

March 10, 2020

The Scandia Planning Commission held their regular monthly meeting on the above date. The following were in attendance: Commissioners Greg Amundson, Perry Rynders and Chair Dan Squyres. Absent: Commissioners Jan Hogle and Travis Loeffler. Staff present: City Planner Merritt Clapp-Smith, City Administrator Ken Cammilleri and Deputy Clerk Brenda Eklund. City Council member Chris Ness was also present.

Chair Squyres called the meeting to order at 7:00 p.m.

APPROVAL OF AGENDA, MINUTES

Rynders, second by Amundson, moved to approve the agenda as presented. Motion carried 3-0.

Rynders, second by Amundson, moved to approve the February 4, 2020 meeting minutes as presented. Motion carried 3-0.

PUBLIC HEARING: VARIANCE FOR SIGNAGE AT 20168 ST. CROIX TRAIL NORTH, DEEP ROOTS WINERY. GREG AND ANDREA SANDAGER, APPLICANTS

Greg and Andrea Sandager have applied for a variance from the allowed size limit for signs in the Agriculture Core zoning district. The two advertising signs for the future Deep Roots Winery will be located on the north and south sides of the fence at the entrance to the winery at 20168 St. Croix Trail. The application requested signage up to 200 square feet. A conceptual drawing showed each sign to measure 6'x12'. The maximum size allowed in Ag Core is 10 square feet which makes the sign visibility very difficult for travelers moving at 55 mph along Highway 95.

Planner Clapp-Smith presented the staff report and described the findings that support approval of the variance. The applicant's family operates the nursery business across the street that is zoned Rural Commercial and allows for up to 200 square feet as the maximum size limit for signs. Allowing a larger sign at the winery will not alter the character of the area and will enhance public safety by allowing for enhanced visibility for the business sign at the winery. Signs along roadways are recommended to be sized in accordance with the speed of the passerby, to make the signs readily legible without the driver having to take their eyes off the road for an unsafe amount of time in order to read the sign. Clapp-Smith stated that the request is in harmony with the Comp Plan goal to support a specialty ag business. A resolution to approve the request for signage up to 200 square feet was presented with findings and three conditions of approval.

Chair Squyres opened the public hearing at 7:10 p.m.

Roger Harvieux, 20258 St. Croix Trail: Mr. Harvieux said the tree removal done on the property has significantly changed the view, and he is most concerned about the future activity on the site and the traffic impacts. He questioned the potential effect a winery operation adjacent to his property may have on the future sale of his home. Staff explained that winery operations are encouraged in agriculture districts as a conditional use. The City will regulate the intensity of the

activity with conditions related to hours, parking, noise, lighting, etc. Staff encouraged those present for the public hearing to keep communications open as the business plan for the winery moves forward. Mr. Harvieux said he appreciated the opportunity to voice his concerns.

Ken Carlson, 16028 Oakhill Road: Mr. Carlson said the corner of Oakhill Road and Highway 97 is an intersection with traffic accidents. He said he assumed that there can be no large signs allowed on the highway because of its scenic road designation, and questioned if he could advertise his apple orchard in the same way. He doesn't want to be bombarded with oversized billboards and asked that approval limit the signs to the proposed 72 square feet instead of up to 200 square feet.

There were no other comments and Chair Squyres closed the hearing at 7:33 p.m.

Commissioner Amundson asked if the proposed font and signs are appropriately sized for the speed of traffic on the highway, or is there a need for the sign to be 200 square feet. Planner Clapp-Smith replied that based on the standards in the transportation industry, legibility of the sign is fine as proposed and does not need to be the maximum allowed.

Chair Squyres said that 200 square feet is too large for any signs in Scandia and recommended a future change to the zoning ordinance; the proposed size of 6'x12' is big enough for this site. Squyres noted that the City's architectural guidelines for business signage should apply as well.

Planner Clapp-Smith explained that the Commissioners can recommend a smaller sign as the minimum action required to eliminate the practical difficulties created by the location of the business entrance along a 55-mph roadway.

Commissioner Amundson said the winery is an asset on this scenic highway as compared to a car dealership business; a 6'x12' sign situated out of the right-of-way fits the area better than a 10'x20' sign.

The Commissioners agreed on allowing each sign to be 6'x12' and to stipulate that the architectural design guidelines are followed. Applicant Greg Sandager agreed to amend his application to not exceed 6'x12' for each sign and agreed that the design will fit the rural character of the area.

Squyres, seconded by Rynders, moved to amend PC Resolution No. 2020-03 to specify approval for two sign faces not to exceed 144 total square feet and to substantially comply with placement as shown on the application and that the City's Architectural Guidelines for business signs is followed. Motion carried 3-0.

The recommendation to approve the variance for signage will be presented to the City Council at their meeting on March 17, 2020.

**PUBLIC HEARING: ORDINANCE AMENDMENTS TO THE SCANDIA
DEVELOPMENT CODE REGARDING CIDERY / WINERY USES**

Planner Clapp-Smith summarized the proposed amendments to the development code as discussed last month. The inclusion of winery as a definition in the current development code indicates that it is envisioned as a use in the City; however only allowed in the Rural Commercial zoning district – a very limited district on 3 properties having long-standing businesses. Discussion last month concluded that a winery use is appropriate as a conditional use in the Agriculture Core zoning district because there exists uses that already are consistent with a winery operation, such as agriculture, agriculture processing, and agritourism. Because a cidery is a similar use and activity, Clapp-Smith said it is appropriate to add this definition and use to the development code.

A draft ordinance amendment was presented. In chapter one, cidery was added to the existing definition with winery and referenced the current state statute. In chapter two, winery / cidery was added to permitted uses in Ag Core with a conditional use permit.

Chair Squyres opened the public hearing at 8:02 p.m.

Joanne Benick, 12400 213th Street, asked if this change will allow wineries to operate in all Ag Core districts within the city. Planner Clapp-Smith confirmed that wineries would be permitted in Rural Commercial and Agriculture Core upon adoption of the ordinance amendment. The alternative action to permit the proposed Deep Roots Winery to operate would be to rezone their property to Rural Commercial; however, this would open up the property to many permitted uses beyond agricultural which are commercial in use. A winery use compliments agriculture. Ms. Benick said she has no issues with the ordinance amendment and that the winery will be a great addition to the city, but noted that wineries could pop up in other parts of Scandia including a property near them. Ms. Benick asked if a winery can operate on property without a primary residence. Clapp-Smith replied yes.

Administrator Cammilleri explained that the amendment permits wineries/cideries with a CUP so that the City can regulate the intensity of the use.

There were no further comments and Chair Squyres closed the hearing at 8:07 p.m.

Chair Squyres stated that this amendment reflects their discussion from the February meeting.

Rynders, seconded by Amundson, moved to recommend approval of the draft ordinance to amend the development code regarding wineries/cideries as presented. Motion carried 3-0.

The ordinance amendment will be recommended for approval at the City Council's meeting on March 17, 2020.

**PLANNING COMMISSION APPOINTMENT TO THE DEVELOPMENT CODE
REWRITE ADVISORY COMMITTEE**

Commissioner Jan Hogle was appointed to serve on the development code rewrite advisory committee along with Chair Dan Squyres and 2 members of the City Council. The City

Administrator and committee will review the proposals for planning services to rewrite the zoning code for conformance to the new comprehensive plan and make a recommendation to the City Council.

ADJOURNMENT

Rynders, second by Amundson, moved to adjourn the meeting. Motion carried 3-0.

The meeting adjourned at 8:13 p.m.

Respectfully submitted,

Brenda Eklund
Deputy Clerk