



ST. FRANCIS PLANNING COMMISSION

**ISD #15 DISTRICT OFFICE BUILDING
4115 AMBASSADOR BLVD.
JUNE 17, 2015**

7:00 PM

AGENDA

1. Call to Order/Pledge of Allegiance
2. Roll Call
3. Adopt Agenda June 17, 2015
4. Approve Minutes April 15, 2015
5. Public Comment
6. Public Hearing – Zoning Amendment Request - Jensen Family LP –
 Permit Churches in the B-2 District
7. Planning Commission Discussion
8. Adjournment

There may be a quorum of St. Francis Council Members present at this meeting.

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
April 15, 2015**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chairman Steinke.
2. **Roll Call:** Present were Ray Steinke, William Murray, Brittney Berndt, and Greg Zutz. Also present was City Planner Nate Sparks.
3. **Adopt Agenda:** Motion by Zutz, second by Murray to approve the April 15, 2015 agenda. Motion carried 4-0.
4. **Approve Minutes:** Motion by Berndt, second by Murray to approve the March 18, 2015 minutes. Motion carried 4-0.
5. **Public Comment:** None
6. **Public Hearing – Jordan Turf Farms Interim Use Permit**
Sparks Jordan Turf Farms & North Pine Aggregate have made an application for an Interim Use Permit to allow for sand extraction at a property located near Bluebird Street and 229th Avenue. The extraction of sand is proposed to take place over an approximately 10 acre area for two years. The total amount of sand to be removed is about 80,000 cubic yards.

Steinke opened the public hearing at 7:15 pm.

Written testimony from Judy Davis at 23463 Drake Street was accepted into the record expressing concern about the impact of the extraction on the neighboring residential properties.

Zutz asked if turn lanes would be required on the County Road. Sparks stated that none are required, at this time.

Murray asked if the digging would be below the water table. Sparks said it was not.

Shaun Chambers of 23340 Drake Street stated that the truck traffic is excessive and out of character for the neighborhood.

Edward Davis of 23463 Drake Street said there are too many trucks proposed. There are a lot of school busses that use the road and the truck traffic causes concern for safety.

Steinke closed the public hearing at 7:26 pm.

Zutz asked if the applicant is required to seed the area after replacing the topsoil as part of the restoration plan. Sparks said yes.

Zutz stated there should be additional signage placed in the area to notify people about the trucks hauling especially on the County Road. Berndt expressed concern about the truck traffic and concurred with the signage requirement.

Motion by Murray, second by Steinke to recommend approval of the preliminary plat with the conditions noted in the Staff Report including an additional condition requiring additional signage. Motion carried 4-0.

7. **Public Hearing – Temporary Sign Ordinance Amendments**

Sparks stated that the Planning Commission discussed ordinance amendments proposed by the Chamber of Commerce Business Council at their November 2014 meeting. The ordinance amendment is based on the Planning Commission direction from that discussion. The amendments include increasing the amount of time for display of temporary signage from 120 to 180 days, increasing the size of allowed temporary signs from 32 square feet to 48, increasing the height allowed from 6 feet to 9 feet, and increasing the size and number of a-frame or sandwich board signs allowed without a permit. No other changes are proposed at this time.

Steinke stated that as a prelude to this discussion, the President of the Chamber of Commerce asked for a meeting with him, Nate Sparks, the Mayor, the City Administrator, and the Building Inspector. Steinke said they met and had a discussion and that after the public hearing, Steinke said he would state the rest of the discussion.

Steinke opened the public hearing at 7:33 PM. Steinke stated that there are a number of people who wish to speak and to keep comments limited in time and not to repeat previous speakers.

Melissa Enzler from Anytime Fitness said she presented a petition from 53 businesses to the City Council in August or September 2014 regarding changes to the temporary sign ordinance. She stated she was told the temporary sign ordinance was changed and now enforced due to one citizen complaint about a business that used a banner on a van and she stated there is no dispute they think this is not a great way to advertise but rather than go to that business and ask them not to advertise that way, the City went to this extreme of changing the sign ordinance and it affects the businesses that were changing their signs every month and keeping them in good repair, not tipped over, and not on the ground. Ms. Enzler stated that while doing the petition, she got a tremendous amount of businesses that complained about how their business has actually decreased with the new sign ordinance. She stated this town does not have a sufficient way of advertising other than temporary signs. Ms. Enzler stated that her business has gone down in the months that she used to be able to have a sign and now can't have signs and that she has to pick the months. She has had a 30.3% decrease in business with no temporary sign and that she has to pick the months to have them. This is significant and something that can't be ignored by government. Ms. Enzler stated she owns another location in Zimmerman where there is no restrictions on signage and the months that we are allowed to have signs there that I can't have in St. Francis, Zimmerman always does better. It's a very similar community. With all the proposed changes coming to this town, the roundabouts and rumors of the water treatment needing some tweaks to it, the town needs tax dollars and the way the businesses can continue to pay the taxes, is for us to continue to get customers and if we can't advertise for those customers, it's just not going to happen. We have not seen a huge business growth in this town and I've heard from some people that have come here say part of the reason is because of the taxes, so we can't risk pushing the businesses out of here that are established, that are here, and that are consistently paying the taxes in the hopes that somebody else is going to come here and be able to pick up that slack. We need to be able to keep our business doors open and we need to have customers so that we can pay our taxes in this town because

vacancies do not do any of us good and we have got a few vacancies in this town. We do not have a great source of advertising in the City except temporary signs. I've been in business for ten years in this town and have done direct mailings, and have consistently placed ads in the Courier. The Courier is not a substitution for the temporary signs. We track all our advertising and we always have and while preparing for this discussion, I reviewed our tracking and not one person has ever said they came into her business because of an advertisement in the Courier. She won't quit advertising in the Courier because it supports the community, but I need to put my ad dollars somewhere I can see a return on my investment and black signs or the temporary signs is always there. She says temporary signs far outweigh any other form of advertising we have in this town. When the business committee actually got together, what we initially wanted was to go back to the 6 x 8 signs; we actually wanted 240 days permitted with an allowance of 60 days allowed for advertising special events.

Steinke interjected that the speaker has spoken for more than 5 minutes and her time was up.

Enzler said this issue is huge and this is about their businesses and whether or not they will be able to stay in this town. She has been working on this since last August and there have been a lot of meetings and they have done a lot together as a community and she has gone door to door to get the businesses support. It has taken over two weeks to get the petition to get 53 businesses in this town to support us and we need our government to listen to us. If you never ran a brick and mortar business then you need to listen to those of us who have this experience. I'm trying to be really quick and bulleted but it's not fair to us to say that your business and concerns are worth five minutes of our time. We listened to the previous agenda item for 20 minutes.

Tim Holen said from the audience that Enzler can have his 5 minutes and that he would not speak. Other unidentified speakers from the audience began speaking. Steinke said Enzler could continue.

Enzler said personally with 120 days of signage she can't take 10 days here and 10 days there, she needs to have a sign for 30 days so that means she has four signs and then corporate does two national sales so there's two more sales she doesn't get to advertise. If she continues to have a 30 or more percent decrease in business, how long can she stay in St. Francis. Anytime Fitness is a pretty big business and it matters to this community. She stated business if they are down or if all of a sudden they have some bad months, they will need to do some kind of promo to get customers in their doors. They don't necessarily plan for that with the four signs they are allowed to have per year. She stated she used to do two community event signs every year – a food drive and a clothing drive to donate to the people in our community. She can't do those signs anymore because she needs to drive business to her club.

Enzler said that it doesn't matter what other cities do. There was a comparison of other regulations from other cities done but asked if it was it done in a holistic manner. Did they compare forms of advertising? Did they compare if it was strip center after strip center. Go to Elk River and you've got one strip after another on both sides of the street. Cambridge, Coon Rapids, all of these towns. We don't have that and are very divided in our town where our businesses are. How can the city be compared to a place like Apple Valley? Apple Valley has over 1,600 businesses. They have a four lane road and a population of over 50,000 and that was on the list of comparing St. Francis as to what our sign ordinance should be. They also have multiple forms of advertising and we don't

have that. Why can't we set the precedent and be business friendly instead of saying the words that we can walk the walk? Comparing us to a city like Bloomington or Apple Valley isn't realistic. We actually have minimal businesses in this town that use temporary signs and our strips are divided in such a way that it's not going to be comparable. We've got us on 47, which on the city center that she is in, there are five businesses that do signage. That area is big enough that we can have a substantial amount of space between each sign. North on 47, right now there is only one business that uses temporary signs. On Bridge Street, there are four businesses that use temporary signs. So it's not like you are going to see if you allow us to have these signs longer, think back before the ordinance, it wasn't sign after sign after sign. It just wasn't that way. Again, if you guys haven't owned a brick and mortar business, you don't know what we are struggling with here.

Please remember that St. Francis is a bedroom community, so that an awful lot of our residents are doing their shopping and stops prior to getting back home to St. Francis. It is a challenge to get business in town unless you are a destination business. I don't understand why we can't try it our way? We had no problems for decades with the sign ordinance, nothing until one supposed complaint about a banner on a van which by the way, this summer we allowed the school to have a bus in a parking lot with a banner advertising for drivers and that was the whole reason supposedly why this got changed. We don't have any citizens that are complaining about it. If we try it our way, it's not going to hurt anything, it's going to benefit the town. I'm not saying it should be like the wild west and be able to do whatever we want. We can still have the permit, still have where we have to change the messages and that the signs have to be in good repair. In a smaller strip like where Tasty's and physical therapy are maybe signage can't be 150 feet apart. I don't know about when the roundabouts are coming in, but they could still be far apart to get business. If you guys don't allow this change the way we need it to be, how are we going to recover business that is already lost? How are we going to consistently gain new customers? How are we going to grow our business in order to stay open and be able to pay you guys the taxes the city needs to be able to do all these things the city wants to do? I invite you to not just say no you can't have it, you should research other forms of advertising in this town. If you don't have the experience to tell us that, all of us right here that have been doing this for so long that know what it's like to try and drive business through our doors, we have the experience with this. Look at our track record. We had one business that had a complaint. Nobody can even provide that complaint to us. None of the rest of us who have signage have ever had a complaint because we changed them, we moved them, they are far enough apart. Honestly, to have 53 businesses want this change and if it gets ignored, I don't know what that says about our government and being business-friendly to this town. Again, no citizens here to say they are against us. I appreciate you giving me extra time. This really is a big deal. We are talking about a significant amount of business loss.

Steinke asked for additional comments. Steinke mentioned comments would now be limited to five minutes since Ms. Enzler spoke for other people in the audience.

Lindsay Johnson on behalf of Mark Netzing from St. Francis Physical Therapy at 3220 Bridge Street said they have six clinics in six different cities Isanti, North Branch, St. Francis, Ham Lake, Andover, and Zimmerman and that different ordinances have different impacts on each of these businesses in different cities. In St. Francis, we do see a significant increase in calls in patient interest and massage interest and increased appointments after we have a sign up. One of the interests that our business has for the future is improving community wellness and community events. This is something that

is hard for us to get successful in the community without being able to use a proven and successful way to advertise. The examples that Mark wanted me to bring up were two of the clients that we have are North Branch and Zimmerman. These two communities do not have very strict sign ordinances. These two clinics have grown significantly in the amount of time they have been open and they see the support with the community and how those businesses have succeeded. We have also seen communities that have not been supportive and then we move our business. We had a business in East Bethel and moved to Ham Lake. One of the most important reasons for the move was their sign ordinance. Just within the last year, this has happened and we already have had to double the staff at this clinic to meet the demands. Those are just the comments that I wanted to make applicable to our business.

Sam Schudi of Pillar Signs and Graphics said I do a lot of different signage and I have been working with someone who is not here tonight but they are opening two other locations in Zimmerman and up towards Princeton. One of the things they said and they are one of the largest tenants over here square footage wise said business drops 50% when there is not a temporary sign up and they are probably going to leave town.

Connie Tillman of St. Francis Collision at 23615 St. Francis Blvd said all signage is important to any business but if you are open to the public, you need more than just the sign on your building. You need to let people know what your hours are, what you are offering, and if you have any specials. The Courier is just once a month and just doesn't really do it around here. In the past, she had a business in Brooklyn Park with a pylon sign that attracted impulse buyers with weekly rotation and we could put up specials for our business. If I could have had that every week of the year, I could have quadrupled my business and then some because every time any business had something on that pylon for a week, it got attention and new customers came in along with the regulars. People are impulse buyers, they don't always go someplace and stop along the way, but if they see that they can get pizzas at two for \$10, they are sometimes going to make that detour. These signs make a difference in all of our businesses. The temporary signs are important to a small business in a small town and help keep business going. The permit form has an unnecessary paragraph on the bottom on page two.

Steinke said regarding the permit form and after his meeting with the Business Council and talking with the Building Inspector, that if the temporary sign is up longer than the permit has been requested for, and if he comes in and has to remove, that is where the cost comes in and any other fees.

Steinke said the Business Council presented their recommendations at the November Planning Commission meeting. Steinke and the Mayor met with the Chamber President Joe Raus, as the representative of the Business Council, to discuss the amendments afterwards. At this meeting, it was conveyed that the Planning Commission would be going forward with their recommendations and if this was unacceptable that the ordinance would stay the same. He pointed out that the amendments include the increase of time from 120 days to 180 and noted that a speaker mentioned 120 days.

Enzler made a comment from the audience stating she was unaware of the proposed amendment to increase time to 180 days. She applied for a permit in January and the form listed 120 days. Steinke mentioned that the ordinance being discussed at this meeting lists 180 days.

Steinke asked Sparks to clarify the 180 days in the ordinance. Sparks indicated the ordinance currently allows for 120 days per year to display signs. The public hearing tonight is on changing that along with other things and changing that to 180 days.

Skordahl asked if all was clear and that the proposed change at this public hearing is for 180 days and it will go to the Council with the Planning Commission recommendation.

An unidentified speaker from the audience asked about the size change in the ordinance and if it was going from six feet to nine feet and is that for the sign itself or does that include the stand on the bottom. Sparks clarified that it would be nine feet from grade elevation to the top of the sign.

Enzler spoke from the audience and mentioned there was talk about 180 days but didn't think that was being recommended because she was under the impression that it was still being discussed about the amount of time that the businesses wanted. Enzler mentioned the business committee wasn't invited to the meeting where the changes were being discussed and said they weren't a part of that. Enzler stated they are appreciative of the 180 days but that is not what they are asking for. They are asking for more because of all these points that we have brought to you guys and she really does hope that you take it to heart. Enzler said the size is great and she thinks they are all okay with 6 x 8.

Joe Raus, President of the St. Francis Chamber of Commerce, said that he wanted the meeting in November with the Mayor, acting City Administrator, the Building Inspector, Nate Sparks, and Planning Commission Chair to clear the air on the building code. At the November meeting before the Planning Commission, everything that we talked about tonight as far as the changes other than the length of time was basically okay that evening. When we reached the topic of length of time for displaying a temporary sign, advice from the Building Inspector was asked and he referenced a State Building Code section regarding temporary structures. It was our contention at that meeting temporary structures should not apply to temporary signs. Staff brought in the City Attorney and he agreed with the Building Inspector that he thought that temporary structures governed the same length of time as for temporary signage. Raus called people at the state and they agreed that the building code should not apply to signs. At a meeting in February, it was clarified that this part of the State Building Code and that he was subscribing to. Before that, that part of the Building Code had changed and on the 24th of January, the state removed the references to temporary structures from the new building code and moved them to the municipality itself. He said the building official could deviate from the 180 day standard. At this meeting, the length of time and enforcement issues were discussed. Also discussed were length of time temporary signs were really out there and that some sign businesses drop off the sign a week early or pick up a week late so in essence in his eyes, a 30 day sign was actually out there for 45 days and his rationale was that if you do that six times a year, all of a sudden you are at nine months of the year where you have temporary signage whether you are paying for a permit for that time or not. The 180 day limitation was brought up and nothing that was discussed here tonight and brought up by these folks wasn't anything that I didn't bring up at our meeting. It was the opinion of the Mayor and others at the meeting that 180 days was the magic number and that is what it is going to be and if we didn't like the 180 days, we were in jeopardy of having the sign ordinance just stay the way it was. Raus said he left the meeting agreeing and did say he was going to go back to the business council and get their input. I did do that and they did want a meeting with the same individuals and that was turned down and basically, said the City wants an answer and either you agree with what we've proposed with the 180 days or the city will not address any changes to the building code. He looked at it

from all different angles. Raus stated the Chamber represents all the businesses in the community and when he has businesses coming at him time and time again saying this is a real important thing, I will listen to them. If the business are saying the 180 days isn't adequate, this is why they are here. This is the only forum they have to address this issue. Raus said it was a very good meeting, a constructive meeting, but I left that meeting knowing that some were going to have an issue with this.

Steinke mentioned that at that meeting, there was a business owner there and he asked him a question about that Wednesday to Wednesday. Raus mentioned the Building Inspector had some input as far as the challenges he had with signs being put out in advance of when the permit was actually set up for and not being picked up after a week or sometimes two weeks later. Steinke mentioned the sign businesses are not following the schedule of when to place the signs and pick up the signs. Raus mentioned Anytime Fitness that was the only business that was using a sign company that was early in placement and late in pick up. Raus said Anytime Fitness has since changed sign companies. Raus mentioned again that he thought the City gave the Chamber an ultimatum about the 180 days and that it was that or nothing at all. Raus said you don't do business like that within a community.

Enzler made a comment from the audience and said she was at a council meeting and they were pleased with the Chamber having a Business Council so that all the businesses could get together and the Council would be willing to listen to what they have to say about temporary signage and bring a proposal to the City Council. Enzler said they did exactly that and they had a proposal and all of a sudden this meeting is called where none of us are there and this ultimatum is basically laid down and it went from being in support of having a Business Council to not involving them in the decision process at all. We took a lot of time and we are all busy business people.

Steinke said what came out of that meeting was to try 180 days and that 180 days is what had support.

Enzler made a comment from the audience that nobody is listening. No opportunity to speak.

Skordahl said that you are getting an opportunity to speak right now. This is a public hearing. Skordahl also mentioned the process for the City Council meeting where this item will be discussed. There were no ultimatums. At some point a decision had to be made. We were spinning our wheels.

Enzler made a comment from the audience about the petition and stated that nobody is listening to us. There are businesses in town that do not have a permanent sign. The town is not growing. Dollar General comes and another dollar store goes. Businesses are leaving.

An unidentified speaker from the audience stated the Planning Commission should accept the recommendation from the Business Council and not 180 days since this is the main issue.

Steinke said this discussion has been going on for close to a year.

Enzler commented from the audience that there is a documented loss of business. 53 signatures on a petition. No citizens showing up tonight saying they are against

temporary signs. The fact that they have documented loss of business without temporary signs. Enzler asked if anything they presented at this public hearing could sway the Planning Commission. Why can't the ordinance be for 240 days with two months of special event signs plus allowances for community event signs? What would convince you?

Steinke said special event signs are an outside item. Berndt said that would be an enforcement issue.

An unidentified member of the audience commented on the enforcement issue and the cost of enforcement.

Steinke mentioned that special event signs are not in the current ordinance being considered at this public hearing.

Enzler commented from the audience that the Business Council did not have a say what went into the ordinance.

Dan Masier from Beef O'Brady's at 23312 St. Francis Boulevard said the ordinance makes his business pick and choose between advertising promotions or community events. He stated size of the sign was a big issue because his company store isn't as large as his store in Andover and they rely on the lunch crowd and Hwy 47 is the best access for us. Signs on Hwy 47 can be too small at 55 mph to see them and he is in favor of the larger signs.

Tim Holen from the hardware store at 3645 Bridge Street said that we've got to change something. During the last eight years, things are going down. There are too many rules, regulations, ordinances, fines, taxes, and fees. Here's where it starts. St. Francis has been declared by the federal government to be a depressed area. It wasn't always that way. It costs more to get a building permit here than in Andover. Somebody's got to start to change things whether it is this committee and they say we really see this is a problem for a lot of people. Get rid of the whole temporary sign ordinance.

Multiple unidentified speakers from the audience spoke at once.

Steinke closed the public hearing at 8:26 pm.

Zutz said he was confused by the talk about closed door meetings and ultimatums. It's frustrating that this discussion keeps going on and on. He said this body can either pass this amendment or change it and I don't understand how this has dragged on for so long and we have discussed this too long. He is not interested in hearing anymore history because it just goes on and on. I think that somebody needs to speak up here and make a stand and I'm frustrated.

Murray said the advent of Menard's hurts the hardware store. It's a mobile society. Fails to see how longer temporary sign duration has any impact. Provide a good product at a good price. No more amount of temporary signage is going to drag more customers in.

Berndt said there were no closed door meetings and no ultimatums. With 240 days plus 60 for special event signs is 300 days and it might as well be all year. Other cities are more restrictive. 180 days is worth trying.

An unidentified speaker from the audience made a comment saying the Planning Commission should accept the Business Council recommendations.

Steinke said he fails to see how longer duration of temporary signs would bring people in.

Motion by Berndt, second by Steinke to recommend approval of the ordinance amendments as written. Zutz said he would support 210 days. Motion carried 3-1 (Zutz).

8. Planning Commission Discussion

Sparks said the City Clerk has requested the Planning Commission discuss the idea of having students on the Commissions. Berndt said she is familiar with other cities exploring this concept. Murray said he could possibly support a non-voting member. Zutz said students should only observe with no formal appointments as there are certain qualifications for serving in this capacity that would be difficult for a student to meet. Berndt said only well qualified students should be considered. Steinke said it was an interesting idea and would depend on the age of the student and if they would carry over into becoming a permanent member.

9. **Adjournment:** Motion by Zutz, second by Berndt to adjourn. Motion carried 4-0. Meeting adjourned at 8:50 pm.

Nate Sparks, City Planner

Date



PLANNING MEMO

TO: St. Francis Planning Commission

FROM: Nate Sparks

DATE: June 12, 2015

RE: Jensen Family LP – Zoning Text Amendment Request
Permit Churches in the B-2, General Business District

Background

The Jensen Family Limited Partnership has made an application for a zoning text amendment to allow for churches as a permitted use within the B-2, General Business Zoning District. The applicant is the owner of the St. Francis Mall at 3210 Bridge Street. They wish to lease space to a church in the mall.

Current Ordinance: Churches

Currently the City defines churches as “religious institutions” and they are allowed as a permitted use in the R-2 (Single Family Residential District) and by a conditional use permit in the R-1 (Urban Estate Single Family Residential District), R-3 (Medium Density Residential District), and R-4 (High Density Residential District). Religious institutions are currently not permitted within the B-2, General Business District.

B-2 District

The B-2 District states that it is “intended to provide for commercial uses adjacent to frequently traveled corridors.” It is the zoning district along Bridge Street east of the Rum River and most of the Highway 47 corridor north of Pederson Drive.

Comprehensive Plan

The Comprehensive Plan states that commercial uses are to be concentrated along Highway 47 and Bridge Street. These areas were intended to be preserved for commercial activity. As such, it has been the policy of the City to not allow churches in areas reserved for commercial uses.

Zoning Amendment Request

The applicant wishes to have churches allowed within the B-2 District in order to allow for rental of space within the St. Francis Mall. This would also result in allowing religious institutions to be permitted along the Highway 47 corridor and all along Bridge Street east of the Rum River.

General Information

Several area cities have recently grappled with this issue. Some communities allow churches with no restrictions in all commercial districts while others do not. The policy varies depending on the specific situation and methods by which the community approaches zoning issues. In any event, upon acting on the request from the applicant, it would be advised that the Planning Commission continue to review this matter to ensure uses such as this are treated in a consistent manner.

Recommendation

The City's policy has been to allow religious institutions in all manner of residential districts. Noting the limited amount of commercial space available within the City, the commercial districts do not include allowances for institutional uses. Such uses are permitted within the higher density residential districts which are intended to be at the periphery of the commercial areas. They are also allowed in the lower density single family districts as part of a long standing tradition.

If the Planning Commission were to wish to continue this policy, it would be recommended that the request be sent to the Council with a recommendation of denial. As noted above, the Commission should then review the ordinance related to religious institutions and possibly schools, at a later time, to ensure it meets the expected policies and there are no inconsistencies. There would be several options available for including institutions in alternate scenarios that may not be included in the code, at this time. City Staff would recommend following this general process.

If the Planning Commission were to wish to allow for this change, the amendment to consider would be to either simply add Religious Institutions as a permitted use in the B-2 District or to possibly add the use as a conditional use permit, if there were conditions that the Planning Commission were to wish to consider for allowing the use. Such conditions could be based possibly on size or location. If the Planning Commission were to wish to follow this second path, direction should be given to City Staff on preparation of the ordinance.

NORTH

OLD PARKING 108
NEW PARKING 116

C. S. A. H. NO. 24

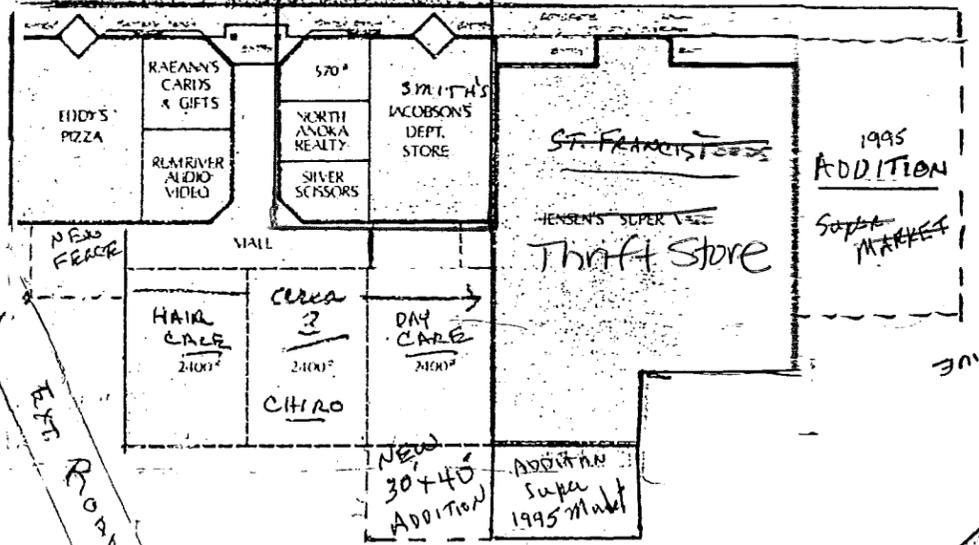
CROSSTOWN BANK

5'
25'
9E

NEW SIGN

NEW BLINDTOP PARKING AREA

Proposed Church Location (6000sq.ft.)



NEW PLAY GROUND 60'x50'

EXT. ROAD WAY

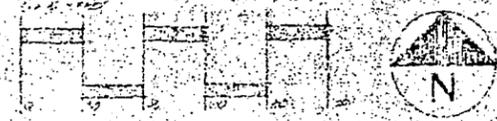
EXT. ROAD WAY

HAIR CARE 2400'
CIRCA 3 2400'
CHIARO
NEW 30'x40' ADDITION
ADDITION Super 1995 Model

Francis Mall

WETHAD

WEDLAND



DESCRIPTION OF REQUEST: (attach additional information if needed)			
Project Name: St. Francis Mall rezoning Ammendment			
Nature of Proposed Use: Leasing space for church use (5,000 sq ft) Living Hope Evangelical Free Church			
Reason(s) to Approve Request: Keep our center full and looking good. Many small centers allow churches.			
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE: (attach additional information if needed)			
Project Name:		Date of Application:	
Nature of Request:			
PROPERTY INFORMATION:			
Street Address: 3210 Bridge St. St Francis MN 55070		Property Identification Number (PIN#): 32-34-24-44-0025	
Legal Description (Attach if necessary):	Lot(s): 1,2,3,4,5	Block: 1	Subdivision: attached
OWNER INFORMATION:			
Name: Jensen Family Limited Partnership		Business Name:	
Address: PO Box 390			
City: Champlin		State: MN	Zip Code: 55316
Telephone: 7637550446 / 612 240 4009		Fax: 7637674627	E-mail: jflp1013@aol.com
Contact: George Jensen / Jill Jensen		Title: Partner MGR.	
APPLICANT INFORMATION: (if different from owner)			
Name:		Business Name:	
Address:			
City:		State:	Zip Code:
Telephone:		Fax:	E-mail:
Contact:		Title:	

NOTE: Applications must be signed by all property owners. Applications only accepted with ALL required support documents and fees. Please request and follow appropriate Development Checklist(s) for desired application.