



## Staff Report

**Application #:** 2015-21 - Conditional Use Permit (CUP)

**Parcel number:** 87-390-0020

### **Applicants:**

**East Pointe Homeowner's Association** on property described as the Southeast of the Southeast except the South 200 feet of the North 500 feet of the East 300 feet thereof, PID# 87-390-0020, located at 1340 Pine Beach Road. An application was submitted to request a CUP to erect two large entrance signs 11'(H) x 8'6"(W) to location of existing smaller signs. Original development sign was two sided and 6'(H) x 14'(W), original sign was relocated due to illegal encroachment and view was obstruction to Cass County 77. Letters and compass from original sign to be reused on the two new signs. The property is located in the REC zoning district and contains 1,703,357 square feet, non-riparian.

**Directions to property:** Corner of Cass County 77 (Pine Beach Road) and East Pointe Drive

A conditional use permit is required based on our sign ordinance under Section 8.6-2

- Item 2. B. Conditional Use Permits and Zoning Permits shall consider protecting sight distance at intersections, driveways and curves.
- Item 3. All signs are considered structures and require a Zoning Permit.
- Item 6. A. Residential Districts: Item 2. No sign shall be larger than three (3) sq ft

### **EGL Comprehensive Plan Policies:**

1. Protect the area's lakes from damage and degradation.
2. Maintain and support the resort community in the City.
3. Preserve and enhance the scenic beauty and natural plant communities of the area.
4. Work to improve recreation opportunities for residents and visitors throughout the City.
5. Strengthen the bond that make the people who live in, work in, and visit East Gull Lake identify with the community.

### **Staff Findings of fact:**

1. When East Pointe was first developed a two sided 6'(H) x 14'(W) sign existed at the entrance of East Pointe Drive which had two one-way lanes that went around the sign on both sides and was very close to County Road 77.
2. The two sided sign was moved later due to road encroachment on County Rd 77 causing poor visibility for oncoming traffic. The existing large sign was placed on one side of the entrance and later was moved to a service road leading to the garage area at East Pointe.
3. Two much smaller signs approximately 2' x 3' were added to the entrance after removal of the large sign
4. East Pointe residents had requested a committee be formed to utilize a \$6,000 donation from a resident who left the development and wished to have improvements made with their donation.
5. Restoring the more impressive signs at the entrance was the desired option of the committee.
6. The committee decided two signs set back from the road right of way at the appropriate legal distance and utilizing the existing lettering from the old sign that served as their logo was desired. A local sign company was hired to create a new design/sign.
7. In order to accommodate existing lettering the new signs, logo and scale are 11' (H) x 8'6"(W).

8. Because only one sign was allowed before at the larger size, a conditional use permit is required to get the second large sign.

**Planning Commission Direction:** The commission can recommend approval of the conditional use permit, recommend denial of the conditional use permit or table the request if additional information is needed. If the recommendation is for approval or denial, findings of fact should be cited.

**Staff Recommendation:** Staff recommends that the Conditional Use Permit be approved based on the findings of fact listed above. We also recommend the following conditions:

1. New signs will meet the road set back of 50 ft minimum from the centerline of Cass County Road 77.
2. Site lines will be maintained both East and West without restrictions to vehicle traffic.