

Planning & Zoning Board
City of Medford
Public Hearing for Ultra Outlets of MN LLC Variance Request
May 15, 2017 – 7:00 PM

Chairman Rich Quiring opened the hearing at 7:00 PM.

Members present: Kris Stinocher, Rich Quiring, Ivan Cowell, Rob Barbeau and Matt Rosenbaum

Members absent:

Others Attending: Andy Welti, John Coons and Scott Scheel

Introduction:

The purpose of this public hearing is for the citizens of Medford to address any questions or concerns regarding Ultra Outlets of MN LLC sign height variance request for the property located at 6750 Frontage Rd W.

Chairman Rich Quiring explained the formal procedure and that everyone will be given the opportunity to participate and ask questions.

1. Staff presentation-Andy Welti presented to the board the reason for request for a variance. Ultra Outlets of MN LLC would like to install new signage similar to other billboards or digital boards commercial businesses install for motorist to see along interstate roads.
2. Applicant's presentation-John Coons presented that the existing sign is being blocked by a billboard that was put up before they took over as owners. They want to put a new sign that is taller, and closer to the road to attract more customers off the highway and make it digital.
3. Statements from the public- none
4. Concluding the public hearing-Chairman Quiring asked for a motion to conclude the public hearing.

Motion by Cowell, seconded by Rosenbaum to conclude the public hearing.

Discuss the proposal among board members-

Criteria for Granting Variances.

1. The proposed variance must be in harmony with the general purposes and intent of the Land Use Ordinance. Yes it is

2. The proposed variance must be consistent with the comprehensive plan. **Yes**

3. The applicant for the proposed variance must establish that there are practical difficulties in complying with the Land Use Ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that;

a. the property owner proposes to use the property in a reasonable manner not permitted by the Land Use Ordinance; yes

b. the plight of the landowner is due to circumstances unique to the property not created by the landowner; and yes

c. the variance, if granted, will not alter the essential character of the locality. yes

4. No variance shall be permitted as to any use that is not allowed under the Land Use Ordinance for property in the zone where the affected person's land is located. **No Issue**

5. The City Council may impose such restrictions or conditions upon the premises benefited by the variance as may be necessary to comply with the standards established by this Land use Ordinance, or to reduce or minimize the effect of such variance upon other properties in the neighborhood, and to better carry out the intent of the variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance. **No Conditions**

5. Action-Recommendations made to City Council.

A. Motion by Rosenbaum, second by Cowell to make a recommendation to City Council to approve the variance request for Ultra Outlets of MN LLC as presented/amended because the Planning & Zoning Board finds that the property owner proposes to use the property in a reasonable manner, the landowner's problem is due to circumstances unique to the property not caused by the landowner, and granting the variance will not alter the essential character of the locality. Motion Carried.

