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**EXTRACT OF MINUTES OF MEETING OF THE  
VARIANCE BOARD OF THE CITY OF ROSEVILLE**

Pursuant to due call and notice thereof, a regular meeting of the Variance Board of the City of Roseville, County of Ramsey, Minnesota, was held on the 6<sup>th</sup> day of November 2024, at 5:30 p.m.

The following Members were present: Schaffhausen, Bjorum and Aspens; and none were absent.

Variance Board Member Bjorum introduced the following resolution and moved its adoption:

**VARIANCE BOARD RESOLUTION NO. 169**

**A RESOLUTION APPROVING A VARIANCE TO SECTION 1010.03.C, PROHIBITED SIGNS OF THE  
ROSEVILLE CITY CODE, AT 1901 HIGHWAY 36 (PF24-014)**

WHEREAS, the subject property is assigned Ramsey County Property Identification Number 092923310011 and is legally described as:

The east 138.20 feet of the west 465.00 feet of Lot 1, Block 3, Rosedale Center Second Addition, according to the recorded plat thereof, Ramsey County, Minnesota.

WHEREAS, City Code §1010.02 (Definitions) and 1010.03 (General Provisions) states the following concerning signs:

1010.02.A.1. **SIGN:** Any writing, pictorial presentation, number, illustration or decoration, flag, or other device that is used to announce, direct attention to, identify, advertise, or otherwise make anything known. The term "sign" shall not be deemed to include the terms "building" or "landscaping," or any architectural embellishment of a building not intended to communicate information.

1010.02.A.26. **PAINTED SIGN:** A sign painted directly on the outside wall or roof of a building or on a fence, rock, or similar structure or feature in any zoning district.

**1010.03.C. Prohibited Signs.**

2. No sign will be painted directly on any exterior building surface. Sign letters and symbols may be attached directly to a wall by adhesive or mechanical means.

WHEREAS, Centro requests a variance from **§1010.03.C, Prohibited Signs**, in support of permitting a painted tacos sign on the south elevation of the Centro restaurant building. Each letter is approximately 3 square feet in size with the four words totaling 48.5 square feet (see attached image). This amount, along with the other recently approved signs for the building, complies with the maximum amount of wall signage under the Code which is 247.5 square feet. As such, the requested variance is only to permit the type of sign that has been erected (painted signs); and

WHERRAS, when evaluating the requested variance, it's important to understand the reasons behind the prohibition of painted signs. Painted signs, specifically those used during the latest drafting of the City's sign regulations, were thought to have durability issues given Minnesota's climate. For this reason, painted signs were prohibited in an effort to prevent unsightly weathered signs. However, products and methods have changed as is evident by the allowance of

concrete tip-up panels, concrete masonry units, brick, concrete fiber board, and even exterior wood paneling being permitted to be painted/stained and sealed. A painted sign is nothing more than utilizing specifically designed stain, paint, and/or sealer and applying it to the exterior of the building; and

WHEREAS, Section 1009.04C of the City Code establishes a mandate that the Variance Board make five specific findings about a variance request as a prerequisite for approving the variance. The Roseville Variance Board has made the following findings:

- a. *The proposal is consistent with the Comprehensive Plan.* The Variance Board believes the proposal is generally consistent with the Comprehensive Plan because it represents the type of continued investment promoted by the Comprehensive Plan's goals and policies. However, there is nothing specifically stated in the Roseville 2040 Comprehensive Plan concerning commercial development signage.
- b. *The proposal is in harmony with the purposes and intent of the zoning ordinance.* Setting aside the fact a painted sign is prohibited, the Variance Board concludes painting or staining the exterior of a building is permitted under the Zoning Code and thus painting images or signage in a similar fashion would be in harmony with the purpose and intent of Materials allowance of the Mixed-Use Districts standards.

City staff long upheld painted sign prohibitions as numerous other options existed to achieve compliance. However, the recent variance approved for Smash Park to install painted/stained images (signage) on the north exterior of their building was a general openness by the Variance Board to account for the product and method used in crafting the sign or image to the exterior of a building.

As discussed previously, the Design Standards for the Mixed-Use Districts permits concrete tip-up panels, concrete masonry units (CMU), and other exterior building materials to be painted/stained on site. This method of exterior application is similarly used for applying a mural, image, or sign to a building and specifically the method used in the application process of the tacos sign at Centro.

- c. *The proposal puts the subject property to use in a reasonable manner.* This finding seeks to determine whether the requested deviation will put the property to use in a manner reasonably consistent with the standards set forth in the Code. The Variance Board concludes this finding to be generally true regardless of an approved variance as the building has been approved with a specific wall signage allowance, which does not rely on the painted taco signs. That said, as an alternative to standard sign materials, the painting of a sign would put the property, or in this instance the building, to use in a reasonable manner.
- d. *There are unique circumstances to the property which were not created by the landowner.* The Variance Board has concluded the unique circumstance is the Sign Regulations regarding painted/stained images and signs on exteriors of buildings has not kept up with current materials and application practices. Specifically, the Design Standards of the Mixed-Use Districts allows concrete tip-up panels, masonry units, brick, and other exterior building materials to be stained or painted since at least 2010. This same allowance for staining/painting a mural, image, or sign has not been supported, or more importantly as it pertains to this request, not been updated into the Sign Regulations. Therefore, the Variance Board finds there to be unique circumstances not created by the applicant.

- e. *The variance, if granted, will not alter the essential character of the locality.* Although the Planning Division staff strives for fully Code-compliant signage and has not supported prohibited signs in the past, allowing the proposed painted tacos sign on the south exterior of the Centro building will not alter the essential character of Roseville, as evidenced by the previous Smash Park variance approval. The Variance Board concludes agreement with this statement.

WHEREAS, City Code §1009.04 (Variances) establishes the purpose of a variance is "to permit adjustment to the zoning regulations where there are practical difficulties applying to a parcel of land or building that prevent the property from being used to the extent intended by the zoning," and

WHEREAS, in review of the requested variance by Centro, the Variance Board concludes there are Code based limitations existing in the Sign Regulations presenting a practical difficulty, which the variance process is intended to relieve.

NOW THEREFORE BE IT RESOLVED, by the Roseville Variance Board, to approve the requested variance to §1010.03.C, Prohibited Signs, of the City Code to permit a "tacos" painted sign on the south façade of the Roseville Centro restaurant at 1901 Highway 36, based on the content of this report and associated plans provided as attachments, public input, and Variance Board deliberation.

The motion for the adoption of the foregoing resolution was duly seconded by Variance Board Member Aspnes and upon vote being taken thereon, the following voted in favor: Members Schaffhausen, Bjorum and Aspnes.; and none voted against;

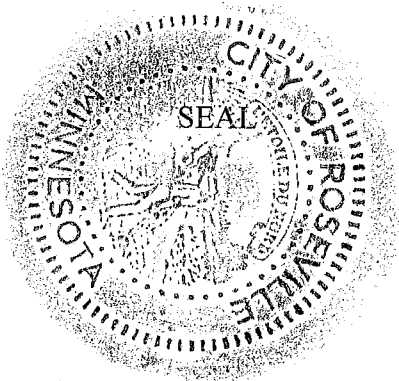
WHEREUPON said resolution was declared duly passed and adopted.

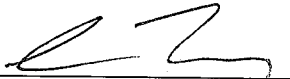
*Variance Board Resolution No. 169 – 1901 Highway 36 (PF24-014)*

STATE OF MINNESOTA    )  
  ) ss  
COUNTY OF RAMSEY    )

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said Roseville Variance Board held on the 6<sup>th</sup> day of November 2024.

WITNESS MY HAND officially as such Manager this 6<sup>th</sup> day of November 2024.



  
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Patrick Trudgeon, City Manager