



**COUNCIL WORK SESSION
4:30-5:30 P.M.
Upper Level Conference Room**

Human Trafficking Update: Dave would like to update the Council on the work that has been going on in the region as it relates to human trafficking and would like to discuss the next steps that are being considered.

Welcome Signs and Electronic Signs: We have had the opportunity to review the proposal from Scenic Signs on their proposals for both welcome signs and electronic signs. Staff would like to discuss with the Council the next steps in this process. As part of this discussion, we would like to get some direction from the Council on the location of signs and the number of signs. We also need to discuss funding of welcome signs and electronic signs as well.

Other Business

**COUNCIL/PLANNING JOINT WORK SESSION
5:30 P.M.
Upper Level Conference Room**

Second Street South Corridor/TH #23 Corridor Review: Staff has been working on updating the zoning ordinances as they relate to the Second Street South and TH #23 Corridors and would like to discuss their recommendations with the Council and Planning Commission before bringing them forward for consideration.



February 17, 2017

MEMORANDUM

To: Waite Park City Council, Waite Park Planning Commission

From: Jon Noerenberg, Planning & Community Development Director

Re: Suggested Ordinance Amendments and Work Session Discussion

City Council and Planning Commission Members,

Please find this memorandum regarding suggested ordinance amendments for the B-3, Second Street South Corridor District, I-94/TH 23 Entrance Corridor Business Park/Commercial District, and sign ordinances both within these districts as well as other commercial/industrial districts.

As you may recall, a moratorium was placed on consideration of Conditional Use Permit and Variance applications within the B-3, Second Street South Corridor District in late 2016, to allow time for consideration of possible updates to this area to ensure the district standards reflect current market demand and highest and best uses for the area.

After review and consideration of both the existing ordinance and ordinances of other communities, I have several suggestions that they would like to take to the proposed joint work session of the City Council and Planning Commission for discussion and feedback. My intent is to review the proposed ordinance amendments at the March 14th Planning Commission meeting, with review and consideration by the City Council thereafter at their next available meeting. The input provided by the work session will guide any revisions needed prior to review by both the Planning Commission and City Council.

My general recommendations are as below.

B-3 Second Street South Corridor District

- Reduction of minimum lot size from 1 acre to ½ acre.
- Removal of “Theaters and cinemas, except drive-in theaters” and “Public uses” from permitted uses.
- Removal of “Churches and private schools, including music and dance schools, day-care centers, and nurseries when located within a church” from conditional uses.



I-94/TH 23 Entrance Corridor Business Park/Commercial District

- Reduction of minimum lot size from 3 acres to 1 acre.

Freeway Business Park/Commercial District

- While we do not currently have any properties within City limits with this zoning classification, staff would recommend using the opportunity to reduce minimum lot size from 3 acres to 1 acre to prepare for possible future establishment of this district.

Sign Ordinance

- Increase allowable elevated sign height in B-2, Commercial/General Business District and B-3, Second Street South Corridor District from 20 feet to 30 feet.
- Increase allowable sign area in B-2, Commercial/General Business District to 1.5 square foot per linear foot of street frontage from 1 sq. ft. per linear foot, and increase maximum sign area to 200 square feet from 125 square feet.
- Remove square foot limitations for all single-tenant classification wall signage and instead utilize existing referenced 10% maximum wall area.
- Establish new categories within sign ordinance tables referencing I-94/TH 23 Entrance Corridor Business Park/Commercial District and I-2, Sundial Corridor District, which are currently omitted.
- Due to higher traffic speeds in I-94/TH 23 Entrance Corridor District and Freeway Business Park/Commercial District, establish maximum allowable elevated sign height at 45 feet and maximum sign area at 1.5 sq. ft. per linear foot of frontage, to a maximum of 275 square feet for I-94/TH 23 Entrance Corridor District and 325 square feet for Freeway Business Park/Commercial District.

I will reserve discussion of rationale for proposed amendments for upcoming work session. I will be out of the office the week of February 20th but please feel free to contact me should you have any questions, although my availability will be limited.