

V-1-19

VARIANCE REQUEST TO ALLOW DYNAMIC DISPLAY SIGN  
A REQUEST FROM HOLY ROSARY CHURCH

## THE CITY OF NORTH MANKATO

SUBJECT: V-1-19

APPLICANT: Holy Rosary Church

LOCATION: 545 Grant Avenue

EXISTING ZONING: R-1, One-Family Dwelling

DATE OF HEARING: May 9, 2019

DATE OF REPORT: May 1, 2019

REPORTED BY: Mike Fischer, Community Development Director

### APPLICATION SUBMITTED

Variance request to allow the use of a dynamic display sign in a residential zoning district.

### COMMENT

Attached is a request from Holy Rosary Church at 545 Grant Avenue to replace their existing identification sign with a dynamic display sign. Dynamic display signs are best described as being lighted, digital, programmable and capable of changing messages. According to the North Mankato Sign Code, dynamic display signs are not permitted in residential zoning districts. The church property located at the intersection of Grant Avenue and Sherman Street is zoned R-1, One-Family Dwelling.

When reviewing past variances, staff has referred to "Practical Difficulties" as a legal standard set forth in law when considering land use variance applications. Practical difficulties is a 3 factor test consisting of: 1. Reasonableness 2. Uniqueness 3. Essential Character. The request in this matter is for a sign. Any sign request means that we must also consider the First Amendment. We must make sure that any restriction is content neutral; does not favor commercial speech over noncommercial speech; and furthers a substantial governmental interest (i.e. traffic safety-aesthetics); and leaves ample alternative channels for speech.

According to the Sign Code, lighted signs are not permitted in residential zoning districts, except for churches and schools. While the church may have a lighted sign, a dynamic display sign capable of changing messages, is not permitted.

According to the church, their goal is to have a lighted black & white programmable sign that does not continually change messages. Rather the sign would display times of church services and events such as funerals and weddings on a daily basis.

As the proposed sign would be essentially the same size and location of the existing sign, it would meet minimum setback regulations and not cause visibility issues at the intersection. However, due to the presence of residential homes in the area, consideration should be given to the effects of this type of sign in a residential setting.

#### RECOMMENDATION

Subject to any valid concerns by area residents, staff approves the variance subject to conditions such as, but not limited to:

1. The sign not continually change messages
2. The brightness of the sign be controlled during evenings



**Church of the Holy Rosary**  
525 Grant Avenue • North Mankato, MN 56003

City of North Mankato  
1001 Belgrade Ave  
North Mankato, MN 56003

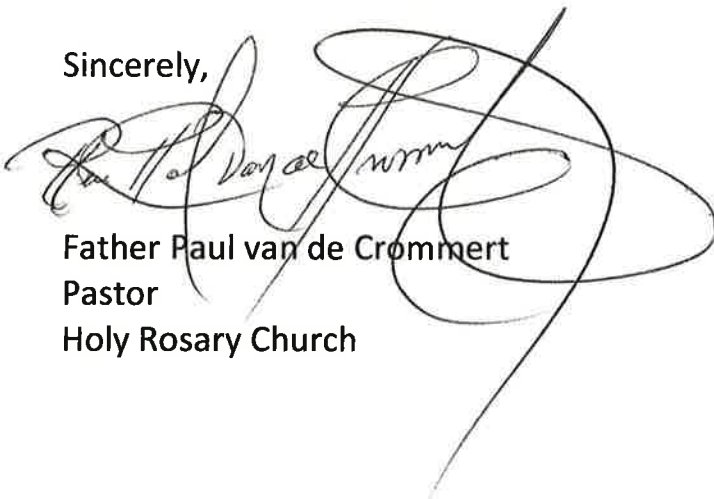
April 23, 2019

RE: Variance Request

Holy Rosary Church has preliminary plans being worked on, to remove and replace the front entrance steps, entry, plus replacement of our current signage. Our request to the North Mankato City Planning Commission and City Council is to grant a variance to Holy Rosary for upgrading our current sign to a Digital Diameter display sign, bringing it to the age of New Technology.

We understand that these types of signs are not permitted in residential districts, therefore we are requesting this variance with conditions, understanding that the sign will not be in constant motion. We believe that this new look, will enhance the Church campus, but also the neighborhood surrounding our Church. Your consideration of our request would be appreciated.

Sincerely,



Father Paul van de Crommert  
Pastor  
Holy Rosary Church



April 26, 2019

Dear Resident:

The City of North Mankato has received a variance request from Holy Rosary Church at 525 Grant Avenue to replace their existing sign at the corner of Grant Avenue and Sherman Street with a dynamic display sign. A dynamic display sign is one that is digital, lighted and has the capability of changing messages. According to the North Mankato City Code, these types of signs are not permitted in residential zoning districts. Holy Rosary Church is requesting a variance to install a dynamic display sign with conditions on the actual display.

This request will be considered by the Planning Commission on Thursday, May 9, 2019 and by the City Council on Monday, May 20, 2019. Both meetings begin at 7:00 p.m. in the Municipal Building Council Chambers located at 1001 Belgrade Avenue.

As a nearby resident you have the opportunity to comment on this variance request by attending either or both meetings or submitting written comments to my attention by May 9, 2019.

Sincerely,

THE CITY OF NORTH MANKATO

Mike Fischer  
Community Development Director



Jordan & Cynthia Willemssen  
507 Sherman Street  
North Mankato, MN 56003

Melissa Culhane  
506 Sherman Street  
North Mankato, MN 56003

Gerald E. & Nancy S. Timm  
3182 Moore Court  
Helena, MT 59602

Chad M. & Heather Pasbrig  
1139 Birch Avenue  
Mankato, MN 56001

Lynn Nadine Gessner  
522 Wheeler Avenue  
North Mankato, MN 56003

David C. Hasher  
518 Wheeler Avenue  
North Mankato, MN 56003

Donald Lipps & Tina Thomas  
514 Wheeler Avenue  
North Mankato, MN 56003

Barbara M. Buesing  
505 Center Street  
North Mankato, MN 56003

Riley Ellanson  
509 Sherman Street  
North Mankato, MN 56003

Stuart J. & Christine D. Good  
512 Sherman Street  
North Mankato, MN 56003

Ronald L. & Sharon M. Hawker  
507 Center Street  
North Mankato, MN 56003

Jason A. & Annakeiko Reichel  
619 Page Avenue  
North Mankato, MN 56003

Brandy Jo Brink  
613 Page Avenue  
North Mankato, MN 56003

Gerald L. Myking  
515 Sherman Street  
North Mankato, MN 56003

George J. Corey & Lori A. Witzel  
516 Sherman Street  
North Mankato, MN 56003

Theresa M. Ryg  
539 Page Avenue  
North Mankato, MN 56003

David F. Sieberg &  
Theresa D. Crozier  
535 Page Avenue  
North Mankato, MN 56003

Elizabeth Yee  
531 Page Avenue  
North Mankato, MN 56003

Korey L. & Andrea J. Wink  
529 Page Avenue  
North Mankato, MN 56003

Kelly R. Hauser  
111 Dickenson Street  
Mankato, MN 56001

Isaac W. & Ruth S. Francour  
515 Page Avenue  
North Mankato, MN 56003

Fred R. Baumberger  
513 Page Avenue  
North Mankato, MN 56003

Daniel J. Randolph  
509 Center Street  
North Mankato, MN 56003

Erica M. Schouviller  
602 Page Avenue  
North Mankato, MN 56003

Bonnie Bea Barnhardt  
620 Page Avenue  
North Mankato, MN 56003

Damien Ray Wollam &  
Hiroko Wollam  
618 Page Avenue  
North Mankato, MN 56003

Douglas L. Grams &  
Kimberly Ann Oswald  
417 S. Minnesota Street  
New Ulm, MN 56073

Frederickson Properties, LLC  
20228 South Lake Shore Drive  
Glenwood, MN 56334

Nicole M. Roubik  
604 Page Avenue  
North Mankato, MN 56003

Anthony S. & Kaye C. Francour  
605 Sherman Street  
North Mankato, MN 56003

Nathan Marks &  
Erin I Sandbo Marks  
544 Page Avenue  
North Mankato, MN 56003

Meri F. Pettit  
540 Page Avenue  
North Mankato, MN 56003

Vicki L. Ristau  
538 Page Avenue  
North Mankato, MN 56003

Jerrid R. & Danae M. Michels  
534 Page Avenue  
North Mankato, MN 56003

Daniel G. McCabe  
532 Page Avenue  
North Mankato, MN 56003

Mary R. Townsend  
530 Page Avenue  
North Mankato, MN 56003

Rodney L. & Brenda J. Stiehm  
522 Page Avenue  
North Mankato, MN 56003

Tira M. Hancock  
518 Page Avenue  
North Mankato, MN 56003

Daniel R. Fox  
516 Page Avenue  
North Mankato, MN 56003

Gerald L. & Jane A. Johnson  
512 Page Avenue  
North Mankato, MN 56003

Jennifer Drganc  
508 Page Avenue  
North Mankato, MN 56003

Arlene F. Glaser  
601 Center Street  
North Mankato, MN 56003

Nancy Marleen Mackenzie  
621 Grant Avenue  
North Mankato, MN 56003

Craig R. & Denise E. Amundson  
617 Grant Avenue  
North Mankato, MN 56003

Cara Gorman-Ozsoy  
615 Grant Avenue  
North Mankato, MN 56003

Alexander T. Judkins  
609 Grant Avenue  
North Mankato, MN 56003

Joshua C. Behrns &  
Caitlin M. Langer  
605 Grant Avenue  
North Mankato, MN 56003

Brian K. & Pamela J.  
McLaughlin  
601 Grant Avenue  
North Mankato, MN 56003

Bruce A. & Vicki A. Abraham  
517 Grant Avenue  
North Mankato, MN 56003

Charles M. & Roseanne Bernard  
513 Grant Avenue  
North Mankato, MN 56003

David J. & Linda C. Murray  
509 Grant Avenue  
North Mankato, MN 56003

Kevin Olson  
505 Grant Avenue  
North Mankato, MN 56003

Joel G. Gustad  
501 Grant Avenue  
North Mankato, MN 56003

Charles A. Cooper  
620 Grant Avenue  
North Mankato, MN 56003

Matthew & Amy Bentley  
618 Grant Avenue  
North Mankato, MN 56003

Cathy K. & Berneda Smith  
612 Grant Avenue  
North Mankato, MN 56003

Earl R. & Margaret E. Westphal  
610 Grant Avenue  
North Mankato, MN 56003

Barbara L. Wass  
608 Grant Avenue  
North Mankato, MN 56003

Leann Gehring-Ryan  
602 Grant Avenue  
North Mankato, MN 56003

Brian G. Williams  
516 Grant Avenue  
North Mankato, MN 56003

Brandon Braun  
514 Grant Avenue  
North Mankato, MN 56003

Marion E. & Elaine Brown  
512 Grant Avenue  
North Mankato, MN 56003

Brandon D. Gieseke &  
Stephanie M. Braun  
506 Grant Avenue  
North Mankato, MN 56003

Steven E. Veroeven  
502 Grant Avenue  
North Mankato, MN 56003

Marshall D. Briggs  
627 Sherman Street  
North Mankato, MN 56003

Terry D. & Julie M. Meschke  
619 Garfield Avenue  
North Mankato, MN 56003

Jeremy H. & Denise J. Harpestad  
615 Garfield Avenue  
North Mankato, MN 56003

Bernard C. & Marilyn Scheurer  
611 Garfield Avenue  
North Mankato, MN 56003

Randolph E. & Gale E. Wersal  
631 Sherman Street  
North Mankato, MN 56003

543 Garfield, LLC  
19 Howard Court  
North Mankato, MN 56003

Andrew J. & Denise R. Seys  
525 Garfield Avenue  
North Mankato, MN 56003

Jane M. & Nathan L. Younge  
521 Garfield Avenue  
North Mankato, MN 56003

Darlene J. Hoffman  
517 Garfield Avenue  
North Mankato, MN 56003

John J. & Cheryl A. Weingartz  
515 Garfield Avenue  
North Mankato, MN 56003

Sarah L. Kruse  
51 Marquette Avenue  
North Mankato, MN 56003

Justin Jeffrey Goodburn  
507 Garfield Avenue  
North Mankato, MN 56003

Scott R. & Melissa L. Stafford  
501 Garfield Avenue  
North Mankato, MN 56003



Application for  
VARIANCE

Pursuant to Chapter 154 of the North Mankato City Code, application is hereby made for a modification in the zoning regulations described herein:

LEGAL DESCRIPTION OF PROPERTY:

Lot # 1,2,3,4,5 & 6 Block # 2  
 Subdivision Lakeview Addition Address 545 Grant Avenue

APPLICANT:

Name Holy Rosary Church Address 545 Grant Avenue Phone (507) 387-6501  
North Mankato, MN 56003

PROPERTY OWNER (If Other Than Applicant):

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

CURRENT ZONING: R-1 CURRENT USE OF PROPERTY: Church

VARIANCE REQUESTED: Installation of dynamic display sign

REASON FOR VARIANCE: Installation of dynamic display sign

ZONING REGULATION APPLIED: Section 154 \_\_\_\_\_ Subdivision (P)

REQUIREMENT OF REGULATION:

REQUEST PREVIOUSLY CONSIDERED? Yes \_\_\_\_\_ No X If Yes, date \_\_\_\_\_

ADDITIONAL COMMENTS:SUPPORTING DOCUMENTS:

	Required	Attached		Required	Attached
Plot Plan	_____	_____	Comment Letters	_____	_____
Floor Plan	_____	_____	Performance Test	_____	_____
Landscaping Plan	_____	_____	Petition	_____	_____
Parking/Loading Plan	_____	_____	Development Schedule	_____	_____
Survey	_____	_____	Proposed Regulations	_____	_____
Other _____	_____	_____			

FEES: Application Fee \$ 95.00

Notice Charge # 77 @ \$2.00 = \$ 154.00

Total Fee \$ 249.00 Receipt # \_\_\_\_\_

I hereby certify that the information both described in and attached to this application is correct and true.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

Pursuant to the requirements of Chapter 156.085 of the North Mankato City Code, this application was received by me or my duly designated representative on April 23, 2019, and I hereby certify that this application meets all the necessary application requirements.

Signature of Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

PLANNING COMMISSION ACTION: Date May 9, 2019

\_\_\_\_\_ Approved Additional Conditions:

\_\_\_\_\_ Denied Reason:

CITY COUNCIL ACTION: Date May 20, 2019

\_\_\_\_\_ Approved Additional Conditions:

\_\_\_\_\_ Denied Reason:

OTHER COMMENTS

1. Variance must be acted upon within one year or it will expire.

STATE OF MINNESOTA )  
COUNTY OF NICOLLET )  
CITY OF NORTH MANKATO )

I, the undersigned, being the duly qualified and acting City Clerk of the City of North Mankato, Minnesota, hereby certify that I have carefully compared the attached variance approved by the City of North Mankato with the original thereof on file and of record in my office, and that the same is a full, true and completed copy of said original.

WITNESS my hand and the official seal of said City of North Mankato this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Clerk, City of North Mankato

REQUEST TO AMEND CITY CODE SECTION 152.20 (F) SEPERATION OF  
MOBILE HOMES  
A REQUEST FROM CAL-AM HOMES

## THE CITY OF NORTH MANKATO

SUBJECT: City Code Amendment-Required Separation Between Mobile Homes

APPLICANT: Cal-AM Homes

LOCATION: Manufactured and Mobile Home Parks

EXISTING ZONING: R-3, Limited Multiple Dwelling

DATE OF HEARING: May 9, 2019

DATE OF REPORT: May 1, 2019

REPORTED BY: Mike Fischer, Community Development Director

### APPLICATION SUBMITTED

Request to amend City Code Section 152.20 (F) Required Separation Between Mobile Homes

### COMMENT

Attached as Exhibit A is a request from Cal-Am Homes to reduce the minimum separation between mobile homes from 20 feet to 10 feet. For reference, Cal-Am Homes purchased both Camelot Mobile Home Park and Avalon Manufactured Homes Park in 2018. According to the North Mankato City Code section 152.20 (F) "Mobile homes shall be separated from each other and from other buildings and structures by at least 20 feet or the sum of the heights of both trailer units, whichever is greater. Mobile homes placed end-to-end must have a minimum clearance of 15 feet".

Within both parks, there are no internal lot lines which define individual lots. Locations of housing units are typically defined by "pad" locations or the presence of water/sewer services. While there are required building setbacks from the perimeter lot lines, there are no individual front, side and rear setbacks based on internal lot lines. The separation of dwelling units is regulated by section 156.20 (F) as previously mentioned in this report.

As Cal-Am is in the process of bringing new units into both parks. To accommodate the placement of larger dwellings, they are requesting a minimum building separation change from 20 feet to 10 feet. For comparison, in lower north, the minimum side yard building setback is 5 feet. Therefore, the minimum distance between buildings is 10 feet. In upper north, the minimum side yard setback is 10 feet making the minimum separation between buildings at 20 feet.

Regarding the placement of accessory buildings (garages, sheds) in both parks, staff has used the State Building Code to determine setbacks from other buildings. In summary, accessory buildings can be located within a minimum of 3 feet of main buildings based on the type of construction used.

Attached as Exhibit B is a summary of other area cities regulations for this issue.

#### RECOMMENDATION

Staff believes that adequate building separation is important for aesthetic purposes in any residential setting and believes the Planning Commission should consider what building separation should be implemented in North Mankato mobile/manufactured home parks.

**Michael Fischer**

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**From:** Susan Krause <susank@cal-am.com>  
**Sent:** Friday, April 05, 2019 2:07 PM  
**To:** 'michaelf@northmankato.com'  
**Cc:** Mark Julius  
**Subject:** CAL-Am Homes Code Change Request

Dear Mr. Fischer,

We currently own two manufactured home communities in North Mankato, Camelot and Avalon. We would like to request a code change in order to bring new homes in. On page XV-30 titled North Mankato-Land Usage. Section (F) Required separation between mobile homes. Paragraph (1) currently states: "homes shall be separated from each other and from other buildings and structures by at least 20 feet or the sum of the heights of both trailer units, whichever is greater. Mobile homes placed end to end must have a minimum clearance of 15 feet."

We respectfully request this to change to match the NFPA State code, Section 225.

- 1) Separation be 10 feet from one mobile home unit to another mobile home unit. From side to side or end to end.
- 2) Accessory structures on the same site as said mobile home unit have a min 5 foot setback from structure to home and a 10 foot setback from accessory structure to any said accessory structure or mobile home unit on the adjacent site. Accessory structures less than 10 feet from any other structure will provide a one hour fire rating per the national fire code.

In speaking with Tom Krause, he felt this is something your department would support.

Please advise us as to what else we need to submit in order to move this forward. We have many beautiful brand new homes we are preparing to bring in.

Respectfully,

**Susan Krause**  
National Sales Director  
Cal-Am Homes  
4830 E Main St, Suite 17  
Mesa, AZ 85205  
Cell: 480-427-7325  
Office: 480-396-7800, Ext 210  
Email: [Susank@cal-am.com](mailto:Susank@cal-am.com)

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## **North Mankato**

Mobile homes shall be separated from each other and from other buildings and structures by at least 20 feet or the sum of the heights of both trailer units, whichever is greater. Mobile homes placed end-to-end must have minimum clearance of 15 feet

## **Mankato**

Mobile homes shall be separated from each other and from other buildings and structures by at least fifteen (15) feet. Mobile homes placed end-to-end must have a minimum clearance of ten (10) feet.

## **Waseca**

There shall be a minimum ten (10) foot separation between the sides of adjacent manufactured homes/recreational vehicles and their attachments.

## **New Ulm**

No regulation

## **Owatonna** – 10 feet

## **Albert Lea** - 10 feet

## **Austin**

Manufactured homes shall be separated from each other and from other buildings and structures by at least 20 feet or the sum of the heights of both units, whichever is greater. Manufactured homes placed end-to-end must have a minimum clearance of 15 feet.

## **St. Peter**

Mobile homes shall be separated from each other and from other buildings and structures by at least 15 feet

## **Eagle Lake**

There shall be a minimum distance of ten (10) feet between trailers in all directions

## **Marshall**

No manufactured home, including any attached structures, shall be installed less than 15 feet from rear to rear, nor 20 feet from side to side or side to rear of another manufactured home.

## REVIEW OF OFF-STREET PARKING REGULATIONS



## THE CITY OF NORTH MANKATO

SUBJECT: City Code Off-Street Parking Regulations  
APPLICANT: City of North Mankato  
LOCATION: Residential Zoning Districts  
EXISTING ZONING: -  
DATE OF HEARING: May 9, 2019  
DATE OF REPORT: May 1, 2019  
REPORTED BY: Mike Fischer, Community Development Director

### APPLICATION SUBMITTED

Request to review existing City Code regulations for off-street in residential areas.

### COMMENT

In February and April of 2019, the Planning Commission reviewed the following City Code regulations for off-street parking in residential zoning districts:

(FF) *Outside storage of vehicles in Residential districts.* In any Residential district, the off-street parking of vehicles shall conform to the following provisions.

(1) The off-street parking on any automobile, trailer, camper, boat, or recreational vehicle shall be on a lawfully permitted hard-surfaced area constructed of concrete or asphalt.

(2) The off-street parking of any automobile, trailer, camper, boat, or recreational vehicle shall not be within any building setback area unless on a lawfully constructed parking area adjacent to an alley.

(3) Any automobile, trailer, camper, boat or recreational vehicle stored on private property shall be licensed and registered to the property owner or tenant.

(4) Any automobile, trailer, camper, boat, recreational vehicle stored on private property shall not be used to store materials or equipment.

In summary, it is required that all automobiles, trailers, campers, boats and recreational vehicles be parked on hard-surfaced areas such as concrete or asphalt. Furthermore, the parking of these types of vehicles and trailers shall not be located within any building setback unless adjacent to an alley.

After review by the Planning Commission in April, it was recommended that any future discussion on the topic involve possible implementation options for consideration. The following are options for consideration:

1. No changes to existing City Code off-street parking regulations
2. Off-street parking permitted on gravel surfaces (with or without setbacks)
3. Off-street parking permitted on paved surfaces (with or without setbacks)
4. With the exception of driveways, no off-street parking is permitted
5. All off-street parking areas in backyards shall be screened (fences, shrubs)
6. Off-Street parking permitted next to garage (any surface-no setbacks)
7. Off-Street parking permitted next to garage (hard surfaced-setbacks)

In addition to the options provided, consideration should be given to access to off-street parking spaces. For instance, having an off-street parking area in the middle of a lot or next to a garage with no gravel or paved access to it.

#### RECOMMENDATION

Review existing City Code regulations pertaining to the off-street parking of vehicles and trailers in residential zoning districts and determine if changes are recommended.

City	Do they need to be parked on a hard surface (concrete, asphalt, paver bricks)?	Parking Setbacks	How many can be parked on a property at one time?	Do they need to be licensed and operable?	Do they need to be screened from adjacent properties?	Other Information
Waseca		R-1: Front 10, Side 5, Corner Side 10, Rear 5				Some items such as small utility trailers, boats, snowmobiles on trailers are considered "seasonal" and are allowed to be parked temporarily. Additionally, existing seasonal items parked before the new code came into effect may be allowed on a temporary basis. Reviewed on a case by case basis.
		R-2: Front 10, Side 5, Corner Side 20, Rear 10, Side abutting SF House 10, From Alley 5	No more than four vehicles residing on the premises, whichever is more. No more than two such vehicles, not more than one of which is a recreational vehicle, shall be parked or stored outdoors on each lot.	Yes, inoperable vehicles, unlicensed vehicle or vehicle parts shall not be stored outdoors, whether on a lot or on a street in a residential district.	No screening is required for parked vehicles for residential properties.	
	Yes (concrete, asphalt or approved pavers).	R-3: Front 10, Side 5, Corner Side 20, Rear 10, Side abutting SF House 10				
		R-4: Front 10, Side 5, Corner Side 202, Rear 10, Side abutting SF House 10				
New Ulm	No	Same as for buildings	Unlimited	Yes	No	Parking and storage of motorized vehicles in the rear yard shall be prohibited. Operable recreational vehicles may be parked for a period of 72 hours on a driveway for the purposes of loading and unloading the vehicle
Northfield	Motorized vehicles-yes	Same as for buildings	Unlimited	Yes	No	
Mankato	Yes, unless adjacent to an unpaved alley or street	6 feet side yard, 3 feet rear yard	no maximum provided the parking area does not exceed 35% of the front/side/rear area	Yes	Yes, if there are 4 or more spaces	All accesses to parking surfaces must also be hard surfaced
St. Peter	Yes	None	Unlimited	Yes	No	
Eagle Lake	Only if in front yard	None	Unlimited	Yes	No	
North Mankato	Yes	Same as for buildings unless adjacent to an alley	Unlimited	Yes	No	



