

City of Dayton
Economic Development Authority (EDA)
December 16, 2025
7:30 a.m.

7:30 1. **Call to Order**

The EDA consists of seven members, including two City Councilmembers and five members of the Dayton business community or residents of the City of Dayton with business and/or economic development expertise, each with an interest in promoting the economic growth and development of the City of Dayton. The EDA shall have all the powers, duties, and responsibilities set forth in Minnesota Statutes §469.090 to §469.1081.

7:30 2. **Approval of the Agenda**

7:30 3. **Consent Agenda**

- A. Approval of Minutes, November 18, 2025
- B. EDA Treasurer's Report
- C. Summary of Non-Residential inquiries

7:30 4. **Open Forum**
Time is limited to 3 minutes. No EDA Action will be taken. However, direction can be given to staff for future meetings.

7:30 5. **Old Business**

- A. Damaged/Abandoned Utility Boxes
- B. Sidewalk Repairs in Old Village
- C. Railroad Spur
- D. Lent Property
- E. Robinson Street Tax Forfeit property
- F. Dayton Parkway Tax Forfeit property
- G. Balsam Lane Signage

6. **New Business**

8:00 A. Sign Ordinance

8:10 B. MN Bonding Request: Rail Spur

7. **Staff & Board Updates (verbal)**

8:20 A. Staff Updates

8:30 B. EDA Member Updates

The next EDA meeting will be on Tuesday, January 20, 2025, at 7:30 am

8:30 8. **Adjourn**



**CITY OF DAYTON
ECONOMIC DEVELOPMENT STRATEGY PLAN (2022)**
GOALS:

1. Strengthen the Local Tax Base
2. Encourage Public/Private Partnerships to construct public infrastructure to support quality development
3. Foster Employment growth with strong wage opportunities through attraction of new businesses and expansion of existing businesses
4. Ensure city processes are business friendly and do not create barriers to development
5. Promote the growth of a "City Center" located [at] Territorial Road and Holly Lane Area
6. Explore preservation, reinvestment, and redevelopment possibilities within the Historic Village
7. Provide greater clarity around when and how to use City Assistance for projects
8. Strengthen quality of life within Dayton through enhancement of recreational opportunities
9. Use Economic Development resources to promote a full range of housing choices within Dayton

**MINUTES OF THE NOVEMBER 18, 2025
CITY OF DAYTON, MINNESOTA
ECONOMIC DEVELOPMENT AUTHORITY MEETING**

Call to Order

Huttner called the meeting to order at 7:30 AM on November 18, 2025.

Roll Call

Present: Dave Anderson, Tim Huttner, Shawn Luther, Jack Bernens, Dave Fashant, and John Weber

Absent: Scott Salonek

Also, in attendance: Jon Sevald, Executive Director; Hayden Stensgard, Planner II; Zach Synstegaard, IAG Commercial.

Approval of the Agenda

Motion to approve the agenda made by Luther, seconded by Fashant. Motion carried 6-0.

Consent Agenda

A. Approval of Minutes, October 21, 2025

B. EDA Treasurer's Report

C. Summary of Non-Residential inquiries

Sevald explained that the non-residential inquiry list tracks business and realtor inquiries, serving as a call log that includes both new and continuing interests. Sevald noted the color-coding system helps differentiate between multiple inquiries from the same business versus different businesses. Currently, there appears to be significant interest in storage facilities.

Motion to approve the consent agenda by Luther, seconded by Weber. Motion carried 6-0.

Open Forum

No members of the public were present.

Old Business

A. Damaged/Abandoned Utility Boxes

Sevald reported progress with the damaged utility box on Balsam Lane, showing before and after photos of a replacement. The EDA acknowledged this as a positive step, even if modest compared to the overall need.

B. Sidewalk Repairs in Old Village

Sevald reported that repairs have been scheduled for 2026 as the current season has ended.

C. Railroad Spur

Sevald indicated progress on the railroad spur has stalled and requested guidance on next steps. Anderson clarified the difference between a railroad spur (dedicated to a single business) and a transload facility (open to multiple businesses). The EDA

decided to connect with King Solutions to determine their specific needs before proceeding further.

D. Lent Property Concept Plan

Sevald confirmed the property has been officially listed for sale on multiple commercial platforms. The EDA approved posting the listing on the city's website and social media, with direction to link to the listing agent for inquiries.

E. Tax Forfeit property, PID: 31-120-22-13-0010 (Triangle Property)

Sevald presented a resolution for purchasing the Triangle Property from Hennepin County, noting that the City Council had approved a loan of \$300,000 plus 4% interest to the EDA for this purpose.

Motion to approve the purchase of the Triangle Property from Hennepin County by Fashant, seconded by Luther. Motion carried 6-0.

F. Balsam Lane Signage

The EDA discussed options for creating a multi-tenant business sign for Balsam Lane to improve visibility for area businesses. Consensus favored a digital sign that would allow multiple businesses to be featured and easily updated. Staff reported being in contact with Raintree Plaza ownership, who is amenable to an easement. The EDA directed staff to continue exploring signage options, specifically digital displays, and to determine what ordinance changes might be necessary.

G. Economic Development Specialist

Sevald presented information on a potential part-time Economic Development Specialist position that would focus on business retention visits, handling RFPs/RFIs from the Department of Employment and Economic Development, advancing the EDA strategy plan, and permit review.

Discussion over an ongoing need for a permanent position, paying IAG hourly at their rate, or add to the 2027 budget. Multiple EDA members expressed concerns about funding a staff position from reserves.

Motion to include the Economic Development Specialist position in the 2027 budget discussions rather than using reserves by Bernens, seconded by Weber. Motion carried 6-0.

New Business

A. Concept Plan - Graco

Stensgard presented a concept plan for Graco's proposed global headquarters relocation to Dayton, featuring a 100,000 square foot, three-story office building that would eventually house 250-300 employees. The property would be developed on land between two existing buildings, with potential for future expansion. The EDA viewed this as a significant opportunity to increase commercial tax base and attract supporting businesses.

B. CLOSED SESSION: Pursuant to MN Statute 13D.05, Subd 3(c)(3), a closed session shall be conducted to develop or consider offers or counteroffers for the purchase or sale of real or personal property located at: 183XX Robinson St, Dayton, MN 55327, PID: 31-121-22-31-0056.

The EDA entered a closed session to discuss this property, then reopened the meeting.

Motion to list the Robinson Street property for sale by Luther, seconded by Bernens. Motion carried 6-0.

C. CLOSED SESSION: Pursuant to MN Statute 13D.05, Subd 3(c)(3), a closed session shall be conducted to develop or consider offers or counteroffers for the purchase or sale of real or personal property located at: PID: 31-120-22-13-0010.

The EDA entered a closed session to discuss this property, then reopened the meeting.

Motion to list the Triangle property for sale by Bernens, seconded by Anderson. Motion carried 6-0.

Staff & Board Updates

A. Staff Updates

Sevald provided several updates.

B. EDA Member Updates

The next EDA meeting will be held Tuesday, December 16, 2025, at 7:30 AM.

Adjourn

Motion to adjourn by Luther, seconded by Weber. Motion carried 6-0.

The meeting adjourned at 9:21 AM.

ACCOUNT BALANCE REPORT FOR DAYTON MN

Page: 1/1

PERIOD ENDING 11/30/2025

GL NUMBER	DESCRIPTION	2025	BEG. BALANCE	ACTIVITY FOR	YEAR-TO-DATE	END BALANCE			
		AMENDED BUDGET	01/01/2025	MONTH 11/30/2025					
Fund 225 - EDA									
Assets									
225-00000-10100	Cash		683,254.11	(774,209.93)	(888,465.71)	(205,211.60)			
225-00000-10450	Interest Receivable		0.00	0.00	0.00	0.00			
225-00000-10500	Taxes Receivable - Current		0.00	0.00	0.00	0.00			
225-00000-11500	Accounts Receivable		200.00	0.00	50.00	250.00			
225-00000-15000	Due from Other Funds		0.00	0.00	0.00	0.00			
TOTAL ASSETS			683,454.11	(774,209.93)	(888,415.71)	(204,961.60)			
Liabilities									
225-00000-20200	Accounts Payable		7,397.93	(773,849.00)	(7,397.93)	0.00			
TOTAL LIABILITIES			7,397.93	(773,849.00)	(7,397.93)	0.00			
Fund Equity									
225-00000-25300	Unreserved Fund Balance		676,056.18	0.00	0.00	676,056.18			
TOTAL FUND EQUITY			676,056.18	0.00	0.00	676,056.18			
Revenues									
225-40100-31012	EDA Property Tax Levy	0.00		0.00	0.00	0.00			
225-40700-36210	Interest Earnings	0.00		0.00	21,074.44	21,074.44			
225-40700-39000	Other Financing Sources	0.00		0.00	925.00	925.00			
225-40700-39101	Sales of General Fixed Assets	0.00		0.00	89,000.00	89,000.00			
TOTAL REVENUES		0.00		0.00	110,999.44	110,999.44			
Expenditures									
225-41710-50210	Operating Supplies	0.00		360.93	1,725.12	1,725.12			
225-41710-50300	Professional Svrs	0.00		0.00	33,758.65	33,758.65			
225-41710-50308	Contract Services	0.00		0.00	0.00	0.00			
225-41710-50370	Property Tax Payments	0.00		0.00	652.50	652.50			
225-41710-50430	Miscellaneous	0.00		0.00	40,000.00	40,000.00			
225-41710-50510	Land	0.00		0.00	915,880.95	915,880.95			
TOTAL EXPENDITURES		0.00		360.93	992,017.22	992,017.22			

November 2025 non-residential inquiries. Status is Anonomous until an application is submitted, and becomes public.

DATE	CATEGORY	DESCRIPTION	FACITLY	JOBS	INVESTMENT	STATUS
11/3/2025	Industrial	Concept Plan	Warehouse/distb.	?	?	Oppidan. Discuss layout 200,000sf spec building
11/3/2025	Commercial	Concept Plan	Office	300	?	Graco. Concept Plan.
11/4/2025	Commercial	Concept Plan	Gas Station	?	?	Anonomous. Pre-Concept Plan.
11/4/2025	Commercial	Concept Plan	Office	300	?	Graco. Concept Plan.
11/4/2025	Industrial	Land	Multi-tenant	?	?	Information provided
11/5/2025	Industrial	Concept Plan	Warehouse/distb.	?	?	Oppidan. Discuss layout 200,000sf spec building
11/5/2025	Commercial	Land	Bank	?	?	Information provided
11/6/2025	Industrial	Concept Plan	Warehouse/distb.	?	?	Oppidan. Discuss layout 200,000sf spec building
11/7/2025	Other	Other	Other	?	?	General land inquiry for development opportunities.
11/7/2025	Industrial	Land	?	?	?	Information provided
11/10/2025	Other	Other	Other	?	?	General land inquiry for development opportunities.
11/11/2025	Other	Other	Other	?	?	General land inquiry for development opportunities.
11/11/2025	Industrial	Land	Multi-tenant	?	?	Information provided
11/11/2025	Industrial	Land	Warehouse/distb.	?	?	General land inquiry for development opportunities.
11/13/2025	Industrial	Concept Plan	Warehouse/distb.	?	?	Oppidan. Discuss layout 200,000sf spec building
11/13/2025	Other	Other	-	?	?	Hennepin Co. Thriving Thursdays
11/14/2025	Industrial	Land	Multi-tenant	?	?	Information provided
11/14/2025	Other	Other	-	?	?	Hennepin Co. Love Local
11/17/2025	Industrial	Concept Plan	Warehouse/distb.	?	?	Oppidan. Discuss layout 200,000sf spec building
11/17/2025	Commercial	Concept Plan	Office	300	?	Graco. Concept Plan.
11/17/2025	Industrial	Land	Multi-tenant	?	?	Information provided
11/17/2025	Commercial	Concept Plan	Gas Station	?	?	Anonomous. Pre-Concept Plan.
11/18/2025	Other	Other	-	?	?	Hennepin Co. Love Local
11/19/2025	Commercial	Concept Plan	Gas Station	?	?	Anonomous. Pre-Concept Plan.
11/20/2025	Industrial	Land or buildings	Manufacturing	?	?	Cannabis cultivation. Information provided.
11/20/2025	Commercial	Site Plan	Auto Repair	?	?	Information provided
11/20/2025	Industrial	Redevelopment	Warehouse/distb.	?	?	Information provided
11/25/2025	Commercial	Concept Plan	Office	300	?	Graco. Concept Plan.

ITEM:

Damaged/Abandoned Utility Boxes

APPLICANT/PRESENTERS:

Jon Sevald, Executive Director

PREPARED BY:

Jon Sevald, Executive Director

BACKGROUND/OVERVIEW:

In 2024, the EDA expressed concerns about damaged and abandoned utility boxes in the right-of-way. In order to file a complaint with the Public Utilities Commission (PUC), the owner, location, and previous correspondence is needed. There are an estimated 2,000+ utility boxes and 52 eligible telecommunication providers in Dayton.

During the May 20, 2025 EDA meeting, the EDA directed Staff to bring forward to the City Council for action. September 9, 2025, the City Council considered a proposal by Stantec to inventory objects within 84-miles of right-of-way (\$31,000). The inventory would identify damaged utility boxes to be inspected by staff, and issue corrective orders. The Council directed that enforcement be complaint driven (no Stantec inventory), and to assist property owners with contacting their utility provider, if necessary.

Staff complained to Lumen regarding two utility boxes on Balsam Lane. Boxes were replaced in October.

An article will be published in the Winter Dayton Communicator.

There are no updates since the November 18, 2025 EDA meeting.

CRITICAL ISSUES:

None.

RELATIONSHIP TO COUNCIL GOALS:

Build and Maintain Quality Infrastructure.

ROLE OF EDA:

None.

RECOMMENDATION:

None

ATTACHMENT(S):

Photos

Winter 2025 Dayton Communicator

ECONOMIC DEVELOPMENT AUTHORITY MEETING



Oct 6, 2025



Nov 12, 2025

Environment

Low Salt, No Salt Minnesota



Overuse of de-icers for winter maintenance is a growing problem in Minnesota lakes, ponds, wetlands, streams, and groundwater.

The leading source of chloride pollution is from deicing chemicals (salts) used for winter maintenance. Chloride damages property and the environment, harms aquatic species, and impacts drinking water quality. About 50 waterbodies in Minnesota already have dangerous chloride levels, and another 75 waterbodies are close to the danger zone. Once chloride is in a waterbody, there is no feasible way to remove it. It takes only one teaspoon of salt to permanently pollute five gallons of water.

The leading strategy for managing chloride pollution is to be smart about its use; applying it only when, where, and in the amount needed. This also means that every effort, big or small, helps reduce chloride pollution!

EDA

Damaged Utility Boxes

The Dayton Economic Development Authority encourages property owners to contact their utility provider to repair any damaged utility box on your property.



Public Works

Winter Snow Removal Reminders

The City of Dayton Public Works team is committed to keeping streets as safe as possible. Snowfall of 2 inches or more will trigger a snow event. Staff established an order of priority, to use the staff and resources available most efficiently and effectively to us, and to allow emergency services to operate. Public Works will perform snow removal with 2 inches or more, drifting snow, icy conditions and time of snowfall in relationship to heavy use streets. It is against City ordinance to push, plow, or blow snow across or into the street. Parking is prohibited on city streets after a 2-inch snowfall. Parking may not resume on the street until it has been plowed curb-to-curb. Parking on streets is prohibited between 2am-6am without a permit.

Public Works

Lawn Restoration

Snow plowing and ice control operations can cause property damage even under the best circumstances. The intent of the right-of-way is to provide snow storage, space for utilities and sidewalks. The City will place seed in areas where turf is damaged on city-owned right-of-way as the result of plowing activities. Residents are responsible for assisting with watering areas that are repaired in the spring. Landscaping materials installed (posts, shrubs, sprinkler heads and ornamentation) or encroaching on a public owned right-of-way are permitted, but the owner assumes all risk of damage and the City assumes no responsibility for damages incurred to landscaping materials as the result of snow removal and ice control activities. Please contact Public Works at (763) 427-3224 or email publicworks@daytonmn.gov to report sod damage or anything else noted above.

Public Works

Mailboxes

Damage to mailboxes is a risk that snowplow operators face during their winter plowing requirements. The City will review each mailbox damage claim. A mailbox should be installed so its bottom edge is 41" to 45" above street level with the post back from the curb or front of the box should be 6" to 8" back from the curb. That amount of clearance is needed to keep the plow's wing from hitting the box. Please visit usps.com/manage/mailboxes.htm to view mailbox installation, construction standards and placement of the mailbox.

Please contact Public Works if you have further questions or email publicworks@daytonmn.gov with your address and pictures of the mailbox.

Public Works

Trash/Recycling

Reminder for trash and recycling collection on snow days to please place your trash and recycling containers in your driveway and do not place the container in the street for collection. Plows will not stop to move them off the street.

ITEM:

Sidewalk Repairs in Old Village

APPLICANT/PRESENTERS:

Jon Sevald, Executive Director

PREPARED BY:

Jon Sevald, Executive Director

BACKGROUND/OVERVIEW:

In February 2025, the EDA voiced concerns about cracked sidewalks in the Old Village. ADA standards require 5' sidewalk widths, no more than $\frac{1}{2}$ " gap (crack), and $\frac{1}{4}$ " change in level (one panel being higher than the other), along with curb ramps. Certain sections of sidewalks are non-conforming.

Public Works will grind down sidewalks that exceed $\frac{1}{4}$ " elevation difference. Replacement of city sidewalks in the Village is in the 2031 CIP. Boulevard tree removal will be considered at that time. County sidewalks (CSAH 12) will be considered during road projects by Hennepin County. None are planned within the 2025-2029 Capital plan in the Old Village.

During the September 9, 2025 EDA meeting, the EDA directed staff to obtain bids for replacement. Applicable sidewalk panels will be replaced in spring 2026 (ran out of time for fall, 2025).

There is no updates since the November 18, 2025 EDA meeting.

CRITICAL ISSUES:

None

RELATIONSHIP TO COUNCIL GOALS:

Build and Maintain Quality Infrastructure

- *Address public facilities to meet city's growth and needs*
- *Maintain quality local street system*

ROLE OF EDA:

No action required.

RECOMMENDATION:

None

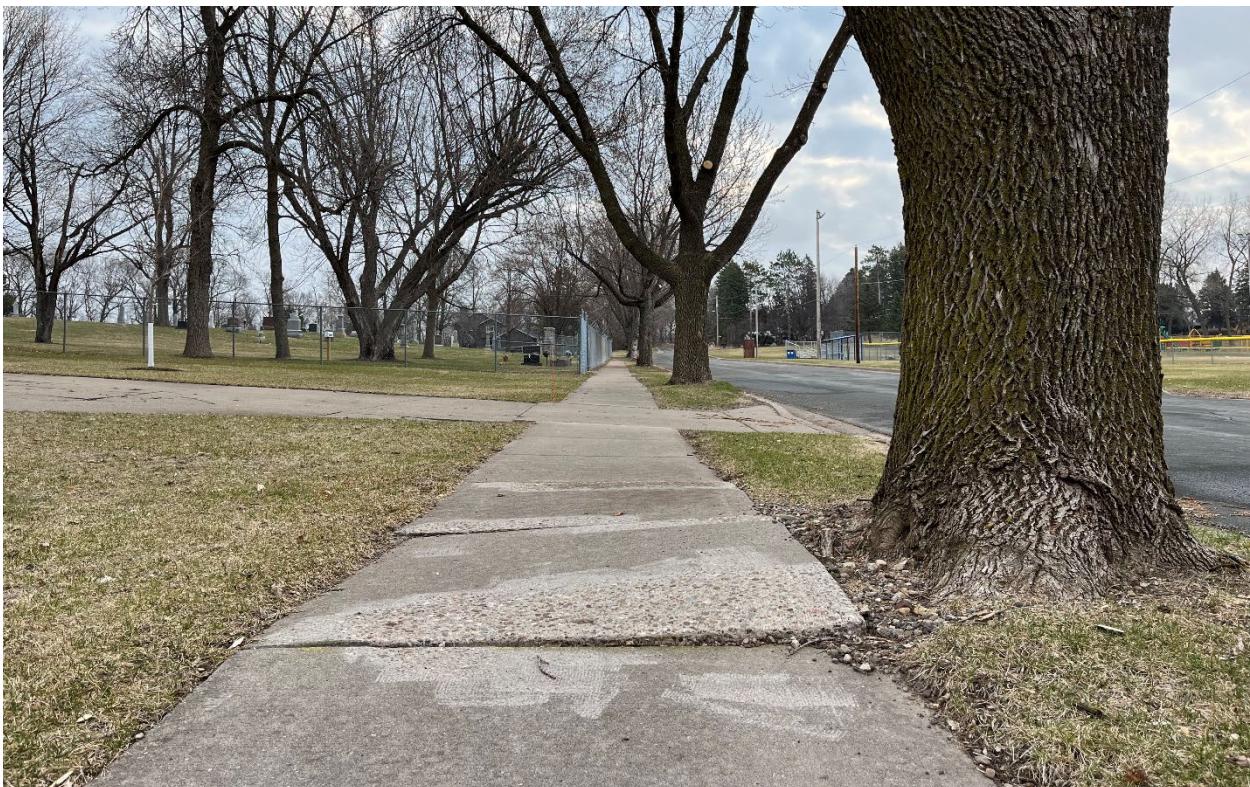
ATTACHMENT(S):

Photos

ECONOMIC DEVELOPMENT AUTHORITY MEETING



18640 Robinson Street (April 10, 2025)



18380 Columbus Street (April 10, 2025)

ITEM:

Discussion – Railroad Spur

APPLICANT/PRESENTERS:

Jon Sevald, Executive Director

PREPARED BY:

Jon Sevald, Executive Director

BACKGROUND/OVERVIEW:

In September 2024, the EDA expressed interest in having a railroad spur in Dayton to attract manufacturers. In 2024, Staff discussed with BNSF who suggested creating a [BNSF certified site](#). Typically includes 50-100+ acres. [Becker](#) (67-acres) is the only certified site in Minnesota. BNSF stated that users are typically heavy industrial.

In August, Chair Huttner and Staff met with Cemstone. Cemstone has a planned railroad spur, but no timeline as to when it would be installed (not in the foreseeable future). Cemstone would consider sharing the spur with others if it made financial sense to Cemstone.

In September, Staff discussed with MnDOT if there are any similar projects (public owned, private operated). The Des Moines MPO owns a 40-acre Transload Facility (truck to rail). Total project cost was \$25 million (\$11.2 million received in grants). According to its feasibility study, the facility estimated 7 daily train and 42 daily truck loads by the 3rd year, and an estimated annual revenue of \$250,000 - \$300,000.¹

MnDOT suggested that if to move forward, the EDA needs commitments of number of train loads from users to justify service by BNSF. A feasibility study is needed. MnDOT administers the Minnesota Rail Service Improvement Grant program. In 2024, 19 applicants applied. Eleven received funding from \$246,000 - \$1.9 million. A feasibility study is required to apply for the grant (\$10,000 - \$30,000).

In September/October, BNSF provided Staff with a list of questions for customers, a list of 12 transload facilities in Minnesota, and a list of engineering firms. The nearest transload facilities are in Fridley (Murphy Warehouse Company – 15 acres, and Commercial Transload of Minnesota – 4 acres).

TKDA estimates a Transload facility would cost \$8-\$20 million.

Staff has reached out to Dayton freight companies and manufacturers. MTL, Graco, Adessa, States Manufacturing, and Maas HVAC do not need rail.

BNSF's list of questions was shared with EDA members to follow up with potential rail customers.

¹ [Des Moines Rail Transload Feasibility Study](#), June 28, 2014. Page 19, page 26.

ECONOMIC DEVELOPMENT AUTHORITY MEETING

In October, Staff discussed with a building materials supplier in Rogers who has a rail spur and a crane, if they'd share their facility with Dayton businesses (no).

There are no updates since the EDA's November 18, 2025 meeting.

CRITICAL ISSUES:

It is not known if there is a local demand for rail to justify the \$8-20 million investment by the EDA. A feasibility study is needed to provide to BNSF (\$10,000 - \$30,000).

RELATIONSHIP TO COUNCIL GOALS:

Encourage Diversity and Manage Thoughtful Development

- *Encourage healthy lifespan of both residential and commercial operations*
- *Healthy Commercial Sector with services and job growth*

ROLE OF THE EDA:

Provide direction.

RECOMMENDATION:

Staff have exhausted options and is not spending time pursuing. If the EDA wishes to continue, EDA members are encouraged to contact businesses to ask questions (**highlighted**) regarding commitment for rail use. Questions were emailed to the EDA on October 22, 2025; and below:

Questions from BNSF:

- Is the site currently rail-served, or is new construction needed?
- **Will you be shipping, receiving or both?**
- **What is the commodity (include STCC number or description)?**
- **What are the origin-destination pairs for your traffic?**
- **What weekly volume of traffic do you anticipate (carload or unit train)?**
- **Is the volume steady or seasonal?**
- **What is your anticipated start-up of operations?**
- **How many car spots will your facility need?**
- Do you have engineering plans for new construction?
- **What type of railcars will you use?**
- **Will the railcars be BNSF, privately owned or leased?**
- Will you switch your own cars on your site? How will you operate the facility?
- What is the estimated industry investment / budget year?
- What is the potential number of jobs created?
- How will you transload? Any equipment?

ATTACHMENT(S):

None.

ITEM:

Lent Property Concept Plan

APPLICANT/PRESENTER:

Jon Sevald, Executive Director

PREPARED BY:

Jon Sevald, Executive Director

POLICY DECISION / ACTION TO BE CONSIDERED:

N/A

BACKGROUND:

In January 2025 the EDA purchased the 1.2 acre Lent properties, located at the southeast corner of Robinson Street and Richardson Avenue in the Old Village. Stantec prepared four concept plans for redevelopment. The EDA chose option #4 consisting of 2,700sf restaurant (85 seats), 5,000sf retail/office with four apartment units above, and a 55-stall parking lot which doubles as floodplain storage.

There are no updates since the November 18, 2025 EDA meeting.

CRITICAL ISSUES:

IAG Commercial has listed the Lent property for sale and is reaching out to specific developers and businesses to gage interest.

RELATIONSHIP TO COUNCIL GOALS:

Encourage Diversity and Manage Thoughtful Development

- *Create a variety of housing options*
- *Healthy Commercial Sector with services and job growth*

BUDGET IMPACT:

N/A

RECOMMENDATION:

None.

ATTACHMENT(S):

Listing brochure

Dayton Communicator



IAG COMMERCIAL
REAL ESTATE

GATEWAY TO CITY OF DAYTON HISTORIC VILLAGE

Commercial Development Opportunity

*Example concept plan and renderings.
Open to different site plans.



LAND FOR SALE

**16281 Richardson Ave
Dayton, MN
55327**



Zach Synstegaard, JD
Advisor
612.860.2547
zsynstegaard@iagcommercial.com



Jeff LaFavre, CCIM, MCR
President
612.868.7429
jlafavre@iagcommercial.com

PROPERTY OVERVIEW

Positioned at the entrance to Dayton's charming Historic Village, this mixed-use site offers a rare opportunity to shape the gateway to the community's future. Overlooking the scenic Crow River, the property combines historic character with exceptional development potential.

Zoned for mixed-use, the site can accommodate a variety of end-users—whether a signature restaurant destination with waterfront views, boutique retail, professional offices, or thoughtfully designed residential units above street-level activity. Its location along the Crow River provides natural beauty making it ideal for a project that blends lifestyle, commerce, and community connection.

With its prime visibility and unique setting, this site is perfectly positioned to become a defining landmark within the heart of Dayton.

Address:	16281 Richardson Ave Dayton, MN 55327
Acreage:	1.19 acres
List Price:	\$259,000
Zoning:	GMU-3 Historic Village
County:	Hennepin

PROPERTY FEATURES

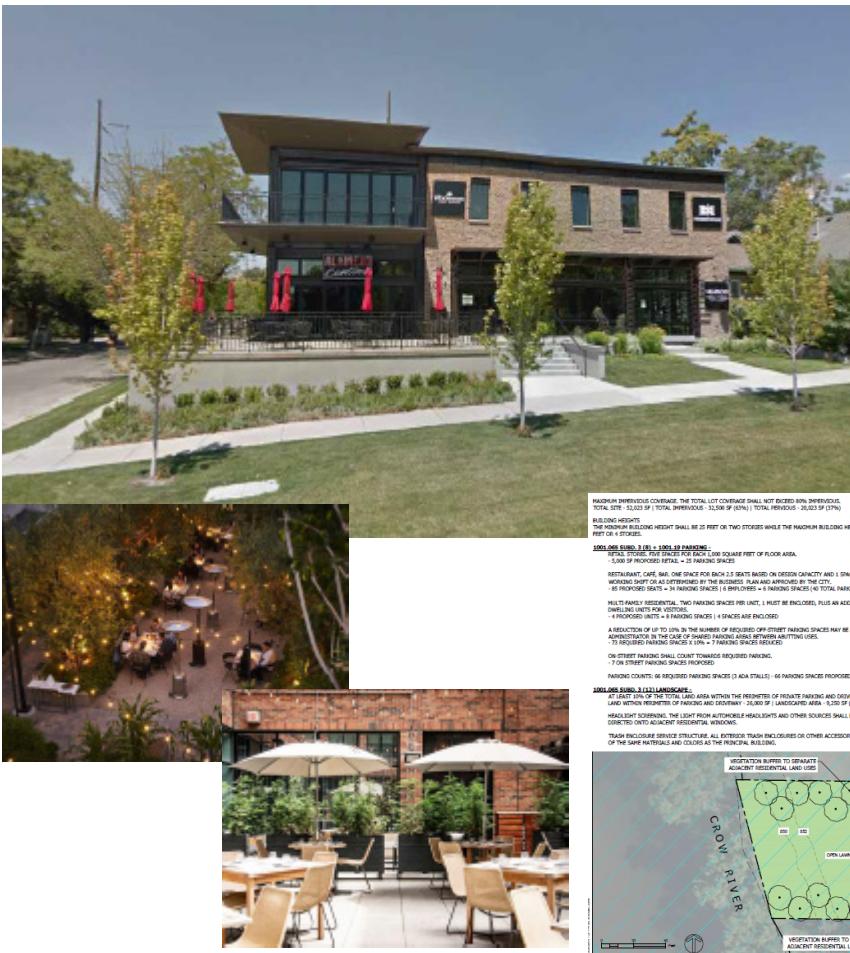
- High visibility & accessibility
- Scenic Crow River frontage
- Mixed-Use Zoning
- Historic character and modern development potential





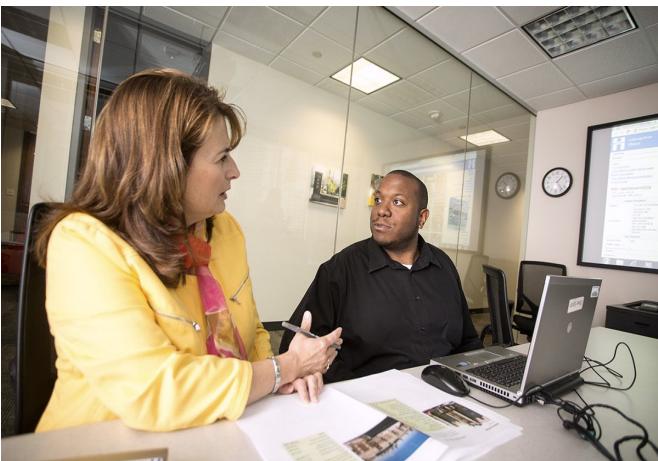
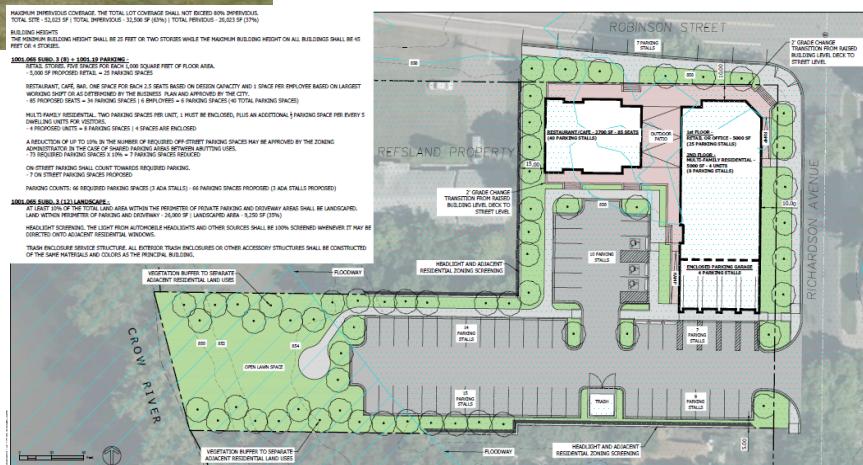
Planning & Zoning

Development: EDA Purchases 1.2 Acres in Historic Village



In January 2025, the Economic Development Authority (EDA) purchased 1.2 acres on the southwest corner of Robinson Street (Co Rd 12) and Richardson Avenue in the Historic Village. The EDA reviewed four concept plans for redevelopment, choosing a plan for a restaurant, commercial/retail space with apartments above.

The EDA is seeking developers and restaurant operators. The property is being listed by Zach Synstegaard, IAG Commercial, zsynstegaard@iagcommercial.com (612) 860-2547.



Elevate Hennepin: Thriving Thursdays

Thursday, December 18 | 11AM - 1 PM

Dayton City Hall

12260 South Diamond Lake Rd, Dayton

Dayton is hosting Thriving Thursdays with Elevate Hennepin, a business-support initiative from Hennepin County that offers no-cost consulting, focused cohorts, and a hub of resources. This pop-up, in-person, office hours-style opportunity offers entrepreneurs a simple way to ask questions, learn, and identify the next step for their idea or business.

Through this monthly opportunity, entrepreneurs can connect with professional Elevate Hennepin Consultants for legal questions, marketing guidance, business strategy, and more. They also can identify resources that would support their business or idea. Participants will leave with a clear path forward or the tools to guide them. Thriving Thursdays is a collaboration between the City of Dayton EDA and Hennepin County that brings professional advisors into our city's business community for questions, conversation, and guidance. Hennepin County has contracted with dozens of professional business advisors and specialized consultants to offer expert support to local businesses in a wide range of areas. Contact a Business Navigator at Elevate@hennepin.us for assistance.

Live the difference.

ITEM:

Dayton Parkway Tax Forfeit property

APPLICANT/PRESENTERS:

Jon Sevald, Executive Director

PREPARED BY:

Jon Sevald, Executive Director

BACKGROUND/OVERVIEW:

On November 13, 2025, the City Council approved an interagency loan to the EDA for \$300,000 + 4% interest toward purchasing tax forfeit property PID: 31-120-22-13-0010 commonly referred to as the "Triangle Property".¹

CRITICAL ISSUES:

After the EDA purchases the Triangle property from Hennepin County, the intent is for the EDA to plat the property as an outlot and list the property for sale. The buyer of Outlot A would then re-plat it for development.

Outlot A: Development by others

Outlot B: City stormwater pond

Outlot C: City monument sign

There are no updates since the November 18, 2025 EDA meeting (Hennepin County has not yet recorded the reconveyance).

RELATIONSHIP TO COUNCIL GOALS:

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Items
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	Review housing type and lot size by %'s	<ul style="list-style-type: none"> • Proportionate housing types available. 	A) A-3 District. B) Begin work on Comp Plan C) Develop Rental Housing Ordinance D) Seek out businesses more often. E) Work with EDA to find niche businesses that are not in surrounding communities. F) Complete Large Area Plan.
	Encourage healthy lifespan of both residential and commercial operations	<ul style="list-style-type: none"> • Total amount of Funding provided. • Number of rental available and where they are located. 	<ul style="list-style-type: none"> • Maintain grant program. • Manage number of rentals. 	
	Healthy Commercial Sector with services and job growth	<ul style="list-style-type: none"> • Net difference of businesses movement including their employment. 	<ul style="list-style-type: none"> • Maintain a positive difference in business movement. 	

¹ Resolution 82-2025

ECONOMIC DEVELOPMENT AUTHORITY

ROLE OF HE EDA:

None.

RECOMMENDATION:

None.

ATTACHMENT(S):

DRAFT plat (Triangle property)

DAYTON DIFFERENCE ADDITION

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Dayton, Minnesota, a Minnesota municipal corporation, , a Minnesota limited liability company, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

That part of the Southwest Quarter of the Northeast Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota described as follows: Beginning at the Southeast corner of said Southwest Quarter of the Northeast Quarter; thence South 88 degrees 22 minutes 00 seconds West, assumed bearing, along the South line thereof 9.37 feet to the centerline of Territorial Road; thence North 61 degrees 05 minutes 00 seconds West along said centerline 715.06 feet; thence North 23 degrees 14 minutes 56 seconds East 837.98 feet to the Southwesterly right of way line of Burlington Northern Railroad; thence Southeasterly along said Southwesterly line to the east line of said Southwest Quarter of the Northeast Quarter; thence South 1 degree 08 minutes 25 seconds East along said east line to the point of beginning, according to the United States Government Survey thereof and situated in Hennepin County, Minnesota.

AND
Lot 1, Block 4, Dayton Industrial Park, a plat on file and of record in the office of the County Recorder of Hennepin County, Minnesota. Being that part of Lot 1 described as commencing at the Southwest corner of said Lot 1, a distance of 379.10 feet to the actual point of beginning; thence Northeasterly 44.34 feet along a non-tangential curve concave to the Southeast having a radius of 345.50 feet and a central angle of 07 degrees 21 minutes 09 seconds, the chord of said curve bears North 34 degrees 11 minutes 48 seconds East; thence North 37 degrees 52 minutes 23 seconds East, tangent to said curve, a distance of 138.70 feet; thence North 35 degrees 49 minutes 19 seconds East a distance of 202.57 feet; thence North 37 degrees 52 minutes 23 seconds East a distance of 51.84 feet to the Northeasterly line of said Lot 1; thence Northwesternly along said Northeasterly line a distance of 310.26 feet to the North corner of said Lot 1; thence South 00 degrees 43 minutes 41 seconds West along the West line of said Lot 1 a distance of 529.91 feet to the point of beginning, Hennepin County, Minnesota.

Have caused the same to be surveyed and platted as DAYTON DIFFERENCE ADDITION and do hereby dedicate to the public for public use the public ways and drainage and utility easements as created by this plat

In witness whereof said The City of Dayton, Minnesota, a Minnesota municipal corporation, fee owner, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

[Signature]

City of Dayton, Minnesota

1

STATE OF MINNESOTA
COUNTY OF

This instrument was acknowledged before me this _____ day of _____, 20____, by
XXXXXXXXX, mayor of the City of Dayton, a Minnesota municipal corporation, on behalf of the corporation.

(Notary Signature)

Notary Public, _____ County, State of Minnesota

SURVEYOR'S CERTIFICATE

I, Daniel J. Roeber, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____ 20____

Daniel J. Roeber, Licensed Land Surveyor
Michigan License Number 121122

STATE OF MINNESOTA
COUNTY OF

This instrument was acknowledged before me on this _____ day of _____, 20____ by Daniel J. Roebert.

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

This plat of DAYTON DIFFERENCE ADDITION was approved and accepted by the City Council of the City of Dayton, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.02, Subd. 2.

By _____ Mayor

By _____ Clerk

For more information, contact the Office of the Vice President for Research and Economic Development at 515-294-6450 or research@iastate.edu.

ITEM:

Robinson Street Tax Forfeit property

APPLICANT/PRESENTERS:

Jon Sevald, Executive Director

PREPARED BY:

Jon Sevald, Executive Director

BACKGROUND/OVERVIEW:

In September 2025, Hennepin County conveyed a tax forfeit property (PID: 31-121-22-31-0056) to the city. On November 13, 2025, the City Council conveyed it to the EDA.¹ After the conveyance is recorded, the EDA will list the property for sale.

The 40' X 150' property is zoned R-O Old Village Residential, and guided Mixed Use in the 2040 Comprehensive Plan.

There are no updates since the November 18, 2025 EDA meeting.

CRITICAL ISSUES:

None.

RELATIONSHIP TO COUNCIL GOALS:

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Item
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	<ul style="list-style-type: none"> Review housing type and lot size by %'s. 	<ul style="list-style-type: none"> Proportionate housing types available. 	A) A-3 District B) Begin work on Comp Plan C) Develop Rental Housing Ordinance D) Seek out businesses more often E) Work with EDA to find niche businesses that are not in surrounding communities F) Complete Large Area Plan
	Encourage healthy lifespan of both residential and commercial operations	<ul style="list-style-type: none"> Total amount of Funding provided. Number of rentals available and where they are located. 	<ul style="list-style-type: none"> Maintain grant program. Manage number of rentals. 	
	Healthy Commercial Sector with services and job growth	<ul style="list-style-type: none"> Net difference of businesses movement including their employment 	<ul style="list-style-type: none"> Maintain a positive difference in business movement 	

ROLE OF THE EDA:

None.

¹ Resolution 82-2025

ECONOMIC DEVELOPMENT AUTHORITY MEETING

RECOMMENDATION:

N/A

ATTACHMENT(S):

Aerial map

ECONOMIC DEVELOPMENT AUTHORITY MEETING



ITEM:

Balsam Lane Signage

APPLICANT/PRESENTERS:

Jon Sevald, Executive Director

PREPARED BY:

Jon Sevald, Executive Director

BACKGROUND/OVERVIEW:

During the October 21, 2025 EDA meeting, the EDA discussed the need for a monument sign at the north and south end of Balsam Lane, with advertising for Balsam businesses. Staff spoke with property owners on the north and south end if they would provide the city with an easement for a city sign. Raintree Plaza would consider it. This would be a city gateway sign, replacing the existing Raintree sign.

Staff reached out to five sign vendors for price quotes based on Sign Code requirements, and received one response. Signart submitted a quote, \$90,270 - \$98,401 depending if using masonry vs faux masonry.

During the November 18, 2025 EDA meeting, the EDA asked for two options, (1) following the sign code, and (2) not following the sign code (e.g. big enough to include static advertising for 30 businesses + dynamic display). Signart responded that adding 30 business plates would add 22' onto the sign height (38' total sign height). The sign would have too much information for drivers to process.

CRITICAL ISSUES:

Budget Gateway signage was removed from the city's 10-year Longterm plan in 2024 because the City Council expressed interest in changing the city logo. The City Council will discuss the logo in 2026.

The Balsam sign would be funded by the EDA. The cost exceeds 2026 funding.

Consistency As part of the Dayton Parkway interchange project, the city adopted a standard gateway sign design. The Balsam sign should follow this plan as much as practical.



Gateway sign, Dayton Parkway & Territorial Road (Google Streetview).

ECONOMIC DEVELOPMENT AUTHORITY MEETING

RELATIONSHIP TO COUNCIL GOALS:

N/A

ROLE OF ECONOMIC DEVELOPMENT AUTHORITY:

Provide direction.

RECOMMENDATION:

Staff recommends continuing discussion, and budgeting for 2027 or later.

ATTACHMENT(S):

Raintree Plaza sign

Signart, Option 1 (faux stone base)

Signart, Option 2 (actual stone masonry base)



Raintree Plaza sign, (Oct 14, 2025)



Raintree Plaza sign (Nov 10, 2025).

New Monument Sign**A Sign Specifications:**
Monument Sign - Option 1 (Faux Stone Base)

Internally Illuminated (LED) Double Sided Monument Sign
with Routed Aluminum Face and Push Thru Letters
and (Full Color) Electronic Message Center

Fabricated Aluminum Frame

1 Static Top Header:

Retainers and Returns:
Aluminum, painted (beige)

Faces:
Routed Aluminum Faces, painted (beige)
with Translucent Acrylic Push Thru 1/2" Letters
and Applied Vinyl Overlay (dual-color dark blue, light blue, green)

2'-8" H. x 6'-0" W. Monument Static Sign: 16 sq. ft.

2 Dynamic Electronic Message Center:

Full Color Display

8'-0" H. x 6'-0" W. Monument EMC Sign: 48 sq. ft.

3 Base:

Aluminum Clad Base, with
Applied Faux Stone Tiles (by others)
and Decorative Aluminum Top Cap, painted (tan)

Quantity: (1 Sign)

Sign Code:

Maximum Static Sign Area: 16 sq. ft.

Maximum Electronic Message Sign Area: 48 sq. ft.

Maximum Sign Height: 16'-0" H.

Proposed Sign Height: 16'-0" H.

Proposed Sign:

2'-8" H. x 6'-0" W. Monument Static Sign: 16 sq. ft.
8'-0" H. x 6'-0" W. Monument Dynamic EMC Sign: 48 sq. ft.

Total Sign Area: 64 sq. ft.

SCALE: 3/8" = 1'-0"

Colors:

	Dark Blue
	Light Blue
	Green
	Beige

CUSTOMER INFORMATION

Customer: **City of Dayton, MN**

Address: **Dayton, MN**

Sales: **Jesse Yungner**

DRAWING INFORMATION

File Name: **City of Dayton, MN**
Monument Sign
REV B 11-26-25

Date: **REV A 11-24-25**
Revisions: **REV B 11-26-25**

Scale: **3/8" = 1'-0" at 11" x 17"**

Page: **1 of 2**

Designer: **Jeff Weispfenning**

Customer/
LL Approval:

**SignArt Company**

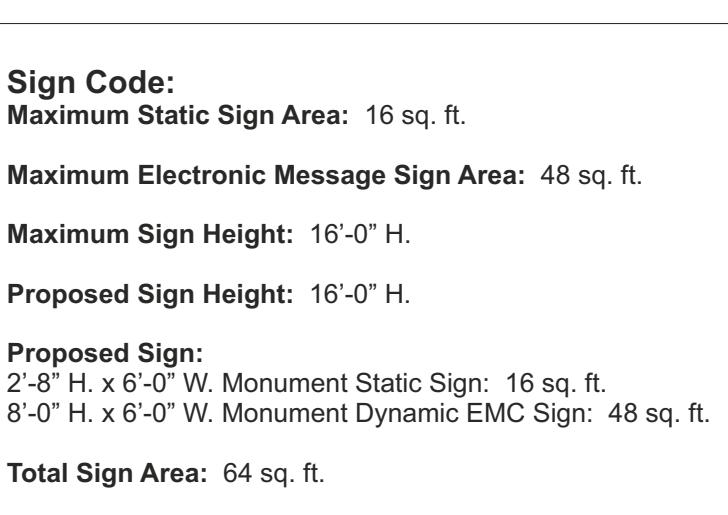
Eau Claire, WI
715-834-5127
800-235-5178

St. Paul, MN
651-688-0563
800-699-0563

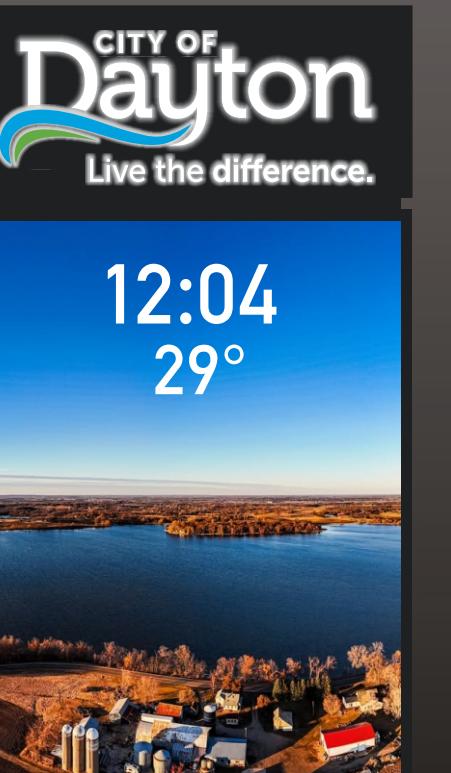
www.signartusa.com



This drawing was created to assist you in visualizing our proposal. It is the property of Sign Art Company and may not be used or reproduced by others.



New Monument Sign

A Night View:
Monument Sign - Option 1 (Faux Stone Base)

CUSTOMER INFORMATION

Customer: City of Dayton, MN

Address: Dayton, MN

Sales: Jesse Yungner

DRAWING INFORMATION

File Name: City of Dayton, MN
Monument Sign
REV B 11-26-25

Date: REV A 11-24-25

Revisions: REV B 11-26-25

Scale: 3/8" = 1'-0" at 11" x 17"

Page: 2 of 2

Designer: Jeff Weispfenning

Customer/
LL Approval:

SignArt Company

Eau Claire, WI
715-834-5127
800-235-5178St. Paul, MN
651-688-0563
800-699-0563

www.signartusa.com



This drawing was created to assist you in visualizing our proposal. It is the property of Sign Art Company and may not be used or reproduced by others.



QUOTATION • CONTRACT

REMIT PAYMENT TO:

SignArt Company, Inc.

2933 Mondovi Rd, Eau Claire WI 54701

Phone 715.834.5127

Date:	12/1/25	Quote No. 1	Quotation is VOID if Not Accepted Within 30 Days					
Buyer	Job Location							
Description		Pricing						
		EACH	QTY	TOTAL				
OPTION 1, Faux Stone Base	One (1) new freestanding custom monument sign, double sided. 16'-0"H x 6'-0"W x 3'-0"Deep. Static top header is an all aluminum sign cabinet with routed alum faces and push thru acrylic dimensional letters and logo, with applied color vinyl perf overlay (letters are blue during the day & illuminated white at night) see drawings. Dynamic digital component: <ul style="list-style-type: none">• Double Face, Full-Color, Electronic Message Center (EMC)• Pixel pitch: W10mm LED RGB• Cabinet size: 8'-4"H x 7'-0"W x 8"D• Viewing area: 8'-0"H x 6'-0"W• Character size: 30 lines / 36.0 Characters at a 3" type• Communications: 4G Wireless w/ Life-of-sign Cellular data plan. Base of sign is aluminum clad framework with applied faux stone tiles and decorative aluminum top cap painted tan.							
SITE SURVEY					\$ 375.00			
INSTALLATION					\$ 3,420.00			
ENGINEERING ALLOWANCE					\$ 1,250.00			
ESTIMATED PERMIT ALLOWANCE (Internal acquisition fees + permits at city cost)					\$ 350.00			
Connection to provided branch electrical circuit included if it is within 5' of sign location and if it exists at the time of installation								
These items are not included in the contract price and will be billed as additions: Permits and procurement costs, electrical connection to primary feed, engineering fees, field testing and inspections when required, adjustments in structural elements resulting from engineering or testing. For credit card payment add 3% surcharge for each transaction.								
 Jesse Yungner 12/1/25 SignArt Co., Inc. By: Date: Accepted By: By: Date: The above signed principal(s) of the buyer hereby personally guarantee payment of all charges made by SignArt under this contract.								
OTHER WAYS TO PAY								
  								
SUBTOTAL		\$ 90,270.00						
TAX		\$ -						
TOTAL		\$ 90,270.00						
DEPOSIT		\$ 45,135.00						
BALANCE		\$ 45,135.00						
Add 3% if using credit card								
					\$ 1,354.05			



QUOTATION • CONTRACT

REMIT PAYMENT TO:

SignArt Company, Inc.

2933 Mondovi Rd, Eau Claire WI 54701

Phone 715.834.5127

Date:	12/1/25	Quote No. 2	Quotation is VOID if Not Accepted Within 30 Days
-------	---------	-------------	--

Buyer	Job Location
-------	--------------

City of Dayton 12260 S. Diamond Lake Rd Dayton, MN 55327 Attn: Jon Sevald	Same
--	------

Description	Pricing		
	EACH	QTY	TOTAL

OPTION 2, Actual Stone Masonry Base

One (1) new freestanding custom monument sign, double sided. 16'-0"H x 6'-0"W x 3'-0"Deep. Static top header is an all aluminum sign cabinet with routed alum faces and push thru acrylic dimensional letters and logo, with applied color vinyl perf overlay (letters are blue during the day & illuminated white at night) see drawings.

Dynamic digital component:

- Double Face, Full-Color, Electronic Message Center (EMC)
- Pixel pitch: W10mm LED RGB
- Cabinet size: 8'-4"H x 7'-0"W x 8"D
- Viewing area: 8'-0"H x 6'-0"W
- Character size: 30 lines / 36.0 Characters at a 3" type
- Communications: 4G Wireless w/ Life-of-sign Cellular data plan.

Base of sign is solid stone masonry & footing with decorative stone facade and aluminum top cap painted tan.

\$ 92,186.00	1	\$ 92,186.00
--------------	---	--------------

SITE SURVEY

INSTALLATION

ENGINEERING ALLOWANCE

ESTIMATED PERMIT ALLOWANCE (Internal acquisition fees + permits at city cost)

\$ 375.00

\$ 4,240.00

\$ 1,250.00

\$ 350.00

Connection to provided branch electrical circuit included if it is within 5' of sign location and if it exists at the time of installation

These items are not included in the contract price and will be billed as additions: Permits and procurement costs, electrical connection to primary feed, engineering fees, field testing and inspections when required, adjustments in structural elements resulting from engineering or testing. For credit card payment add 3% surcharge for each transaction.



	Jesse Yungner	12/1/25
SignArt Co., Inc.	By:	Date:
Accepted By:	By:	Date:
The above signed principal(s) of the buyer hereby personally guarantee payment of all charges made by SignArt under this contract.		

SUBTOTAL	\$ 98,401.00
TAX	\$ -
TOTAL	\$ 98,401.00
DEPOSIT	\$ 49,200.50
BALANCE	\$ 49,200.50
Add 3% if using credit card	\$ 1,476.02

ITEM:

Sign Ordinance

APPLICANT/PRESENTERS:

Tim Huttner, EDA President

PREPARED BY:

Jon Sevald, Executive Director

BACKGROUND/OVERVIEW:

The Sign Code was last amended in February 2025¹ related to:

- Monument signs; increased maximum height from 8' to 16'.
- Permits temporary off-premise signs.
- Removes explicit prohibition of "*any sign within the public right of way.*"

President Huttner has inquired if the EDA is interested in recommending that the sign code be amended.

CRITICAL ISSUES:

None.

RELATIONSHIP TO COUNCIL GOALS:

None.

ROLE OF ECONOMIC DEVELOPMENT AUTHORITY:

Provide direction.

RECOMMENDATION:

None.

ATTACHMENT(S):

City Code 1001.20, Signs

¹ Ordinance 2025-05; *An Ordinance Amending Dayton City Code Relating to Section 1001.20 Signs*

1001.20 SIGNS.

Subd. 1 Findings, Purpose and Effect

(1) *Findings.*

- a. Exterior signs have a substantial impact on the character and quality of the environment.
- b. Signs provide an important medium through which individuals may convey a variety of messages.
- c. Signs can create traffic hazards and aesthetic concerns, thereby threatening the public health, safety and welfare.
- d. The City's zoning regulations have, since their inception, included the regulation of signs in an effort to provide adequate means of expression and to promote the economic viability of the business community, while protecting the City and its citizens from a proliferation of signs of a type, size, location and character that would adversely impact upon the aesthetics of the community and threaten the health, safety and welfare of the community. The regulation of the physical characteristics of signs within the City has had a positive impact on traffic safety and the appearance of the community.

(2) *Purpose and intent.* It is not the purpose or intent of this Section to regulate the message displayed on any sign; nor is it the purpose or intent of this Section to regulate any building design or any display not defined as a sign, or any sign which cannot be viewed from outside a building. The purpose and intent of this Section is to:

- a. Regulate the number, location, size, type, illumination and other physical characteristics of signs within the City in order to promote the public health, safety and welfare.
- b. Maintain, enhance and improve the aesthetic environment of the City by preventing visual clutter that is harmful to the appearance of the community.
- c. Improve the visual appearance of the City while providing for effective means of communication, consistent with constitutional guarantees and the City's goals of public safety and aesthetics.
- d. Provide for fair and consistent enforcement of the sign regulations set forth herein under the zoning authority of the City.

(3) *Effect.* A sign may be erected, mounted, displayed or maintained in the City if it is in conformance with the provisions of this section. The effect of this Section, as more specifically set forth herein, is to:

- a. Allow a wide variety of sign types in commercial zones, and a more limited variety of signs in other zones, subject to the standards set forth in this Section.
- b. Allow certain small, unobtrusive signs incidental to the principal use of a site in all zones when in compliance with the requirements of this Section.
- c. Prohibit signs whose location, size, type, illumination or other physical characteristics negatively affect the environment and where the communication can be accomplished by means having a lesser impact on the environment and the public health, safety and welfare.
- d. Ensure that signage is distinct and minimal to reduce visual clutter.
- e. Provide for the administration and enforcement of the provisions of this Section.

Subd. 2 Substitution

The owner of any sign which is otherwise allowed by this Section may substitute non-commercial copy in lieu of any other commercial or non-commercial copy. This substitution of copy may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial message over any other non-commercial message. This provision prevails over any more specific provision to the contrary.

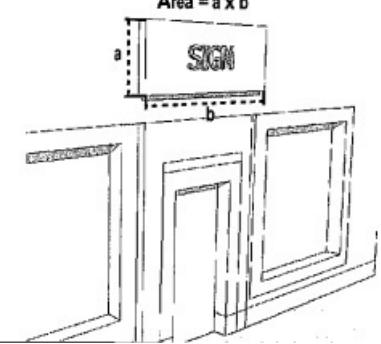
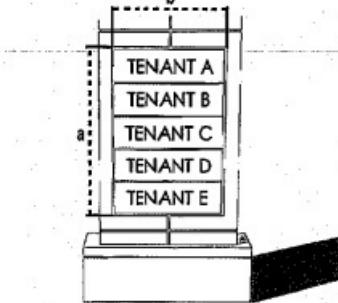
Subd. 3 Severability

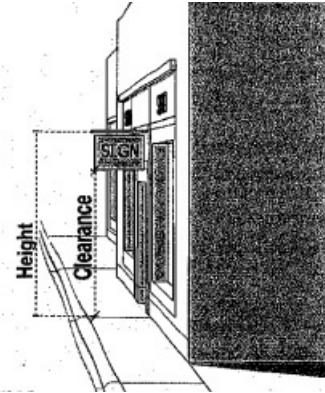
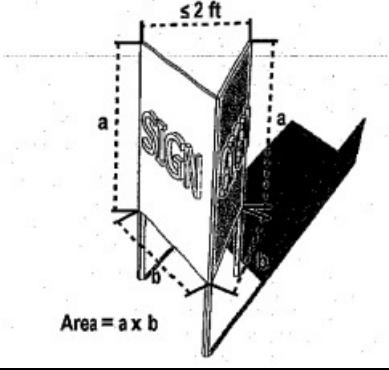
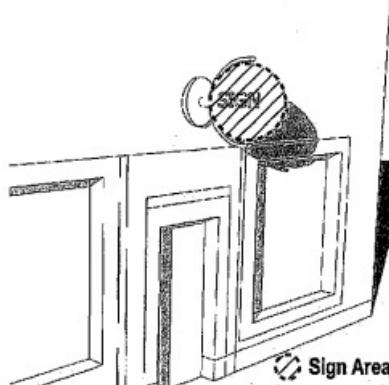
If any section, subsection, sentence, clause, or phrase of this Chapter is for any reason held to be invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of this Sign Ordinance. The City Council hereby declares that it would have adopted the Sign Ordinance in each section, subsection, sentence, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Subd. 4 Measurements

The following criteria shall be used in measuring a sign or building facade in order to determine compliance with this Subsection:

Table 1 - Sign Measurements
Table 1 - Sign Measurements

<p>Sign copy is defined as the physical sign message including any words, letters, numbers, pictures and symbols.</p>	
<p>Sign area is the area of the board(s) or module(s) containing the sign message, but not including the supporting structure. The area to be calculated is the area within the smallest rectilinear perimeter that contains the entire signboard or module. The area of a sphere shall be computed as the area of a circle area of the largest face including its border area. If it is of an irregular shape, the area shall be computed by means of the smallest rectangle that will encompass the extreme limits.</p>	 <p>Area = (a x b) + (c x d)</p>
<p>Sign area for cabinet signs is determined by calculating the measurements of the outer dimensions of the frame or cabinet surrounding the sign.</p>	 <p>Area = a x b</p>
<p>Sign area for signs with multiple cabinets. For freestanding and projecting signs that contain multiple cabinets on 1 structure, the modules together are counted as 1 sign face in order to compute the sign area.</p>	 <p>Area for Multiple Cabinets = a x b</p>
<p>Sign face. The surface upon, against or through which the sign copy is displayed or illustrated, not including structural supports, architectural features of a building or sign structure, nonstructural or decorative trim, or any areas that are separated from the background surface upon which the sign copy is displayed by a distinct delineation, such as a reveal or border.</p>	 <p>Sign Face Area</p>

<p>Sign height. Sign height shall be calculated as the vertical distance from the natural grade measured at a point either at the back of the curb level or 10 feet away from the front center of the sign, whichever is closer, to the upper-most point used in measuring the area of a sign.</p> <p>Sign clearance is measured from the finished grade directly below the sign to the bottom of the sign structure.</p>	
<p>Backed (double-faced) signs. When 2 sign faces supported by the same sign structure are placed back-to-back, or the distance between each sign face does not exceed 2 feet at any point, the signs shall be regarded as a single sign. The sign area shall be the area of the larger sign face.</p>	
<p>Round or 3-dimensional signs. Where a sign consists of one or more 3-dimensional objects (i.e., balls, cubes, clusters or objects, sculpture, or statue-like trademarks), the sign area shall be measured as their maximum visible surface area from any vantage point.</p>	

(2) Placement.

- All freestanding signs shall be setback a minimum of 10 feet from property lines and shall not be located within drainage and utility easements.
- No sign shall extend over a sidewalk, walkway, or other space accessible to pedestrians, unless the bottom of the sign structure has a minimum 8 foot clearance as measured from the bottom of the sign structure to the ground directly below the sign. Exceptions are prohibited.
- No sign or sign structures taller than 3 feet shall be located within a clear view triangle area, as defined by Section 1001.03 of the Zoning Code.

(3) Sign illumination and brightness.

- The artificial illumination of signs, either from an internal or external source, shall be designed to eliminate negative impacts on surrounding right-of-way and properties.
- The following standards shall apply to all illuminated signs:
 - No sign or light source shall create an unduly distracting or hazardous condition to a motorist, pedestrian or the general public. Colored lights or colored sign faces shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
 - External light sources shall be directed and shielded to limit direct illumination of any object other than the sign.
 - Illuminated signs and signs with exposed light sources are prohibited in all residential zoned properties, unless as allowed by a Conditional Use Permit.
 - Signs shall be illuminated only during business hours.
 - Signs shall not have blinking, flashing, or fluttering lights, or other illuminating devices that have a changing light intensity, brightness or color.

6. No sign may be brighter than is necessary for clear and adequate visibility.
7. Signs using an LED (light emitting diode) light source shall not exceed a luminance of 500 candela per square meter (nits) between sunset and sunrise (night), and shall not exceed a luminance level of 5,000 candela per square meter between sunrise and sunset (day).
8. Signs using fluorescent, neon, or incandescent light sources shall not exceed 12 watts per square foot of sign surface area.
9. Illumination which mimics movement by means of lighting arrangement, lighting source, changes in either color or intensity of lighting or other devices shall not be permitted.
- c. All signs which are illuminated shall be equipped with a mechanism that automatically adjusts the brightness to ambient lighting conditions (e.g. dusk, dawn, etc.) to ensure that the sign does not exceed an intensity of 0.3 foot-candle above ambient light levels as measured from 100 feet from the sign's face.

(4) *Dynamic displays.* Dynamic displays as permitted by Subd. 5 of this Section are subject to the following conditions:

- a. Only 1 dynamic display sign shall be allowed per lot.
- b. Dynamic displays are allowed only on freestanding signs. Dynamic displays may occupy no more than 75% of the actual sign area. The remainder of the sign must not have the capability to have dynamic displays even if not used. Only 1 contiguous electronic message sign area is allowed on a sign face.
- c. A dynamic display sign may not change or move more often than once every 8 seconds except 1 for which changes are necessary to correct hour and minute, date, or temperature information.
- d. The images and messages displayed and transitioned must be instantaneous or fading. Modes of display which cause the message to flash or blink are prohibited. The dynamic display shall not be allowed to project full-motion video.
- e. Dynamic displays must be designed and equipped to freeze the device in 1 position if a malfunction occurs. The displays must also be equipped with a means to immediately discontinue the display if it malfunctions, and the sign owner must immediately stop the dynamic display when notified by the City that it is not complying with the standards of this Section.
- f. Signs must comply with the lighting and brightness standards contained in this Section.

Subd. 5 District Regulations

(1) The following signs shall be allowed within the specific Zoning Districts. Signs shall comply with the sign types and standards in Tables 2-5.

- a. *Sign standards.* In addition to the signs allowed by this Section, the following signs shall be allowed within the specific Zoning Districts. Signs shall comply with the sign types and standards in Tables 2-5.
- b. *Planned unit developments.* All developments must comply with standards for the underlying zoning district. PUD sign plans that deviate from these standards may be requested as part of the Preliminary PUD development plan.
- c. *Additional standards for specific types of signs* The following signs are permitted in addition to other allowed signage on a site:
 1. *Menu boards.* Drive-through restaurants may be permitted 1 menu board not to exceed 50 square feet and not to exceed 6 feet in height. Restaurants with 2 drive through lanes may be permitted 1 sign per drive-through lane not to exceed 36 square feet and not to exceed 6 feet in height per sign. Menu boards may be internally illuminated. Such signage is in addition to the other signage allowed in the district.
 2. *Motor fuel stations.* In addition to the 1 dynamic display permitted by Subdivision 4(4) of this Section, motor fuel stations in any district are permitted to display 1 additional 16 square foot dynamic display on freestanding sign or on the canopy as additional wall signage. Such signs are subject to the standards of this Section, and M.S. §§ 239.751 and 325D.71, as may be amended.

(2) *Freestanding sign standards.*

Table 2 - Freestanding Signs					
District	Quantity	Sign Area	Height	Style	Illumination
Table 2 - Freestanding Signs					
District	Quantity	Sign Area	Height	Style	Illumination
Agricultural and Residential Districts	1	32 sq. ft.	6 ft.	Monument	None
R-0	1	32 sq. ft.	8 ft.	Monument	None

B-1, B-2	1	64 sq. ft.	8 ft.	Monument	External, internal
B-3, B-4	1	64 sq. ft.	8 ft., 25 ft.	Monument, pylon	External, internal, dynamic display
BP, I-1, I-2	1	64 sq. ft.	8 ft.	Monument	External, internal, dynamic display
P-R	1	64 sq. ft.	8 ft.	Monument	External, internal, dynamic display
GMU-1	1	64 sq. ft.	8 ft., 25 ft.	Monument, pylon	External, internal, dynamic display
GMU-2	1	64 sq. ft.	8 ft.	Monument	External, internal, dynamic display
GMU-3	0	0	0	N/A	None
GMU-4	1	64 sq. ft.	8 ft.	Monument	External, internal, dynamic display
GMU-5	1	64 sq. ft.	8 ft., 25 ft.	Monument, pylon	External, internal, dynamic display

- a. The freestanding sign must be located at the primary entrance to the development.
- b. Except in the P-R and GMU districts, a second freestanding sign is permitted for residential subdivisions, subject to the following:
 - 1. The development has 3 or more lots or principal buildings.
 - 2. The development has an entrance from a major collector or arterial street and a second entrance.
 - 3. No more than 2 freestanding signs shall be permitted for the development.
 - 4. The size of the second sign shall not exceed the maximum size allowed by Table 2.
- c. Commercial and industrial multiple occupancy buildings and developments shall be subject to the following:
 - 1. Freestanding signs on individual tax lots located within the development are not allowed.
 - 2. One freestanding sign shall be permitted for the entire development.
 - 3. Additional freestanding sign.
 - (a) One additional freestanding sign may be permitted when there is a minimum of 2 access streets.
 - (b) The access streets shall be a minimum of 500 lineal feet in length each. The signs shall be separated by a minimum of 300 lineal feet.
 - 4. No permit shall be issued for a new or replacement sign for an individual tenant except upon a determination by the Zoning Administrator that it is consistent with the approved comprehensive sign plan.
 - d. Sign(s) shall be located to accommodate said sign and related landscaping to meet all setback requirements. If the sign(s) are to be located on outlots, the outlets shall be designated on the preliminary plat and detailed plans for the development signs shall be submitted with the final plat.
 - e. The area around the sign shall be landscaped in such a manner to accent and enhance the sign while remaining sensitive to the natural features of the site. Detailed site and landscape plans shall be included with each sign permit application and shall be subject to review and approval of the Zoning Administrator.

f. The design and construction of the sign shall be done with masonry materials (brick, stone, etc.) to keep maintenance and upkeep costs to a minimum and to minimize the potential for vandalism. The signs are to be aesthetically pleasing when designed and constructed. Monument sign bases shall be constructed of similar materials, style and color as the principal building. Detailed construction plans and a materials list shall be included with each sign permit application and shall be subject to the review and approval of the Zoning Administrator.

(3) *Directional signs.*

a. On-premises signs shall not be larger than 4 square feet. The maximum height of the sign shall not exceed 5 feet from the ground.

b. The directional signs shall be so located such that the sign does not adversely affect adjacent properties (including site lines or confusion of adjoining ingress or egress) or the general appearance of the site from public rights-of-way.

c. No more than 4 signs shall be allowed per lot and shall be in addition to other allowed signage. The City Council may allow additional signs as part of a site plan or development plan as part of a master sign plan in situations where access is confusing or traffic safety could be jeopardized.

d. Permanent off-premises signs shall be allowed only in situations where access is confusing and traffic safety could be jeopardized or traffic could be inappropriately routed through residential streets. The size of the sign shall be no larger than what is needed to effectively view the sign from the roadway and shall be approved by the City Council. Temporary off-premises signs are prohibited, unless otherwise specified in this Chapter.

e. On-premises signs for industrially zoned land in excess of 40 acres shall not exceed 12 square feet. The maximum height of the sign shall not exceed 5 feet from the ground. The placement of directional signs on the property shall be so located such that the sign does not adversely affect adjacent properties or the general appearance of the site from public right-of-way. No more than 4 signs shall be allowed per site. The City Council may allow additional signs in situations where access is confusing or traffic safety could be jeopardized.

(4) *Wall sign standards.*

a. The following signs are allowed in the Agricultural, Residential and PR districts:

Table 3 - Wall Signs				
District	Sign Area	Illumination	Style	Additional Standards
Agricultural and residential districts	Not permitted	N/A	N/A	
P-R	10% of the primary building wall area up to 100 sq. ft.	External, internal	Individual letters or script logos	One wall, canopy or marquee sign per

b. The following signs are allowed in the R-0 districts:

Table 4 - Wall Signs				
District	Sign Area	Illumination	Style	Additional Standards
R-0	10% of the wall area up to 64 sq. ft.	External, internal	Individual letters or script logos	One wall, canopy or marquee sign per tenant

c. The following signs are allowed in the commercial, industrial and mixed use districts:

Table 5 - Wall Signs				
Wall Area (sq. ft.)	Sign Area - Maximum Percentage of Wall Area	Illumination	Style	Additional Standards
0-5,000	10%			One wall, canopy

5,000-15,000	7%			
15,000+	3%	External, internal	Individual letters or script logos	or marquee sign per tenant, except tenants that front on 2 public streets may be allowed 1 sign per frontage, subject to the same sign limits

1. Wall signs are limited to the primary entrance of the building or tenant space. The primary building facade shall be calculated as follows:

- (a) The primary building facade shall be calculated using the width of the first story exterior wall as defined in Section 1001.03, Subdivision 2.
- (b) Sign height shall not exceed the top of the parapet wall or, if no parapet wall, sign height shall not exceed the height of the eaves.
- (c) Exterior wall dimensions shall be measured at the base of the ground floor, excluding screening walls, fences, and the like.
- (d) Alcoves, entryways and extruding portions shall be measured through as though along a flat wall of a building.
- (e) Only the primary building facade shall be used for sign area calculations.

2. Wall signs must be located on the same wall as the primary building entrance.

- (a) All signs, including exempt and temporary signs, installed on the building shall be placed on the sign band. A sign band is the continuous portion of the building facade that is unbroken by doors or architectural building features.
- (b) Signs installed on the exterior building facade may be placed below the designated sign band when the Building Official can be assured that the public is satisfactorily protected from the sign and the sign is entirely over private property.

3. Where a principal building is devoted to 2 or more tenants, each tenant may install a wall sign upon the proportionate share of the building wall to which the sign is to be affixed. The total sign area for the tenants may not exceed the total sign area allowed for the building based on the primary building facade. Individual tenants of a multiple occupancy building within a commercial or industrial zoning district shall not display separate wall, canopy, or marquee signs unless the tenant's business has an exclusive exterior entrance and subject to the following requirements:

- (a) The number of individual wall canopy, or marquee signs shall be limited to 1 per tenant space, except that not more than 2 signs may be displayed for the tenant of a corner suite or a suite that extends through the building thus having 2 exterior entrances.
- (b) Total sign area shall be limited to the maximum wall sign size permitted in the applicable zoning district provisions in Tables 3-5 of this Section.
- (c) The sign shall be located only on the exterior wall of the tenant space to which the sign permit is issued, but are not required to face a public street.

4. Lettering on canopy and awning signs is restricted to the side panels or front drop. Canopies shall be considered to be an integral part of the structure to which they are accessory. Signs may be attached to a canopy, but such structures shall not be considered as part of the wall area, and thus shall not warrant additional sign area.

5. Internally lit wall signs are limited to logo signs and individually-mounted channel lit lettering.

6. Multiple occupancy commercial and industrial buildings. When a single principal building is devoted to 2 or more commercial or industrial principal uses, a comprehensive sign plan shall be submitted for review and approval of the Zoning Administrator and shall include:

- (a) A site plan to scale showing the location of lot lines, buildings, structures, parking areas, existing and proposed signs, and any other physical features of the area included within the proposed comprehensive sign plan.
- (b) Elevations to scale of buildings included within the comprehensive sign plan including the location of existing or proposed wall, canopy, or marquee signs.
- (c) To scale plans for all existing and proposed signs of any type included within the comprehensive sign plan indicating area, dimensions, height, materials, colors, and means of illumination (if any).

(5) *Temporary signs.*

- a. Freestanding signs shall be set back no less than 10 feet from the property line and shall not exceed 32 square feet in area.

- b. If building-mounted, these signs shall be flat wall signs and shall not project above the roofline.
- c. If ground-mounted, the top shall be no more than 6 feet above ground level.
- d. Such signs shall be allowed no more than 21 days prior to the event or function and must be removed within 7 days after the event or function.
- e. Such signs may be illuminated in accordance with restrictions set forth in this Section.
- f. Temporary development sales signs shall be allowed upon approval of a final plat for a subdivision having 5 or more lots provided that:
 - 1. One sign shall be allowed per project or subdivision or 1 sign for each frontage to a major collector or arterial street, whichever is greater.
 - 2. Each construction site will be allowed up to 2 signs, each limited to a maximum of 32 square feet in area.
 - 3. Freestanding signs shall be limited to a maximum height of 8 feet.
 - 4. The sign shall not be displayed for a period to exceed 36 months from the date a permit is issued for the sign or until building permits have been issued for 85% of the lots or dwelling units within the subdivision, whichever is less restrictive.

(6) *Projecting signs.* Projecting signs are permitted only in the General Mixed Use Districts, subject to the standards in Section 1001.065:

- a. *Location.*
 - 1. A projecting sign shall be placed only on the sign band of the first story building facade, as regulated by Subdivision 5(4).
 - 2. The sign may not extend above the windowsill of a second story building or above the roof eave and/or roofline.
 - 3. The sign extends 5 feet into a required yard setback.
- b. *Clearance.*
 - 1. A minimum clearance of 8 feet between the bottom of the sign and the finished grade or sidewalk below the sign is required.
 - 2. At alleys when no curb exists a minimum height of 14 feet between the bottom of the sign and the finished grade below the sign is required.
- c. *Projection from wall.* Where a building is built to the property line for its entire frontage, the projecting sign may extend from the building over a public sidewalk a maximum of 42 inches and the sign structure shall be no wider than 36 inches.
- d. Only 1 sign shall be allowed per building. The sign area shall be in addition to allowed wall signage; however, the area of the projecting sign shall be deducted from the wall sign area allowed on a building.
- e. The maximum area of a projecting sign is 8 square feet.
- f. *Supporting structure.* Sign supports and brackets shall be compatible with the design and scale of the sign.

(7) *Off-premises signs.* Existing off-premises signs erected prior to January 8, 2008 are an allowed use subject to the following requirements:

- a. The sign is defined as a principal use of the property upon which a billboard is located. No approval shall be granted for a second principal use upon a property when one of the principal uses is an off-premises sign allowed by this Section.
- b. Off-premises signs shall be allowed only in non-residential districts, on property abutting a federal interstate highway right-of-way.
- c. Off-premises signs shall be visible and oriented toward a federal interstate highway.
- d. Off-premises signs shall be freestanding and shall not be installed on any building.
- e. All off-premises advertising signs shall be spaced a minimum of 1,500 lineal feet apart.
- f. The sign face shall not exceed 400 square feet or 14 feet in vertical height and 30 feet in horizontal length, whichever is less. Extensions beyond the sign face shall not be permitted.
- g. The off-premises sign shall not exceed 24 feet in height, as measured from finished grade, however, if a variance is granted the maximum height shall not exceed 35 feet.
- h. External illumination shall comply with this Subdivision 7. Electrical wiring to the sign shall be located underground.
- i. All off-premises signs erected or moved shall be installed behind the legal setback line of each parcel of property as determined by the Zoning Code of the City.

- j. All structural supports for off-premises signs shall be constructed of steel.
- k. Only flat, single-faced or double-faced off-premises signs shall be permitted.
 - l. Internally illuminated and/or animated off-premises signs are prohibited, except that an off-premises sign may be converted to a digital off-premises sign using LED or similar technology, subject to the following requirements:
 1. The conversion of an off-premises sign to a digital off-premises sign shall be subject to the permitting requirements set forth in Subdivision 4, Permit Required.
 2. Electrical wiring to the sign shall be located underground and concealed by the vertical support structure of the digital off-premises sign.
 3. All digital off-premises signs shall be equipped with ambient light sensors. The brightness of a digital off-premises sign shall not be brighter than is necessary for clear and adequate visibility as determined by the Zoning Administrator and may not exceed the provisions of Subdivision 4(4).
 4. The graphic display may not change or move more often than once every 8 seconds. The images and messages displayed must be static, and the transition from one static display to another must be instantaneous without any motion, special effects, or active video.
 5. At least 80% of all sides of the vertical support structure shall be concealed with architectural embellishments consisting of stone, brick, masonry panels, stucco, or synthetic material that has the appearance of stone, brick, or stucco.
 6. A digital off-premises sign must be at least 1,500 feet from any residential districts and 4,000 feet from any other digital off-premises sign on the same right-of-way within the City. Such signage must comply with the performance standards in Subdivision 7(5).
 7. A digital off-premises sign shall provide at least 14 feet of clearance, as measured from the finished grade to the lowest portion of the sign structure and shall not exceed 35 feet as measured from the finished grade to the highest portion of the sign structure.
 8. The digital off-premises sign face may be upgraded to the existing square footage of the off-premises sign face square footage in existence prior to February 13, 2018, and is not to exceed industry standard of a height of 14 feet by 48 feet wide.
 9. A digital off-premises sign shall allow for real-time public safety messages, including Amber Alerts, severe weather alerts, and emergency or public safety messages. Such messages shall be displayed upon the request of the City or other governmental entity when such entity determines that the rapid and effective dissemination of instructions and other essential information can significantly help reduce loss of life and property. The owner of the digital off-premises sign shall enter into a written agreement with the City to post public service messages in an amount not to exceed 5 hours of cumulative time in any 1-month period.

Subd. 6 Prohibited Signs

- (1) Any sign, signal, marking or device which purports to be or is an imitation of or resembles any official traffic control device or railroad sign or signal, or emergency vehicle signs, or which attempts to direct the movement of traffic or which hides from view or interferes with the effectiveness of any official traffic-control device or any railroad sign or signal.
- (2) Billboards.
- (3) Changeable copy signs, electronic, except as specifically allowed by this Chapter.
- (4) Content classified as **Obscene** as defined by M.S. § 617.241.
- (5) Electronic graphic display signs except as allowed by this Chapter.
- (6) Flashing signs.
- (7) Multi-vision signs.
- (8) Portable signs.
- (9) Roof signs.
- (10) Rotating signs.
- (11) Shimmering signs.
- (12) Signs painted, attached or in any other manner affixed to trees or similar natural surfaces, or attached to utility poles, bridges, towers, or similar public structures.
- (13) Obsolete and off premises signs: Residential Districts (except those established prior to January 2008). No signs shall be permitted which advertises a business which is not being presently conducted on the premises on which the sign is located.
- (14) Any sign within the public right of way.

Subd. 7 General Requirements

- (1) Except as provided for by this Section, all signs shall be defined as an accessory use.
- (2) *Design, construction, inspection and maintenance.*
 - a. All signs and sign structures shall be properly maintained and shall be kept in a safe and orderly condition. All signs on a single building shall be repainted, repaired or replaced. The City may order special repair to be made in order that the appearance and safety of the sign may be maintained.
 - b. When electrical signs are installed, the installation shall be subject to the Minnesota State Electrical Code and overhead electrical wiring shall not be allowed.
 - c. Signs and sign structures not used for 12 consecutive months shall be removed.
 - d. All signs shall incorporate materials and colors which are compatible with the building upon which the sign is located. Compatible shall include, but is not limited to, materials that are consistent with the principal architectural features and colors of the buildings being identified. All signs shall be of good quality, and shall be designed to include a minimal amount of attractive and tasteful colors and design elements. The layout of the sign shall give the sign a neat and orderly appearance.
 - e. Except those signs listed in Subdivision 5, Permit Not Required, all signs shall be constructed of permanent materials and permanently affixed to a structural support in the ground or on the building.
 - f. No sign permitted by this Subsection shall, by reason of its location, color or intensity, create a hazard to the safe, efficient movement of vehicular or pedestrian traffic.

Subd. 8 Permit Required

- (1) Except as allowed in Subdivision 5, no sign shall be erected, altered, improved, reconstructed, maintained or moved in the City without first securing a permit from the City:
 - a. The content of the message or speech displayed on the sign shall not be reviewed or considered in determining whether to approve or deny a sign permit.
 - b. Application for an administrative permit shall be filed by the property owner or designated agent with the Zoning Administrator on forms to be provided by the City.
 - c. Application for a permit shall contain the following information unless waived by the City:
 1. Names and addresses of the applicant, owners of the sign and lot.
 2. The address at which any signs are to be erected.
 3. The lot, block and addition at which the signs are to be erected and the street on which they are to front.
 4. Type and size of sign (e.g., wall sign, pylon sign).
 5. A site plan to scale showing the location of lot lines, building structures, parking areas, existing and proposed signs and any other physical features.
 6. Plans, location and specifications and method of construction and attachment to the buildings or placement method of the ground.
 7. Copy of stress sheets and calculations showing that the structure is designed for dead load and wind pressure in any direction in the amount required by this and all other laws and ordinances of the City.
 8. Written consent of the owner or lessee of any site on which the sign is to be erected.
 9. Any electrical permit required and issued for the sign.
 10. A detailed description of any electronic or electrical components that are proposed to be added to the sign.
 11. Other information to demonstrate compliance with this and all other ordinances of the City.
 - d. The application shall be accompanied by a fee as established by ordinance. Applications for amending administrative permits shall be accompanied by a fee as established by ordinance.
 - e. The Zoning Administrator shall notify the applicant, in writing, of an incomplete application within 15 days of the date of submission.
 - f. The Zoning Administrator shall review the application and related materials and shall determine whether the proposal is in compliance with all applicable evaluation criteria, codes, ordinances, and applicable performance standards set forth in this Section within 60 days of submission of a complete application.

Subd. 9 Permit Not Required

The following signs shall not require a permit and are allowed in addition to those signs allowed by Subdivision 9 of this Section. These exemptions, however, shall not be construed as relieving the owner of the sign from the responsibility of its

erection and maintenance, and its compliance with the provisions of this Section or any other law or ordinance regulating the same.

- (1) The changing of the display surface on a painted or printed sign only. This exemption, however, shall apply only to poster replacement and/or on-site changes involving sign painting not directly on a building.
- (2) Signs 2 square feet or less in size.
- (3) Window signs provided they do not exceed 25% of the total window area on any building facade.
- (4) One sign per property in residential districts not to exceed 9 square feet.
- (5) All noncommercial signs of any size posted in any number from August 1 in a state general election year until 10 days following general election, and 13 weeks prior to any special election until 10 days following the special election.
- (6) Official signs.
- (7) Two signs shall be allowed per street frontage when a building is offered for sale or lease, provided that:
 - a. Within the residential districts, no sign shall exceed 10 square feet in area and 6 feet in height for single-family, 2-family, and townhouse units; or 32 square feet in area or 8 feet in height for multi-family or institutional uses.
 - b. Within all other zoning districts and in those cases where a parcel of land exceeds 10 acres, regardless of its zoning, no sign shall exceed 32 square feet in area or 12 feet in height.

Subd. 10 Non-Conforming Signs

(1) Any sign legally existing at the time of the passage of this Subdivision that does not conform in use, location, height, or size with the regulations of the zone in which such sign is located shall be considered a legal non-conforming use or structure and may continue in such status until such time as it is either abandoned or removed by its owner, subject to M.S. § 462.357, as may be amended.

(2) Except as otherwise provided herein, permanent signs in existence on the effective date of this Subdivision, which are not in conformance with the provisions of this Subdivision shall be regarded as non-conforming signs and regulated as provided for by Section 1001.22, Subdivision 2.

Subd. 11 Enforcement and Penalties

(1) This Chapter shall be administered and enforced by the Zoning Administrator. The Zoning Administrator may institute in the name of the City appropriate actions or proceedings against a violator.

(2) *Inspection.* All signs for which a permit is required shall be subject to inspection by the Zoning Administrator.

(3) The City reserves the right to require the removal at the owner's expense of any sign when the requirements of this Section are not completely followed and adhered to, or if a sign is not properly maintained or falls into a state of disrepair. The City shall not have any obligation or liability to replace any sign when removed by the City.

(4) Any person who violates, disobeys, omits, neglects or refuses to comply with, or resists the enforcement of any of the provisions of this Chapter shall, upon conviction thereof, be fined or penalized not more than the maximum levels established by the state for misdemeanor offenses.

(Prior Code, § 1001.12, Subd. 2) (Am. Ord. 2004-01, passed 3-9-2004; Am. Ord. 2008-01, passed 1-8-2008; Am. Ord. 2011-13, passed 9-13-2011; Am. Ord. 2012-06, passed 4-24-2012; Am. Ord. 2014-04, passed 3-25-2014; Am. Ord. 2018-06, passed 2-13-2018; Am. Ord. 2021-21, passed 12-14-2021; Am. Ord. 2023-10, passed 12-12-2023)

ITEM:

MN Bonding Request: Rail Spur

APPLICANT/PRESENTERS:

Tim Huttner, EDA President

PREPARED BY:

Jon Sevald, Executive Director

BACKGROUND/OVERVIEW:

President Huttner requested this item be added to the agenda.

Staff discussed with MnDOT. The MN Legislature has approved bonding for rail projects of community and regional significance, mostly in rural Minnesota. MnDOT suggested the Minnesota Rail Service Improvement Program (MRSI) would be more appropriate.

CRITICAL ISSUES:

Public Purpose	The project must serve a public purpose. The EDA (applicant) <i>must demonstrate that it has the ability and a plan to fund the program intended for the facility.</i> ¹
GO Bonding	Legislative General Obligation (GO) Bonds can only be used for public facilities and public use. The spur and anything funded by GO bonds would need to be owned by the EDA.
Capital Investment	The EDA may apply for general cash via the Capital Investment bill. Requires a 50% match. Similarly, the EDA must own the spur and any infrastructure purchased with state funds.

RELATIONSHIP TO COUNCIL GOALS:

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Item
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	<ul style="list-style-type: none"> Review housing type and lot size by %'s. 	<ul style="list-style-type: none"> Proportionate housing types available. 	A) A-3 District B) Begin work on Comp Plan C) Develop Rental Housing Ordinance D) Seek out businesses more often E) Work with EDA to find niche businesses that are not in
	Encourage healthy lifespan of both residential and commercial operations	<ul style="list-style-type: none"> Total amount of Funding provided. Number of rentals available and where they are located. 	<ul style="list-style-type: none"> Maintain grant program. Manage number of rentals. 	
	Healthy Commercial Sector with services and job growth	<ul style="list-style-type: none"> Net difference of businesses movement 	<ul style="list-style-type: none"> Maintain a positive difference in 	

¹ MN Statute 16A.695, Subd 5 (State Bond Financed Property; Program funding).

PLANNING COMMISSION MEETING

		including their employment	business movement	surrounding communities F) Complete Lare Area Plan
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ROLE OF PLANNING ECONOMIC DEVELOPMENT AUTHORITY:

Provide direction.

RECOMMENDATION:

Staff recommends Cemstone and King Solutions build their own private spur.

ATTACHMENT(S):

None.