

CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA

**FINDINGS OF FACT
AND DECISION (DENIED)**

IN RE:

Application of Ben James on behalf of Chapel Hill Academy for sign variance to allow for a 6-foot high ground low profile sign with 35.33 square feet of sign display area, 16 square feet of which will be an electronic message center (EMC).

On February 18, 2020, the Chanhassen Planning Commission met at its regularly scheduled meeting to consider the application. The Planning Commission conducted a public hearing on the proposed sign variance preceded by published and mailed notice, and recommended approval.

On March 9, 2020, the Chanhassen City Council met at its regularly scheduled meeting to consider the proposed sign variance and now makes the following:

FINDINGS OF FACT

1. The property is currently zoned Office Institutional Distract (OI).
2. The property is guided by the Land Use Plan for Public Semi Public.
3. The legal description of the property is described in Exhibit A.
4. Sign Variance Findings:
 - a. The City Council, upon the recommendation of the Planning Commission, may grant a variance from the requirement of this ordinance where it is shown that by reason of topography or other conditions, strict compliance with the requirements of this ordinance would cause a hardship; provided that a variance may be granted only if the variance does not adversely affect the spirit or intent of this ordinance.

Finding: The site is flat and there are no conditions on site that would create a hardship. The site currently has a sign and EMC that meets the requirements of City Code and provides them with the same height, display area, and EMC capacity as any other private institutional use in the city. Granting a variance to increase the sign's size would not be in line with the ordinances intent of limiting the size of ground low profile signs and their associated EMC within the Office Institutional District.

5. The planning report, Planning Case #20-03 dated February 18, 2020, prepared by MacKenzie Young-Walters, is incorporated herein.

RECOMMENDATION

The City Council denies the variance request to allow a 6-foot-high ground low profile sign with 35.33 square feet of total display area of which 16 square feet may be an electronic message center.

ADOPTED by the Chanhassen City Council this 9th day of March, 2020.

CITY OF CHANHASSEN

BY: _____