
<td>75% min. durable materials;</td>
<td>0% durable materials</td>
</tr>
<tr>
<td></td>
<td>25% max. accent materials</td>
<td>0% accent materials</td>
</tr>
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</table>
VARIANCE REVIEW
The B-6 zoning district has a minimum (10 ft.) and maximum (20 ft.) front yard setback requirement. As detailed in the above table, the Applicant is proposing a front yard setback variance of 10 feet above the maximum 20-foot setback allowed. The purpose of requiring a maximum setback is to ensure buildings and landscape areas are placed closer to the front of the property, with surface level parking and service areas located at the rear. In 2018, when the training center was approved, a front yard setback variance of 15 feet above the maximum 20-foot setback was approved.

When considering a variance application, the City must apply the legal standards of the following five practical difficulty criteria to the facts presented by the Applicant. Variances may be granted when the Applicant establishes that there are practical difficulties in complying with the zoning ordinance. Economic considerations alone do not constitute practical difficulties.

1. The proposed variance is in harmony with the general purpose and intent of the zoning ordinance.

The purpose and intent of the zoning ordinance is to protect public health, safety and general welfare of the City and its people through the establishment of minimum standards. Such standards are established to provide adequate light, air and prevent overcrowding of land and undue concentration of structures, and to provide for compatibility of different land uses.

Finding: Staff does not anticipate negative impacts to public health, safety and welfare, or other concerns regarding adequate light, air or overcrowding. The front yard will not be used for parking and is proposed to be landscaped.
2. **The proposed variance is consistent with the comprehensive plan.**

**Finding:** The proposed addition meets the goal of increasing the quality and value of commercial properties in the City. The property is designated neighborhood commercial in the 2030 Comprehensive Plan. The statements and goals in the 2030 Comprehensive Plan that relate to this request are listed below:

**Land Use Chapter Policies:**
- Complementary and appropriate use of building materials, massing and architectural details.
- Quality construction.
- Visual and aesthetic appeal.
- Protect the private investors who commit to redevelopment.
- Encourage creativity, imagination, innovation, and a variety in architectural design and building composition.

**Economic Development Goals:**
- Expand the retail sector.
- Redevelop vacant or blighted properties for uses that meet city goals and complement existing uses.
- Capitalize upon investment/development opportunities at the following intersections: US 10/Ferry Street.

3. **That the property owner proposes to use the property in a reasonable manner not permitted by this ordinance.**

**Finding:** Staff finds the request to exceed the maximum 20-foot front yard setback by 10 feet reasonable.

4. **That the plight of the landowners is due to physical circumstances unique to the property not created by the landowner.**

**Finding:** When the training center was constructed in 2018, the principal access was provided off of Ferry Street. At that time, it was difficult to meet the maximum setback requirement while maintaining an appropriate turning radius for larger vehicles, creating access issues from the Ferry Street entrance. The proposed addition is set forward 5 feet closer than the original building, requiring only a 10-foot variance vs. a 15-foot variance. Stormwater mitigation is also required, so the area in front will be used for infiltration. The front will not be used for surface level parking or as a service area.

5. **The proposed variance, if granted, will not alter the essential character of the locality.**

**Finding:** Staff does not believe, if granted, the variance will alter the essential character of the locality.
CONDITIONAL USE PERMIT ANALYSIS

For this application, staff reviewed the proposal against specific criteria set forth in City Code for Conditional Use Permit applications. City Code requires the Planning Commission to consider to what extent the Applicant’s plan minimizes possible adverse effects of the proposed conditional use, what modifications to the plan and what conditions of approval could further minimize the adverse effects of the proposed use. The following development standards are general requirements for all conditional use permits:

1. The land area and setback requirements of the property containing such a use or activity meet the minimum standards established for the district.

   Finding: The land area meets City Code. Dimensional standards including setbacks are detailed above under the Site Plan Review Analysis section of the report.

2. When abutting a residential use, the property shall be screened and landscaped.

   Finding: The property is bounded by Right of Way (ROW) on three sides. Residential uses are located to the east and west of the site, however, properties separated by ROW are not considered abutting. To the north is a group home with a surface level parking lot. The proposed development’s parking area is located to the south of the building, so parking will be screened from view from the north. Staff does not believe screening along the north property is needed.

3. Where applicable, all city, county, state and federal laws, regulations and ordinances shall be complied with and all necessary permits secured.

   Finding: Staff has no concerns. The property has no open violations. All permits to date have been secured. Additional permitting will be required if approved, including a building permit and land disturbance permit.

4. Signs shall not adversely impact adjoining or surrounding residential uses.

   Finding: Signage will be further reviewed and approved through a sign permit application.

5. Adequate off-road parking and loading shall be provided. Such parking and loading shall be screened and landscaped from abutting residential uses.

   Finding: The Applicant has submitted a parking plan exceeding the minimum requirements. Parking requirements for uses not specifically listed in the Zoning Code shall be determined on an individual basis by the City Council. Retail and assembly space is specifically listed, but not shooting ranges. For the shooting ranges use, staff calculated the required number of parking based on the requirement for sporting clubs. The proposed use is a combination of retail, training room space (assembly), storage space, and shooting range. The proposed parking plan includes 34 stalls. When the training center was initially constructed, the code only required 16 parking stalls be provided. However, the Applicant constructed a total of 29 stalls, 13 more than was required. The below table provides a summary of the parking requirements.
<table>
<thead>
<tr>
<th>Use</th>
<th>SF or number of seats</th>
<th>City Code requirement</th>
<th>Total parking required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>2,952 SF</td>
<td>1 space per 250 SF</td>
<td>Approx. 12</td>
</tr>
<tr>
<td>Training room</td>
<td>10 seats or 20 seats</td>
<td>1 space per 4 seats</td>
<td>2.5 or 5</td>
</tr>
<tr>
<td>Sporting club</td>
<td>885.6 SF</td>
<td>1 space per 100 SF</td>
<td>Approx. 9</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>24 - 26 parking stalls req.</strong></td>
</tr>
</tbody>
</table>

6. The road servicing the use or activity must be of sufficient design to accommodate the proposed use or activity, and such use or activity shall not generate such additional extra traffic as to create a nuisance or hazard to existing traffic or surrounding land use.

**Finding:** City of Anoka engineering and MnDOT have both reviewed the proposed development. There are no concerns regarding traffic.

7. All access roads, driveways, parking areas, and outside storage, service, or sales areas shall be surfaced or grassed to control dust and erosion.

**Finding:** All applicable areas will be appropriately surfaced.

8. All open and outdoor storage, sales and service areas shall be screened from view from public streets and from abutting residential uses or districts.

**Finding:** The site has no open storage, sales or service areas.

9. All lighting shall be designed to prevent any direct source of light being visible from adjacent residential areas or from the public streets.

**Finding:** The zoning district requires submittal of a photometric lighting plans for commercial development. The Applicant has submitted a plan. Staff has reviewed the plan and finds the plan to meet the minimum requirements.

10. The use or activity shall be properly drained to control surface water runoff.

**Finding:** The civil plan set shows proper draining of surface water runoff. Two new infiltrations basins are proposed surrounding the new addition, one to the west and north of the building addition, and one to the east of the building addition. Anoka engineering staff have reviewed the plans and have no concerns.

11. The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values of constitute a blighting influence

**Finding:** Architectural standards were reviewed earlier in the report.
12. The proposed water, sewer and other utilities shall be capable of accommodating the proposed use.

**Finding:** Utilities are capable of accommodating the proposed use.

**CONDITIONAL USE PERMIT ANALYSIS (cont’d)**

In addition to the general CUP standards, in 2018 when the City approved a zoning text amendment adding shooting ranges as a conditional use in the B-6 zoning district, the City adopted specific conditions for the use. Those are listed below.

1. All local, state, and federal laws related to the operation of an indoor shooting range shall be met.

**Finding:** The Applicant is required to meet this condition. Failure to meet this condition would constitute a violation of the CUP, thus the CUP could be revoked.

2. Specialized inspections and documentation by a qualified professional shall be required as part of the building permit process to verify the indoor gun range system is constructed and installed to the manufacturer's specifications.

**Finding:** Staff has discussed this requirement with the Building Official and Applicant. As part of the building permit process, the Building Official will require this condition to be met.

3. All indoor shooting ranges shall be designed and expected to meet the noise regulations of the city.

**Finding:** For this application, the staff required submittal of a sound mitigation plan. The Applicant did submit a plan and is reportedly committed to meeting the City’s noise ordinance standards. That plan includes the anticipated decibel levels on the inside and outside of the building from the discharge of a firearm. The Sound Transmission Class (STC) is a rating of how well a building partition diminishes sound. The STC rating figure roughly reflects the decibel reduction in noise that a partition can provide. Below is the submitted sound mitigation plan submitted by the Applicant.
The City’s noise ordinance requirements are below. To ensure compliance, staff is recommending a condition of approved be that sound testing be performed and a report submitted after construction showing the meeting of the City’s noise ordinance standards. If noise standards are not met, additional sound mitigation shall be required and constructed in accordance with the City’s noise ordinance standards.

Day restrictions. The following shall be restricted between the hours of 7:00 a.m. and 10:00 p.m.: No person shall operate or cause or permit to be operated any source of noise in such a manner as to create a noise level exceeding the limit set in Table 1 for the receiving land usage category specified when measured at a point of normal human activity of the receiving land use.

<table>
<thead>
<tr>
<th>Day (7:00 a.m.—10:00 p.m.)</th>
<th>Land Use Districts</th>
<th>Residential</th>
<th>Commercial</th>
<th>Industrial</th>
</tr>
</thead>
<tbody>
<tr>
<td>L10</td>
<td>65</td>
<td>70</td>
<td>80</td>
<td></td>
</tr>
<tr>
<td>L50</td>
<td>60</td>
<td>65</td>
<td>75</td>
<td></td>
</tr>
</tbody>
</table>

4. Firearms used in indoor shooting ranges shall be limited to the capabilities of the range’s system and building construction.

The Applicant is aware of this requirement.

5. Indoor range hours of operation shall be approved by the city council.

Finding: Proposed hours of operation are:
- Monday thru Saturday 9 a.m. - 9 p.m.
- Sunday 9 a.m. – 6 p.m.

RECOMMENDATION

Staff recommends approval of the Conditional Use Permit, Site Plan Review and Variance with the following conditions:
1. Sound testing shall be performed and a report submitted after construction showing the meeting of the City’s noise ordinance standards. If noise standards are not met, additional sound mitigation shall be required and constructed in accordance with the City’s noise ordinance standards.
2. At no time shall any on-street parking of vehicles associated with the use be permitted.
3. Lighting shall be downward directed and/or face away from adjacent properties and not spill onto adjacent properties in a manner that creates a nuisance.
4. Updated plans shall be submitted as required by the city.
5. All site improvements shall be consistent with the approved plans. Any deviations from the approved plans shall require additional review and approval by the Planning Commission and City Council.
MINNESOTA FIREARMS RANGE
2520 N Ferry Street
Anoka, Minnesota

CONTENTS

SITE PLAN & CODE

CERTIFICATION
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect under the laws of the State of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

State Registration #26203

AS1

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August 4, 2020

Clark Palmer
City Planner
2015 1st Ave N
Anoka, MN 55303

Re: Land Use Application - conditional use permit for 2520 Ferry St.

Dear Clark,

In response to your letter dated July 30, 2020, I offer the following requested architectural information:

The initial proposed apartment has been removed from the building entirely. I have attached a digital copy of the plans showing no proposed apartment. The general contractor will submit full size drawings.

The attached exterior elevations indicate the percentages of exterior building materials for each elevation. We respectfully request consideration of the alternative architectural design.

The north and east elevations were previously considered a service side and will remain service.

The south side of the building is existing except for the portion of the precast range which is setback from the original face of the building.

On the west side (Ferry Street facing) of the building, we request the following consideration:

- The original west side is 48% stone, door and windows. We have used the same windows, stone, shakes and siding in the same color pallet for the new portions of the building. We maintain the existing material percentages on the new addition.
  - The materials are consistent with those allowed in your referenced section. Cement board is higher quality than the primary adjacent building materials of stucco and vinyl siding. The use of cement board siding and shakes will still protect the character of the existing neighborhood. We request modification of the percentages required.
  - Although the stone does not cover 75% of the building face, the colors and texture changes with the other materials enhance the appearance of building.
We made every attempt to design the addition to be in harmony with the character of the existing building. The materials used in the existing building and the new addition are a higher quality than the adjacent buildings made of vinyl siding and stucco.

The new range building is proposed as exposed aggregate precast panels. Per 74-241 (h).1.f.4: *Pre-cast concrete panels, unless specifically approved by the city council for a new commercial building.* We request consideration of the council to use the precast panels for the range building. On the north and south elevations of the range building, we have broken up the facades in less than 45’ increments with a change in the roof lines as allowed in (h)b.4.

We appreciate your review and attention to our project and look forward to your feedback.

Sincerely,

[Signature]

Lea Kangas
Architect #26203, CID #C02101
1. Contractor shall coordinate utility relocations with utility companies.
2. Contractor shall locate and identify equipment.

**Civil Plans Legend**

- **Property Line**
- **Easement Line**
- **Existing Structure**
- **Proposed Structure**
- **Concrete curb and gutter**
- **Overhead electric cable**
- **Utility Pedestal**
- **Pole**
- **Guy Wire**
- **Light Pole**
- **Sign**
- **Concrete**
- **Intentional**
- **Water Valve**
- **Sanitary sewer manhole**
- **Storm sewer manhole**
- **Manhole**
- **Obstruction**
- **Easement Line**
- **Ferry Street**
- **City of Anoka Benchmark #247**
- **1st Benchmark of Ferry Street and Pleasant Ave ELEV = 874.12**
- **2nd Benchmark of Pleasant Street and Front Ave ELEV = 874.03**

**General Notes:**

- Contractors shall coordinate utility relocations with utility companies.
- Contractors shall locate and identify equipment.

**Civil Plans**

- **General Notes:**
  - Contractors shall coordinate utility relocations with utility companies.
  - Contractors shall locate and identify equipment.

**City of Anoka Benchmark #247**

- 1st Benchmark of Ferry Street and Pleasant Ave ELEV = 874.12
- 2nd Benchmark of Pleasant Street and Front Ave ELEV = 874.03

**Legend, Existing Conditions and Removals Plan**

**City of Anoka, Minnesota**

**MINNESOTA FIREARMS**

**Hakanson Anderson**
Civil Engineers and Land Surveyors
3601 Tealway Ave., Anoka, Minnesota 55303
763-427-9000 FAX 763-427-2800
www.hakanson-anderson.com

**LEGEND**

- **Existing Conditions**
- **Removals Plan**

**DATE**

<table>
<thead>
<tr>
<th>DATE</th>
<th>REVISED</th>
</tr>
</thead>
<tbody>
<tr>
<td>4/18/03</td>
<td>7/2/03</td>
</tr>
</tbody>
</table>

**Notes:**

- Contractors shall coordinate utility relocations with utility companies.
- Contractors shall locate and identify equipment.
GENERAL CONSTRUCTION AND SOILS NOTES:
1. EROSION CONTROL SHALL CONFORM TO THE Mn/DOT EROSION CONTROL HANDBOOK.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, IF MORE THAN ONE ACRE IS DISTURBED, THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA NPDES STORMWATER PERMIT.
3. UNLESS OTHERWISE SPECIFIED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8" TO 10" LOOSE LOTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
4. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCLUSION OF TOPSOIL, SILT, EDDY, ORGANIC MATERIAL, AND OTHER UNSTABLE MATERIAL.
5. PROVIDE A SAW CUT WHEN PLACING NEW EROSION CONTROL MEASURES TO INCREASE POTENTIAL FOR EROSION.
6. BIOLOGICAL AND CONCRETE ITEMS INSTALLED BY CONSTRUCTION SHALL BE RECORDED IN THE INSPECTION LOG.
7. IF A NPDES PERMIT WAS REQUIRED, THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE MPCA AFTER FINAL STABILIZATION HAS BEEN APPROVED.
8. PERFORMANCE GRADED (PG) ASPHALT BINDER PG 58-28, SPEC. 3151 MODIFIED, SHALL BE USED FOR ALL BITUMINOUS MIXES ON THIS PROJECT. SPECIFIC PG GRADES SHALL BE USED FOR ALL BITUMINOUS MIXES ON THIS PROJECT.
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1. EROSION CONTROL SHALL CONFORM TO THE Mn/DOT EROSION CONTROL HANDBOOK.
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REFERENCE NOTES:
1. THE INFILTRATION BASIN SHALL NOT BE COMPACTED. ONLY WIDE TRACK, LOW PRESSURE EQUIPMENT SHALL BE USED. CONTRACTOR SHALL SCARIFY THE TOP 3 FEET OF THE INFILTRATION AREA SOIL AFTER GRAVING IS COMPLETE.
SITE PLAN & CODE

PARKING PLAN/ANALYSIS

CALCULATIONS:
3 Employees - 1 stall per employee = 3 parking spaces
10 Shooting lanes - 1 stall per lane = 10 parking spaces
10 Seat Classroom - 1 stall for 2 seats = 5 parking spaces
Retail Space - 2,500 s.f. = 16 parking spaces
TOTAL of 34 parking spaces

Hours of operation
M-F 9-9
Sat 9-9
Sun 9-6

ARCHITECTURE INTERIOR DESIGN

INSIDE OUTSIDE ARCHITECTURE, INC.

Les E. Kangas
18601 152nd Ave N
Dayton, MN 55327
763-428-5870

CONSULTANTS

Becklin & Whitney Consulting Engineers, Inc.
139 1st Ave E., Suite 100
P.O. Box 471
Cambridge, MN 55008
Phone: (763) 689-5851

PROJECT

MINNESOTA FIREARMS RANGE
2520 N Ferry Street
Anoka, Minnesota

CONTENTS

SITE PLAN & CODE

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect under the laws of the State of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

State Registration #26203
Date 08-3-2020 REVISED CUP SUBMITAL

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This plan is copyrighted and shall be used only for the building shown and is not to be copied or reproduced without written permission from Inside Outside Architecture, Inc.
To contain rounds, Encapsulator™ Grantrap utilizes a thick layer of granulated recycled rubber supported by an inclined steel structure. A self-feeding reservoir at the top of the trap allows supplemental granular rubber to filter down to maintain a proper depth of rubber in the trap. Ballistic rubber Dura-Bloc™ at the toe of the bullet trap provides a ricochet-free border to contain the rubber granulate material.

Encapsulator™ Grantrap is an environmentally-friendly bullet containment system. When a bullet strikes the trap, the rubber granular material absorbs the round’s energy and safely decelerates the bullet. The round is captured in the rubber media creating no lead dust from bullet impact and fragmentation and eliminating the noise generated from rounds impacting a steel bullet trap. These product attributes lower the sound level in the range and reduce airborne lead contaminants. In addition, because bullet fragmentation at the trap is nearly eliminated, subsequent airborne lead is also reduced, which may result in less frequent filter changes for the range ventilation system.

Encapsulator™ Grantrap is designed for high volume use and defeats conventional pistol and rifle rounds up to 7.62mm (M80 Ball) and 5.56mm (M855 Ball). Tracer or incendiary rounds are NOT permitted.
Encapsulator™ Grantrap provides these benefits:

- Lower acquisition cost versus steel traps.
- Ideal for high volume range use.
- Safely captures rounds fired at close range or at any angle.
- Bullets remain virtually intact, thus reducing lead dust.
- Significantly lowers bullet impact noise in the range.
- No moving parts eliminates potential of mechanical failure.
- Requires no power to operate.
- Modular design provides easy installation.
- Provides a small footprint.

Provides a cleaner range environment than steel bullet traps

Encapsulator™ Grantrap as manufactured by Range Systems for capturing jacketed, semi-jacketed and non-jacketed, shot and slug projectiles with velocities 600 feet per second (FPS) (183 meters) to .308/7.62 mm grade, certified up to 3600 foot-pounds (4881 joules) of impact. Encapsulator™ Grantrap captures projectiles fired from oblique angles and point-blank range without back-splatter or ricochet. Tracer or incendiary rounds are NOT permitted.

- Trap Assembly includes a support frame inclined relative to the direction of incoming projectiles.
- Support frame includes an inclined support surface fabricated from 10 gauge steel and supported by a steel truss structure arranged and configured to properly support the granular rubber media.
- Rubber granulate material fills the area within the support frame.
- Dura-Bloc™ ballistic rubber forms the front edge of the trap assembly to contain the rubber granulate fill and capture errant rounds. An optional rubber cover for outdoor range application reduces debris from entering granulate.
- A hopper located above the target region of the trap provides a supplemental volume of rubber granulate to maintain a constant depth of material. The front facing of the hopper is constructed of AR 500 steel and covered with 2 inch (51 mm) thick Dura-Panel™ rubber to provide ballistic protection and capture errant shots. To accommodate lower ceiling height, trap assembly will be complete without hopper components.

Suitable for indoor or outdoor firing ranges
DESCRIPTION
Action Target’s Rubber Berm Trap enhances the usability and safety of any shooting range and has a number of attributes that set it apart from the competition. The trap is engineered with a uniquely designed galvanized steel frame that holds rubber in place to safely capture rounds. The rubber can also be treated with the industry’s premium fire retardant.

USE
The Rubber Berm Trap may be installed indoors or outdoors to capture bullets and reduce lead dust. It can be configured to stand on its own or against a back wall without needing to be tied into overhead structures.

SPECIFICATIONS
- Weight: 1300 lbs/linear foot
- Steel Frame Height: 8 feet
- Additional rubber available in 2000 lb super sacks and 50 lb refill sacks
- Mining Requirements: 80,000 rounds per lane (capacity varies based on trap size)
- Standard Chopped Rubber: 0.75” (average size) pure SBR (Styrene-Butadiene Rubber) and 99.9% free of loose wire and exposed steel (by weight)
- Premium Chopped Rubber: Longer lasting 1.25” (average size) pure SBR harvested from off-the-road tires and naturally 99.9% free of loose wire and exposed steel (by weight)
- Retaining Base: Galvanized steel with proprietary fin system that maintains 24” rubber layer

Optional Accessories:
- Class A ASTM E108-11 fire classification
- Sidewall protection
- Outdoor bracing system
- Modular design allows for various trap widths and heights. Refer to drawings for specific details

FEATURES

<table>
<thead>
<tr>
<th>BALLISTIC RATINGS</th>
<th>ATI Class 1 (Handgun)</th>
<th>ATI Class 2 (Rifle)*</th>
</tr>
</thead>
<tbody>
<tr>
<td>RUBBER QUALITY</td>
<td>Standard SBR</td>
<td>Premium SBR</td>
</tr>
<tr>
<td>FIRE TREATMENT</td>
<td>Class A Retardant</td>
<td></td>
</tr>
<tr>
<td>CONFIGURATION</td>
<td>Against Back Wall</td>
<td>Free Standing</td>
</tr>
</tbody>
</table>

- Standard Feature
- Optional Feature

*Not rated for tracer, incendiary, armor piercing or atypical ammunition. Approved for use with .50 BMG rounds, but use will shorten the life expectancy of the trap components. It is also necessary to manage the rubber level more frequently when using .50 BMG rounds. Not rated for .50 BMG fired from a fixed mounted position or automatic firing modes.
August 20, 2020

Below are comments from the Engineering Department for the construction plans dated June 30, 2020 by Hakanson Anderson Associates for Minnesota Firearms site:

Site Plan
1. Beginning in 2022, the Ferry Street interchange will be reconstruction and the project limits will be along the west side of the site. It is recommended to work with the state to verify there are no proposed grade changes that may impact the existing driveway approach from Ferry Street. Nick Olson, North Area Engineer is the project manager for the Highway 10 Rum River Bridge and Corridor Project.

Utility, Grading, Drainage and Erosion Control Plan
1. Provide an emergency overflow for the proposed infiltration basin.
2. Provide a copy of the stormwater pollution prevention plan that is required by the NPDES Construction Permit once completed.

Construction Notes, and Details
1. Provide a General Construction Note for traffic control stating “Traffic control will be required for any work within the City’s right-of-way and will need to be approved by the City” or similar.

General Comments
1. A land disturbance permit will be required.
2. Working hours are Monday – Friday 7:00 AM to 7:00 PM, Saturday 8:00 AM to 5:00 PM. No work is permitted on Sunday or Holidays unless approved by city.
3. Provide grading as-built plans including the contractors name and benchmarks based on N.G.V.D. 1929 adjusted datum.
4. A permit will be required by Minnesota Department of Transportation for any work within the state’s right-of-way.

A response letter addressing all of the above mentioned comments will be required when the revised plans are submitted. If you have further questions, need additional information, or wish to discuss any of these items in greater detail please contact me at 763-576-2980.

Respectfully Submitted,

Ben Nelson | Engineer Technician
August 21, 2020

Clark Palmer  
City Planner  
City of Anoka  
2015 First Avenue North  
Anoka, MN 55303

SUBJECT: MnDOT Review # S20-049  
Minnesota Firearms Academy  
NE Quad MN 47 (Ferry Street) and US 10  
Anoka, Anoka County

Dear Mr. Palmer:

Thank you for the opportunity to review the Minnesota Firearms Academy development. MnDOT has reviewed the documents and has the following comments:

**Multimodal:**  
MnDOT recommends providing an accessible pathway from the MN 47 sidewalk to each building entrance.

For questions regarding this comment, contact Jesse Thornsen, Metro Multimodal, at Jesse.Thornsen@state.mn.us or 651-234-7788.

**Upcoming Roadway Projects:**  
There will be a project occurring in this area of MN 47 in the years 2022-2023. For more information about the projects go here: http://www.dot.state.mn.us/metro/projects/hwy10-anoka/index.html.

For more information about these comments, contact Jennifer Wiltgen, Area Coordinator, at jennifer.wiltgen@state.mn.us or (651) 234-7716.

**Permits:**  
Any use of, or work within or affecting, MnDOT right of way will require permits.

Permits can be applied for at this site: https://olpa.dot.state.mn.us/OLPA/. Please upload a copy of this letter when applying for any permits.

An equal opportunity employer

MnDOT Metropolitan District, Waters Edge Building, 1500 County Road B2 West, Roseville, MN 55113
Please direct questions regarding permit requirements to Buck Craig of MnDOT’s Metro Permits Section at Buck.Craig@state.mn.us or 651-234-7911.

**Review Submittal Options**

MnDOT’s goal is to complete reviews within 30 calendar days. Review materials received electronically can be processed more rapidly. Do not submit files via a cloud service or SharePoint link. In order of preference, review materials may be submitted as:

1. Email documents and plans in PDF format to metrodevreviews.dot@state.mn.us. Attachments may not exceed 20 megabytes per email. Documents can be zipped as well. If multiple emails are necessary, number each message.
2. PDF file(s) uploaded to MnDOT’s external shared internet workspace site at: https://mft.dot.state.mn.us/metrodevreviews.dot@state.mn.us. Contact MnDOT Planning development review staff at for uploading instructions, and send an email listing the file name(s) after the document(s) has/have been uploaded.
3. Mailed or hand delivered documents in PDF format on a flash drive or CD-ROM to:
   MnDOT – Metro District Planning Section
   Development Reviews Coordinator
   1500 West County Road B-2
   Roseville, MN 55113
4. Printed documents via mail or hand delivery to the address above. Include one set of full-size plans.

If you have any questions concerning this review, please contact me at (651) 234-7797.

Sincerely,

[Signature]

Cameron Muhic
Senior Planner

**Copy sent via E-Mail:**

Buck Craig, Permits          Lance Schowalter, Design
Mark Fairbrother, Water Resources       Jason Swenson, Water Resources
Jennifer Wiltgen, Area Coordinator     Michael Lynch, Right-of-Way
Ashley Roup, Traffic               Jason Junge, Transit
Mackenzie Turner Bargen, Multimodal    Jesse Thorson, Multimodal
Russell Owen, Metropolitan Council
STAFF REPORT

Application A2020-011
Preliminary Plat
Northeast corner of Ferry Street/Benton Street
September 1, 2020

BACKGROUND
The Anoka Housing and Redevelopment Authority (HRA) (the “Applicant”) is proposing to re-plat the property located at the northwest corner of Ferry Street and Benton Street. The goal is to create two single-family lots which will be sold and developed. The existing parcel consists of 4 lots addressed as follows: 109 Benton Street, 117 Benton Street, 1803 Ferry Street and 1809 Ferry Street.

PRELIMINARY PLAT ANALYSIS:
The Applicant proposes to re-plat 0.670 acres (29,168 SF) located at the northeast corner of Ferry Street and Benton Street. The land that will be re-platted encompasses 4 lots originally platted as part of Auditors Subdivision No 148 (1952). The plat name is Benton Addition on Ferry Street. The purpose of the plat is to create two new lots, identified as:
Lot 1, Block 1: 12,571 SF or 0.289 acres
Lot 2, Block 1: 16,597 SF or 0.381 acres

The property is zoned R-3 High Density Residential. The minimum lot dimensions in the zoning district are listed in the below table.

<table>
<thead>
<tr>
<th>Lot, Block 1:</th>
<th>Required lot size</th>
<th>Proposed lot size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area: 7,500 SF</td>
<td>Width: 60 ft.</td>
<td>Depth: 120 ft.</td>
</tr>
<tr>
<td>Area: 12,571 SF</td>
<td>Width: 95 ft.</td>
<td>Depth: 132 ft.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot 2, Block 1:</th>
<th>Required lot size</th>
<th>Proposed lot size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area: 7,500 SF</td>
<td>Width: 60 ft.</td>
<td>Depth: 120 ft.</td>
</tr>
</tbody>
</table>

Land Suitability:
Per City Code, no land shall be subdivided which is unsuitable for reason of flooding, inadequate drainage or land area. Staff has no concerns regarding the suitability of the land for re-platting purposes.

Easements:
The Preliminary Plat contains necessary drainage and utility easements surrounding each of the proposed lots. There is also a 20-foot wide trail easement shown at the rear of the property for a possible future realignment of US Bike Route 45/Mississippi River Trail which traverses along Ferry Street and Benton Street.

Blocks:
Per City Code, proposed block sizes shall not exceed 1800 feet in length, nor exceed 900 feet in length without dedication of pedestrian ways. The proposed width of Block 1 at its widest point is 248.49 feet. This meets City Code.

**Parkland Dedication:**
Parkland dedication is required for every plat or re-plat. The amount of park land dedication is determined by the number of residential dwelling units or lots created, see below.

<table>
<thead>
<tr>
<th>Parkland dedication</th>
<th>Units</th>
<th>Total cash payment in lieu of park land dedication</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,543</td>
<td>2</td>
<td>$5,086</td>
</tr>
</tbody>
</table>

**RECOMMENDATION**
Staff recommends approval of the Preliminary Plat.
BACKGROUND
Mauer Main Chevrolet (the “Applicant”) located at 435 West Main Street is requesting approval of a new freestanding pole-mounted Dynamic Display (computer controlled Electronic Message Center [EMC]) sign along Highway 10. The subject property is zoned Main Street Mixed Use, Subdistrict West Main Street. Within the zoning district, signage is allowed subject to the following zoning regulations:

- 200 SF max. for all signage
- 150 SF max. for all wall-mounting signage
- 60 SF max. for all freestanding signage
- 40 SF max. for any one freestanding sign
- No more than 2 pylon (pole-mounted) signs
- 25 ft. max. height

Currently the subject property is considered legal nonconforming in regards to signage for several reasons:

- The business has two pole-mounted (pylon) signs. Both signs are identical and are 15’ x 15’ (225 SF) in size and 42.5 feet tall. One is located at the front of the property along West Main Street and one is located along Highway 10 at the northeast corner of the property. Both signs are in excess of the 60 SF maximum for all freestanding signage and the 40 SF maximum for any one freestanding sign.
- The business also has a total of 901.5 SF of regulated signage (excluding small information/directional signage or other signage not directed at the general public).
- The business has 451.5 SF of wall signage (excluding small information/directional signage or other signage not directed at the general public).

The Applicant would reportedly like to eventually remove the existing freestanding pole-mounted sign (15’ x 15’ ) along Highway 10. However, the existing sign along Highway 10 is reportedly under lease with Chevrolet Corporate for 10 years. The Applicant would like the City to allow the new sign to be placed at a separate location from the existing sign (at the northwest corner of the property along Highway 10) until the lease expires on the existing sign. As mentioned, the existing sign is 15 x 15 (225 SF) at a height of 42.5 ft. The new proposed EMC sign is 19’ x 9’ (171 SF) at a height of 40 feet. However, since the sign cannot be replaced without buying out the lease, the Applicant would like approval of the new sign before the existing sign along Highway 10 is removed. This would require the approval of several variances including:
• **A variance of 872.5 SF for all signage** (calculated as follows: all existing signage [901.5 SF] plus proposed signage [171 SF] minus allowance for all signage [200 SF])

• **A variance of 561 SF for all freestanding signage** (calculated as follows: all existing freestanding signage [450 SF] plus proposed signage [171 SF] minus allowance for all freestanding signage [60 SF])

• **A variance of 131 SF for any one freestanding sign** (calculated as follows: proposed signage [171 SF] minus allowance for any one freestanding sign [40 SF])

• **A variance for 1 pylon sign in excess of the 2 maximum**

• **A variance of 15 ft. above the maximum 25-foot height.**

Since the property is legal nonconforming, one option for approval of the sign without any variances would be to simply install the new proposed sign after the existing freestanding sign along Highway 10 is removed. Again, this would only require a sign permit since all existing signage is considered legal nonconforming. As mentioned, the existing sign is 15 x 15 (225 SF) at a height of 42.5 ft. The new proposed EMC sign is 19’ x 9’ (171 SF) at a height of 40 ft. Staff believes existing signage in excess of the maximum allowed is at least partly due to (1) the fact that the dealership has existing in place for many years, and (2) the property was rezoned from Highway Business District to Main Street Mixed Use in the 2000s.

**OTHER CITY REGULATIONS**

Per City Code Section 78.512:

“Electronic variable message sign” means a sign whose message may be changed at reasonable intervals by electronic processor remote control and whose only movement is the periodic changing of information against a solid, colorless background, engineered for maximum legibility and readability, and having a contact light level and glare reducing screens.

Per City Code Section 78-515 (9)

Where a sign is illuminated, the following regulations shall apply:

a. There shall be no signs having blinking, flashing, or fluttering lights . . .

b. Electronic variable message signs are permitted which provide public service information or advertise activities conducted on the premises on which the sign is located.

c. Illuminated sign lighting shall be confined principally to the sign's surface and shall not spill onto adjacent properties in a manner which creates a hazard or is unreasonably annoying.

Per City Code Section 78-515 (11)

All freestanding signs shall be set back a minimum of five feet from all property lines . . .

**STATE REGULATIONS**

Minnesota Statute regulates EMC signs along highways. Those regulations address the programing of the display, frequency of message changes, and brightness. The Applicant is required to comply with these regulations in addition to the City’s regulations. The Applicant is aware of these State regulations, enforcement of which is the task of the State. Below is the applicable statute:
2019 MN STATUTE
173.155 CHANGEABLE ELECTRONIC VARIABLE MESSAGE SIGNS.

Subdivision 1. Definition. For the purposes of this section, "changeable electronic variable message sign" or "CEVMS" means an outdoor advertising device that contains light-emitting diodes or other technology to display copy visible during the day and during the night, with the copy changes initiated electronically.

Subd. 2. Prohibition. Intermittent, animated, scrolling, full-motion video elements, or moving lights are prohibited on outdoor advertising devices, including CEVMS.

Subd. 3. Exceptions.
(a) Notwithstanding subdivision 2, a CEVMS is permissible if:
   (1) the message does not change more frequently than once every six seconds;
   (2) the transition between messages or copy does not exceed two seconds in duration;
   (3) the message brightness does not exceed 0.3 foot-candles over ambient light, as measured using a foot candle meter from the following distances:
      (i) for signs with a nominal face size of 12 feet by 25 feet, from 150 feet;
      (ii) for signs with a nominal face size of ten feet, six inches, by 36 feet, from 200 feet; and
      (iii) for signs with a nominal face size of 14 feet by 48 feet, from 250 feet; and
   (4) the sign must not cause beams or rays of light to be directed at the traveled way if the light is of such intensity or brilliance as to cause glare that impairs the vision of the driver of a motor vehicle, or interfere with any driver's operation of a motor vehicle.

(b) The brightness measurement under paragraph (a), clause (3), must be conducted at least 30 minutes after sunset or at least 30 minutes before sunrise. Each CEVMS must have automatic dimming technology that adjusts the device's brightness levels in response to changes in ambient light.

VARIANCE REVIEW

When considering a variance application, the City must apply the legal standards of the following five practical difficulty criteria to the facts presented by the Applicant. Variances may be granted when the Applicant establishes that there are practical difficulties in complying with the zoning ordinance. Economic considerations alone do not constitute practical difficulties.

1. The proposed variance is in harmony with the general purpose and intent of the zoning ordinance.

The purpose of the sign ordinance is to establish a comprehensive and balanced system of sign controls that accommodates the need for a well-balanced, safe, and attractive community, and the need for effective communications, including business identification. The intent of the sign
ordinance is to promote the health, safety and welfare, aesthetics, and image of the community by regulating signs that are intended to communicate to the public, by authorizing:

1. Permanent signs which establish a high standard of aesthetics
2. Signs which are compatible with their surroundings
3. Signs which are designed, constructed, installed and maintained in a manner that does not adversely impact public safety or unduly distract motorists
4. Signs which are large enough to convey the intended message
5. Signs that are proportioned to the scale of, and are architecturally compatible with principal structures
6. Permanent signs which give preference to the on premise owner or occupant
7. Temporary and advertising signs . . .

Findings: The City finds in necessary for the promotion and preservation of the public health, safety, welfare and aesthetics of the community that the construction, location, size, and maintenance of signs be controlled. Further findings include:

- Signs have a direct impact on and relationship to the image of the community.
- The manner of installation, location and maintenance of signs affects public health, safety, welfare and aesthetics.
- An opportunity for visible identification of businesses and institutions be must be established.
- Safety of motorists, pedestrians, and property is affected by the number, size, location, and appearance of signs that unduly distract.
- Uncontrolled and unlimited signs along roads result in road-side clutter.
- Commercial signs are generally incompatible with residential uses and should be limited in those districts.
- The right to express noncommercial opinions must be protected, subject to reasonable restrictions on size, location, and number of signs.

2. *The proposed variance is consistent with the comprehensive plan.*

Signage is not specially addressed in the Comprehensive Plan.

3. *That the property owner proposes to use the property in a reasonable manner not permitted by this ordinance.*

An individual may or may not considered the request reasonable. In evaluating this criteria, staff recommends considering the following factors:

- The purpose, intent and findings stated above under criteria 1.
- The location and size of the sign.
- The total existing signage onsite.
- The zoning district and neighborhood character where located.
- Anticipated negative effects or concerns about public safety, welfare, etc.
- Public input

4. *That the plight of the landowners is due to physical circumstances unique to the property not created by the landowner.*
The physical circumstances unique to the property include the relatively large size of the parcel, approximately 14 acres, and direct frontage on Highway 10. However, one could argue the plight of the landowner is being created by the landowner.

5. *The proposed variance, if granted, will not alter the essential character of the locality.*

The locality is a mixed-use district with low-density residential to the east. Across Highway 10 is Greenhaven Golf Course.

**RECOMMENDATION**
Staff recommends reviewing the variance application against the above criteria. If the Planning Commission finds that each of the above criteria are satisfied, the Planning Commission may recommend approval. If the Planning Commission finds that each of the above criteria are not satisfied, the Planning Commission may recommend denial.
Mauer Main Chevrolet
435 West Main St.
Anoka, MN 55303
763-421-2700
jmcfarland@mauerauto.com
mauermainchev.com

8.7.2020

Clark Palmer
City Planner
City of Anoka
2015 First Avenue N.
Anoka, MN 55303

Dear Clark Palmer:

Mauer Main Chevrolet is seeking a variance to exceed the maximum sign area and the number of freestanding signs allowed in the zoning district. Included with this application is the site plan and elevation drawing of the sign. The new sign will be LED, like others placed along highway 10. It will be located on the edge of the property line, closest to highway 10. It will not disturb the look of Main Street. Our advertising will comply with DOT rules. We would also like to offer the City of Anoka an opportunity to display notices, like your current reader board on Main Street.

We would hope this added exposure on Highway 10 would help both parties and bring more business and visitors into our city. Thank you for the consideration. We look forward to hearing from you soon.

Sincerely,

Jeremy McFarland
Mauer Main Chevrolet
Mauer Main Chevrolet is seeking a variance to exceed the maximum sign area and number of free standing allowed in the zoning district. The proposed new sign is an electronic dynamic digital sign. Mauer currently has two free standing signs. Sign area is approximately 450 sf (230 sf on Hwy 10 and 220 sf on W Main St). Our property is on two major roadways. In order to identify our business we require signage on both roadways. It is helpful to the community to know we are Mauer Main and a Chevrolet dealer. The dynamic sign will enable us to effectively advertise to traffic on Hwy 10. A larger dynamic sign (9' high x 19 feet wide) enabling larger text and graphics will allow us to safely communicate to drivers. The highway speed and sight line distances require larger text. Our preferred solution is to keep the existing ID sign and add a new dynamic sign only. The ID sign is required to inform traffic of our business ID and automobile brand. The dynamic sign will safely advertise our business. A 2nd option would be to remove the existing ID sign on Hwy 10 and add a 5 ft. x 19' ID sign above the new dynamic digital sign. Our practical difficulty is that we have a large property on two roadways. We require ID signs on both roadways to communicate to the community and road traffic of our business and location. The new dynamic sign will enable us to effectively and safely advertise the product and specials currently available at our dealership. This information is valuable for the community and helps us create a thriving and sustainable business for the community. The new sign will be attractive and will not disturb the look of Main Street. Our advertising will comply with city and DOT rules and guidelines. We would also like to offer the City of Anoka an opportunity to display notices, similar to your current reader board on Main Street. We hope this added exposure on Highway 10 will benefit both parties and bring more business and visitors into our city. Thank you for your consideration of our Variance Request.
MAUER MAIN CHEVROLET
435 W. Main St
Anoka, MN 55303

Sign Permit Supporting Documents_1
August – 2020
Property: 435 W. Main St, Anoka, MN 55303

Measurement Result

20.8 Feet

Zoom to Coordinate

Latitude or Y: [Input Field]  Longitude or X: [Input Field]  Zoom to
Existing Signs: Adjacent to Highway 10

Mike Kasbohm 612-719-1990

ThinkDigitalSigns.com
Views - Line of Site Distances:

- 200'
- 300'
- Line Measure
- 400'
- Line Measure
- 600'
- Line Measure
- 800'
- Line Measure
- Line Measure
- Travel Time ~600'

Mike Kasbohm    612-719-1990

ThinkDigitalSigns.com
Views - Heading: East on 10
Property: 435 W. Main St, Anoka, MN 55303

Measurement Result

5.16 Feet

Zoom to Coordinate

Latitude or Y Longitude or X

Zoom to

ThinkDigitalSigns.com
Existing Signs: Adjacent to Main Street

Mike Kasbohm
612-719-1990
View Distances and Letter Size:

<table>
<thead>
<tr>
<th>Maximum Readable Distance</th>
<th>Readable Distance For Maximum Impact</th>
<th>Letter Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>100'</td>
<td>30'</td>
<td>3&quot;</td>
</tr>
<tr>
<td>150'</td>
<td>40'</td>
<td>4&quot;</td>
</tr>
<tr>
<td>200'</td>
<td>60'</td>
<td>6&quot;</td>
</tr>
<tr>
<td>350'</td>
<td>80'</td>
<td>8&quot;</td>
</tr>
<tr>
<td>400'</td>
<td>90'</td>
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<tr>
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<tr>
<td>630'</td>
<td>150'</td>
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<tr>
<td>750'</td>
<td>180'</td>
<td>18&quot;</td>
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<tr>
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<tr>
<td>2250'</td>
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<td>54&quot;</td>
</tr>
<tr>
<td>2500'</td>
<td>600'</td>
<td>60&quot;</td>
</tr>
</tbody>
</table>

With letter height of 24” – 48” you will be able to communicate **Safely and Effectively** with traffic on Highway 10 with a 9’x 19’ Digital Display. Good message design and contrasting colors will be essential for viewing and readability.

<table>
<thead>
<tr>
<th>MPH</th>
<th>70</th>
<th>65</th>
<th>60</th>
<th>55</th>
<th>50</th>
<th>45</th>
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<tbody>
<tr>
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<td>29</td>
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</table>