



PLANNING COMMISSION AGENDA
MONDAY, SEPTEMBER 28, 2026
CITY HALL at 7:00 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES**
 - [A.](#) Approval of Minutes - August 24, 2026 Meeting
- 5. PUBLIC HEARING**
 - [A.](#) Public Hearing - Ordinance 512, An Ordinance Amending Chapter 16 of the Spring Lake Park City Code Relating to Secondary School Stadium Video Displays
- 6. OTHER**
- 7. ADJOURN**

SEE REVERSE SIDE FOR RULES FOR PUBLIC HEARINGS AND
DISCUSSION FROM THE FLOOR

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 1301 81st Avenue NE, Spring Lake Park, MN 55432. Ph.763-784-6491 at least 48 hours in advance.

One or more Planning Commissioners may participate in this meeting remotely using interactive technology, in compliance with the Minnesota Open Meeting Law (M.S. §13D.02).

CITY OF SPRING LAKE PARK RULES FOR PUBLIC HEARINGS

Public hearings are formal proceedings giving citizens an opportunity to express their concerns on a specific issue. Some issues on which the Planning Commission is required to hold public hearings include subdivisions, zoning changes, conditional use permits, and ordinance amendments.

The following format will be used to conduct a public hearing:

1. Planning Commission Chair opens the hearing.
2. City staff describes the proposal.
3. The applicant has an opportunity to further explain the proposal and respond to questions/ comments on the proposal from the Planning Commissioners.
4. Citizens will then have the opportunity to ask questions and/or comment on the proposed project.
 - a. Those wishing to comment are asked to limit their comments to 3 minutes
 - b. A group of residents wishing to have their collective opinions voiced may elect a spokesperson to represent them. The spokesperson may have a maximum of 10 minutes to express the views of the group.
 - c. People wishing to comment are asked to keep their comments succinct and specific.
5. After everyone wishing to address the subject of the hearing has done so, the Planning Commission Chair will close the hearing.
6. Planning Commissioners will have an additional opportunity to comment and ask questions on the issue.
7. The Planning Commission will make a formal recommendation on the issue to the City Council or defer decision pending additional information.

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on August 24, 2026, at the City Hall, at 7:00 PM.

1. CALL TO ORDER

Chair Hansen called the meeting to order at 7:00 PM.

2. ROLL CALL

MEMBERS PRESENT

Chair Hans Hansen
Commissioner Rick Cobbs
Commissioner Eric Julien
Commissioner Steve Coyle
Commissioner Kristi Goldstein

MEMBERS ABSENT

STAFF PRESENT

Building Official Jeff Baker, City Planner Beth Elliott

VISITORS

Ken Wending	547 81 st Ave NE	Spring Lake Park MN
Rick Frith	8299 Central Avenue NE	Spring Lake Park MN
Emily Lambert	8299 Central Avenue NE	Spring Lake Park MN
Jenny Vazquez-Kessel	8040 McKinley Street NE	Spring Lake Park MN
Nathan Puccini	8299 Central Avenue NE	Spring Lake Park MN
Johanna Richards & Peter Janoski	8035 Benjamin Street NE	Spring Lake Park MN

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes – May 26, 2026 Meeting

Motion made by Commissioner Julien, seconded by Commissioner Cobbs, to approve the minutes from the May 26, 2026 Planning Commission meeting.

Voting Yea: Commissioner Cobbs, Commissioner Julien, Commissioner Coyle, Commissioner Goldstein, Chairperson Hansen. Motion carried.

5. PUBLIC HEARING

A. Public Hearing: Variance Request for Rear Yard Setback – 8035 Benjamin Street NE

Building Official Baker presented the variance request for 8035 Benjamin Street NE, which is within the Spring Lake Park Villas PUD. He said the applicant seeks a variance from the rear-yard setback requirement in the R3 district to allow a covered patio structure. Baker explained that a roofed patio was constructed in 2025 without required permits or zoning approvals, and staff later determined a portion of the structure extended onto an adjacent property. He noted the applicant subsequently withdrew the application, modified the structure so it is now entirely on their property, and resubmitted the request. Baker noted the property's unusual lot configuration within the 1994 PUD and stated that these physical characteristics constitute unique circumstances supporting the variance.

Staff recommended approval, finding the proposed roofed accessory structure to be a reasonable residential use, with the following five conditions:

1. The structure must remain entirely within the property boundaries.
2. It must substantially conform to the submitted plans.
3. All required building permits and inspections must be obtained.
4. The structure must comply with applicable building, drainage, and fire-safety codes.
5. The variance approval is not effective until all administrative penalties, permit fees, and other charges associated with the prior unauthorized construction are paid in full.

Ms. Richards stated the patio and pergola were initially constructed without proper permits due to time constraints and inexperience with the permitting process.

Commissioner Julien asked about HOA opposition, and staff noted the HOA had expressed concerns related specifically to the zero-foot rear setback. Ms. Richards indicated willingness to comply with all requirements and clarify plans with the homeowners' association (HOA), noting that earlier HOA concerns were related to discrepancies between submitted plans and the structure that had been built.

Commissioner Coyle inquired about drainage impacts and required structural safety measures. Building Official Baker reported that the existing patio slab slopes away from the home in multiple directions, directing water toward designated discharge areas and the rear drainage corridor. He stated he does not anticipate drainage issues from the proposed covered structure. Baker also noted that footing and anchoring requirements will be verified during the building permit review.

Chairperson Hansen opened the public hearing at 7:12 PM.

A neighboring property owner spoke and indicated they had no objection as long as the structure remains entirely on the applicant's property.

Chairperson Hansen closed the public hearing at 7:14 PM.

Motion made by Commissioner Coyle, seconded by Commissioner Goldstein to recommend approval of the Variance Request for the rear-yard setback at 8035 Benjamin Street NE.

Voting Yea: Commissioner Cobbs, Commissioner Julien, Commissioner Coyle, Commissioner Goldstein, Chairperson Hansen. Motion carried.

B. Public Hearing: Comprehensive Plan Amendment, Zoning Map Amendment, and Conditional Use Permit for a Child Daycare Use within Substance Church

Planner Beth Elliot explained that Substance Church is requesting approval for a 5,000-square-foot daycare within its existing facility at 8299 Center Avenue. She said the proposal requires three actions: a Comprehensive Plan amendment from Commercial/Industrial to Commercial, rezoning from I-1 Light Industrial to C-1 Shopping Center Commercial, and a Conditional Use Permit for the daycare use. She noted the site's proximity to other commercial uses supports the changes and that all findings and standard conditions are included in the staff report. Elliot outlined the commission's options to recommend approval, denial, or tabling and offered to answer questions.

Representatives from Substance Church, including Board Member Rick Frith, Executive Pastor Nate McGee, and Children's Ministry staff member Emily Lambert, addressed the commission. They stated that the applications aim to align the property's long-term land use with its current operations and to establish a weekday childcare facility as an extension of the church's existing family-focused services. They expressed appreciation for staff assistance during the application process and noted their desire to strengthen their partnership with Spring Lake Park and serve local families.

Commissioner Coyle asked whether the proposed daycare would have an age limit, and whether the daycare may expand in the future to include elementary-aged or after-school programs. Mr. Frith stated that the initial phase will serve children from infancy through pre-kindergarten, but additional programs could be considered later after completing licensing, evaluating demand, and coordinating with the city. He emphasized that any expansion would require ensuring adequate facilities, staffing, and compliance with state requirements.

Mr. Frith confirmed the daycare would be open to the public, not limited to church members, and noted an initial capacity of 42 children based on current restroom facilities. They explained that future expansion up to approximately 72 children may be possible if additional bathrooms are added and if demand warrants it.

Commissioner Julien inquired about long term plans. Mr. Frith acknowledged that broader educational initiatives could be considered in the future but that no specific plans for a private school currently exist.

Commissioners discussed the proximity of other child-focused facilities near City Hall and noted the compatibility of the proposed use with surrounding development. Staff also clarified past inquiries related to state-mandated allowances for small accessory dwellings at places of worship. Mr. Frith applicant additionally referenced prior coordination with the city on their existing playground to ensure proper setbacks.

Chairperson Hansen opened the public hearing at 7:29 PM.

Chairperson Hansen closed the public hearing at 7:30 PM.

Motion made by Commissioner Cobbs, seconded by Commissioner Julien to recommend approval of the Comprehensive Plan Amendment, the Rezoning Request and the Conditional Use Permit for Substance Church, subject to the conditions outlined below:

Comprehensive Plan Amendment

Findings of Fact:

- The applicant proposes operating a Child Daycare Facility use within a portion of the existing Substance Church building located at 8299 Central Avenue NE (Parcel ID 01-30-24-13-0002). The daycare will occupy approximately 5,000 square feet of the existing 104,000-square-foot church building and will utilize existing classroom, office, restroom, and support spaces.
- The Commercial future land use designation better reflects the property's existing church use and the proposed childcare/daycare facility than the current Commercial/Industrial designation.
- The proposed Comprehensive Plan Amendment is consistent with the City's long-term land use goals and policies by supporting a community-serving institutional use within an area characterized by commercial development.
- The requested rezoning from I-1 Light Industrial to C-1 Shopping Center Commercial is compatible with the surrounding development pattern, including adjacent commercial uses and nearby community-serving establishments.
- The proposed rezoning brings the property's zoning classification into better alignment with both its existing use as a public place of worship and its proposed use as a childcare/daycare facility.
- Child daycare facilities are allowed as a conditional use within the C-1 Shopping Center Commercial District, and the applicant's proposed daycare facility is eligible for consideration through the Conditional Use Permit process.
- The existing church site contains established access drives, parking areas, sidewalks, and building infrastructure capable of accommodating the proposed daycare use. The site includes 332 off-street parking spaces, 10 accessible parking spaces, a designated drop-off area, and an existing 3,601-square-foot outdoor playground enclosed by a five-foot-high chain-link fence.

- The proposed daycare facility will provide an important community service by expanding access to childcare and early childhood services for local families while supporting the church's existing community-serving mission.

Conditions of Approval:

- 8299 Central Avenue NE (Parcel ID 01-30-24-13-0002) shall be re-designated from 'Commercial/Industrial' to 'Commercial' on the city's Future Land Use Map.
 - Following City Council approval, the amendment shall be submitted to the Metropolitan Council for review and final approval.
- The applicant shall obtain all applicable local, county, state, and federal permits and approvals associated with the comprehensive plan amendment request.
- The applicant shall comply with all applicable local, county, state, and federal regulations.
- The applicant shall pay all fees and escrows associated with this request.

Rezoning**Findings of Fact:**

- The applicant proposes operating a *Child Daycare Facility* use within a portion of the existing Substance Church building located at 8299 Central Avenue NE. The daycare will occupy approximately 5,000 square feet of the existing 104,000-square-foot church building and will utilize existing classroom, office, restroom, and support spaces.
- The proposed Comprehensive Plan Amendment is consistent with the City's long-term land use goals and policies by supporting a community-serving institutional use within an area characterized by commercial development.
- The requested rezoning from I-1 Light Industrial to C-1 Shopping Center Commercial is compatible with the surrounding development pattern, including adjacent commercial uses and nearby community-serving establishments.
- The proposed rezoning brings the property's zoning classification into better alignment with both its existing use as a public place of worship and its proposed use as a childcare/daycare facility.
- Child daycare facilities are allowed as a conditional use within the C-1 Shopping Center Commercial District, and the applicant's proposed daycare facility is eligible for consideration through the Conditional Use Permit process.

Conditions of Approval:

- 8299 Central Avenue NE (Parcel ID 01-30-24-13-0002) shall be rezoned from I-1 to C-1 on the city's Zoning Map. The rezoning request is contingent on approval of an amendment to the Future Land Use Map in the city's Comprehensive Plan.
- The applicant shall obtain all applicable local, county, state, and federal permits and approvals associated with the rezoning request.
- The applicant shall comply with all applicable local, county, state, and federal regulations.
- The applicant shall pay all fees and escrows associated with this request.

Conditional Use Permit**Finding of Facts:**

- The applicant proposes operating a Child Daycare Facility use within a portion of the existing Substance Church building located at 8299 Central Avenue NE. The daycare will occupy approximately 5,000 square feet of the existing 104,000-square-foot church building and will utilize existing classroom, office, restroom, and support spaces.
- The Commercial future land use designation better reflects the property's existing church use and the proposed childcare/daycare facility than the current Commercial/Industrial designation.
- The proposed Comprehensive Plan Amendment is consistent with the City's long-term land use goals and policies by supporting a community-serving institutional use within an area characterized by commercial development.
- The requested rezoning from I-1 Light Industrial to C-1 Shopping Center Commercial is compatible with the surrounding development pattern, including adjacent commercial uses and nearby community-serving establishments.
- The proposed rezoning brings the property's zoning classification into better alignment with both its existing use as a public place of worship and its proposed use as a childcare/daycare facility.
- Child daycare facilities are allowed as a conditional use within the C-1 Shopping Center Commercial District, and the applicant's proposed daycare facility is eligible for consideration through the Conditional Use Permit process.
- The existing church site contains established access drives, parking areas, sidewalks, and building infrastructure capable of accommodating the proposed daycare use. The site includes 332 off-street parking spaces, 10 accessible parking spaces, a designated drop-off area, and an existing 3,601-square-foot outdoor playground enclosed by a five-foot-high chain-link fence.
- The proposed daycare facility will provide an important community service by expanding access to childcare and early childhood services for local families while supporting the church's existing community-serving mission.
- The proposed use will operate within an existing building and is not expected to adversely affect surrounding properties, public health, safety, welfare, property values, or neighborhood character. The proposed use meets the criteria in Section 16.56.030(E)(1) of the Zoning Code for approval of a Conditional Use Permit.

Conditions of Approval:

- The applicant is authorized to operate a Child Daycare Facility use within the existing church building at 8299 Central Avenue NE according to the plans and materials submitted to and reviewed by the City for this request.
 - An amendment to this permit shall be required for any expansion of the daycare facility beyond those areas identified in the approved plans.
- The designated drop-off and pick-up area shown on the approved site plan shall be maintained and available for daycare operations, and pedestrian access between the drop-off area and daycare entrance shall be maintained.

- The outdoor play area and fencing shall be maintained in accordance with the approved site plan and applicable City Code requirements, including maintenance of the existing fencing around the outdoor play area.
- The applicant shall obtain all applicable local, county, state, and federal permits, approvals, inspections, certificates, and licenses required for operation of the daycare facility, including all required State of Minnesota childcare licensing approvals.
- The proposed *Child Daycare Facility* use shall comply with all applicable local, county, state, and federal regulations, including building code, fire code, accessibility, health, safety, and childcare licensing requirements.
- A certificate of occupancy shall be obtained prior to commencement of daycare operations.
 - Prior to issuing a certificate of occupancy, city staff shall verify the daycare's licensed capacity, staffing levels, hours of operation, and pick-up/drop-off procedures to ensure that the proposed use has sufficient off-street parking and on-site circulation.
- The applicant shall pay all fees and escrows associated with this CUP request.
- Any violation of the conditions of approval or applicable City Code requirements may result in review or revocation of the Conditional Use Permit in accordance with City Code provisions.

Voting Yea: Commissioner Cobbs, Commissioner Julien, Commissioner Coyle, Commissioner Goldstein, Chairperson Hansen. Motion carried.

6. OTHER

A. Council/Board/Commission Comprehensive Plan Survey

Building Official Baker informed the commission that a memo had been sent out regarding the 2050 Comprehensive Plan Visioning Survey. He said the survey was distributed to the Planning Commission, City Council, Park and Rec Commission, and department heads. He noted that the survey should take about 15 minutes to complete. Baker said that the survey includes several questions aimed at gathering input on what representatives would like to see for the future of Spring Lake Park. He pointed out that the meeting packet contains a QR code linking directly to the survey website.

7. ADJOURN

Motion made by Commissioner Julien, seconded by Commissioner Coyle to adjourn.

Voting Yea: Commissioner Cobbs, Commissioner Julien, Commissioner Coyle, Commissioner Goldstein, Chairperson Hansen. Motion carried.

Meeting adjourned at 7:35 PM.



Memorandum

To: Chair Hansen and Members of the Planning Commission
From: Daniel R. Buchholtz, ICMA-CM, Administrator, Clerk/Treasurer
Date: September 22, 2026
Subject: Ordinance 512 – Secondary School Stadium Video Displays

Requested Action

The Planning Commission is asked to conduct a public hearing and make a recommendation to the City Council regarding Ordinance 512. The ordinance would amend the City Code to establish specific standards for video displays located within secondary school stadiums.

Background

In July 2026, Spring Lake Park Independent School District 16 contacted the City regarding permit requirements for a replacement scoreboard at the Spring Lake Park High School stadium. Staff advised the School District that a sign/building permit application, project plans, lighting information and City Council approval would be required before installation.

On September 1, staff learned that the scoreboard and video display had already been installed without the required permits or City Council approval. The School District subsequently submitted an application and supporting information for City review.

The new display is substantially different from a conventional scoreboard. It includes a large digital screen capable of displaying live video, instant replay, animation, sponsor acknowledgments and other changing content. Its size, brightness, hours of operation and proximity to residential property raise issues that are not fully addressed by the City's current sign regulations.



The existing code contains general standards for illuminated and luminous signs but does not specifically address large stadium video displays. For example, it does not establish event-based operating hours, separate daytime and nighttime brightness limits, and automatic dimming requirements. The current ordinance limits video and animation, which would not be workable for this type of sign.

Ordinance 512 was prepared to fill that regulatory gap.

Adoption of the ordinance would not approve or legalize the display that has already been installed. The School District would still be required to obtain all applicable permits and demonstrate that the display complies with the ordinance before its dynamic or luminous portion could be placed into regular operation.

Purpose of Ordinance

A stadium video display serves a different purpose than an electronic message sign intended to attract motorists on a public street. Its primary audience is inside the stadium, where it may provide scoring information, event information, live video and replay.

At the same time, a large luminous display may affect nearby homes through illumination, glare, reflected light, changing images and late-evening operation. Depending on its orientation and use, it may also distract motorists or function as a general outdoor advertising sign.

The ordinance attempts to balance these interests by allowing modern video-display technology within a qualifying school stadium while establishing clear limits to protect surrounding property and public safety.

Major Provisions

The proposed ordinance would:

- Allow no more than one stadium video display on a secondary school campus;
- Require the display to be located within a permanent secondary school stadium and oriented primarily toward the field and spectator seating;
- Require at least 150 feet between the illuminated face and residential property located in front of or beside the display;
- Require the rear and sides of the display to be opaque and nonilluminated;
- Limit the overall structure to 45 feet in height and 35 feet in width;
- Limit the dynamic video area to 650 square feet and the total message-bearing area to 900 square feet;
- Limit daytime brightness to 5,000 nits and nighttime brightness to 1,000 nits;
- Require an ambient-light sensor and automatic dimming controls;
- Limit illumination attributable to the stadium video display, stadium lighting and other exterior lighting operated in connection with a stadium event to five-tenths (0.5) foot-candle, as measured both horizontally and vertically.
- Prohibit concentrated light or glare that materially interferes with sleep, residential use or visibility;
- Limit operation to authorized school stadium events and related pre-event and post-event periods;

- Generally require the display to be turned off by 10:00 p.m., with limited operation until no later than 10:30 p.m. when an event runs late. After 10:30 p.m., only static, non-advertising scoring and event-status information may remain illuminated, and it must be turned off within 15 minutes after the event concludes;
- Prohibit strobing, blinking, scrolling, rapid flashing and displays resembling emergency or traffic-control signals;
- Prevent the display from being leased or operated as a general outdoor advertising platform; and
- Limit the hours, duration and frequency of illuminated testing outside scheduled events.

The size and brightness limits are maximum ceilings, not guaranteed entitlements. Based on the location and technical information submitted with an application, the City Council could approve a smaller display, require a lower brightness setting or impose additional shielding or other reasonable conditions.

Technical Review and Continuing Compliance

An applicant would be required to provide detailed plans, manufacturer specifications, an operating plan and a photometric analysis prepared by an independent qualified lighting professional. The City could require an additional professional review at the applicant's expense.

Before regular operation begins, the owner would be required to provide documentation confirming that the approved brightness settings, ambient-light sensor, automatic dimming controls, password protection and malfunction controls have been programmed and are operational. The maximum authorized nighttime setting would be approved by the City, password protected and inaccessible to routine event operators.

The City could investigate a supported complaint or other credible evidence of noncompliance through observations, review of operating records or field measurements. If professional testing is warranted, the owner would be responsible for all testing, professional-review, documentation and corrective-work costs. Operating records would be retained for at least two years and provided to the City upon request.

The City could order the dynamic or luminous portion of the display shut off in response to a malfunction, excessive brightness, prohibited operating hours or an immediate lighting or safety concern. Two or more substantiated violations within a 12-month period could result in the City Council temporarily limiting the display to static scoring functions.

Property owners within 350 feet of the stadium would receive mailed notice before the City Council considers a new or materially amended stadium-display permit.

Staff Analysis

Staff believes a separate set of standards is preferable to regulating a stadium video display as an ordinary sign or relying only on general lighting and nuisance provisions. The proposed ordinance addresses these characteristics through permit-review requirements, operating controls and measurable performance standards. Continuing compliance would be investigated when the City receives a supported complaint or obtains other credible evidence of noncompliance.

The ordinance combines measurable limits with a general glare standard. Objective measurements provide a clear starting point for determining compliance, while the glare standard addresses concentrated or reflected light that may cause a material impact even when a property-line reading is within the numerical limit.

The proposed regulations also recognize the legitimate use of video technology within a school stadium while preventing the display from becoming an unrestricted advertising sign. The operating-hour restrictions, automatic dimming, complaint-based testing, owner-funded compliance verification, recordkeeping and enforcement provisions provide meaningful protections for surrounding residential property.

Staff finds that:

1. Stadium video displays differ from conventional and street-oriented electronic signs in their purpose and operation.
2. The existing City Code does not adequately address the operating characteristics and potential impacts of these displays.
3. The proposed standards are reasonably related to neighborhood compatibility, traffic safety and protection of the public welfare.
4. The ordinance provides objective standards and a process for verifying continuing compliance.
5. Adoption of the ordinance would not approve any particular display or excuse an owner from obtaining required permits.
6. The ordinance is consistent with the purposes of the City's zoning and performance standards.

Recommendation

Staff recommends the following motion:

“Motion to recommend that the City Council approve Ordinance 512, amending Chapters 16.24 and 16.28 of the Spring Lake Park City Code relating to secondary school stadium video displays, based upon the findings contained in the staff memorandum.”

If you have any questions, please do not hesitate to contact me at 763-784-6491.

**SPRING LAKE PARK
ORDINANCE 512**

**AN ORDINANCE AMENDING CHAPTER 16 OF THE SPRING LAKE PARK CITY
CODE RELATING TO SECONDARY SCHOOL STADIUM VIDEO DISPLAYS**

WHEREAS, video displays serving permanent secondary school stadiums have operational characteristics that differ from electronic message signs intended primarily for viewing from public streets; and

WHEREAS, large luminous displays may affect nearby residential property through direct visibility, illumination, glare, changing images, late-evening operation and reflected light; and

WHEREAS, the City Council finds that secondary school stadium video displays may be allowed subject to objective limits on their number, location, size, height, brightness, hours, manner of operation, testing and enforcement, together with independent technical review and continuing verification, in order to protect nearby residences, preserve traffic safety and prevent their use as general outdoor advertising platforms.

NOW THEREFORE, be it ordained by the Council of the Spring Lake Park, in the State of Minnesota, as follows:

SECTION 1: **AMENDMENT** “16.24.010 Definitions - Signs And Billboards” of the Spring Lake Park Municipal Code is hereby *amended* as follows:

A M E N D M E N T

16.24.010 Definitions - Signs And Billboards

For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

AUTHORIZED STADIUM EVENT. A scheduled interscholastic athletic contest, school-sponsored athletic tournament, commencement ceremony or other school-sponsored event open to spectators and conducted within a secondary school stadium. The term does not include practices, rehearsals, camps, classroom activities, private rentals or routine maintenance and testing.

BILLBOARD. See definition of **SIGN, OFF-PREMISE**.

BUILDING. Any structure erected for the support, shelter, or enclosure of persons, animals, chattels, or moveable property of any kind.

DYNAMIC DISPLAY. Any characteristics of a sign that appear to have movement or that appear to change, caused by any method other than physically removing and replacing the sign or its components, whether the apparent movement or change is in the display, the sign structure itself, or any other component of the sign. This includes a display that incorporates a technology or method allowing the sign face to change the image without having to physically or mechanically replace the sign face or its components. This also includes any rotating, revolving, moving, flashing, blinking, or animated display and any display that incorporates rotating panels, LED lights manipulated through digital input, "digital ink" or any other method or technology that allows the sign face to present a series of images or displays.

SIGN. Any publicly displayed, message-bearing device for visual communication or any attention-attracting device that is used primarily for the purpose of bringing the subject thereto to the attention of the public.

SIGN APPARATUS. The structure upon which any sign is actually placed or erected.

SIGN, DIRECTIONAL. A sign, the primary function of which is to provide locational directions.

SIGN, FLASHING. Any illuminated or luminous sign on which the artificial light or color is not maintained at a constant intensity or color when the sign is in use except for that portion of a sign providing public service information such as time, weather, date, temperature, or similar information. A **FLASHING SIGN** is one that is programmed to flash in either text or graphic more frequently than every three seconds.

SIGN, FREE-STANDING. A sign which is not attached to any part of a building and which is rather supported by upright braces or posts placed in the ground.

SIGN, ILLUMINATED. Any sign upon which artificial light is directed.

SIGN, LUMINOUS. Any sign which has its own self-generated light.

SIGN, NON-COMMERCIAL. A sign which does not advertise products, goods, businesses, or services and which expresses an opinion or other point of view.

SIGN, OFF-PREMISE. A sign located off the premises where the advertised product, service, merchandise, or message is located, manufactured, sold, offered, distributed, or made available to the public.

SIGN, PORTABLE. A sign so designed as to be moveable from one location to another and not permanently attached to the ground or any immobile structure. A **PORTABLE SIGN** may consist of a mobile structure such as a semi-truck trailer or other device whose primary function during a specific time period is to serve as a sign structure.

SIGN, PROJECTING. A sign which is affixed to the wall of a building and extends outward from the building.

SIGN, TEMPORARY. A sign which is erected or displayed for a limited period of time. This includes items such as banners, pennants, flags of other than a political jurisdiction, beacons, sandwich or curb signs, balloons or other air or gas filled figures.

SIGN, WINDOW. A sign which is painted upon the glass portions of doors and windows of a business or is a sign placed within the door or window of a business.

QUALIFIED LIGHTING PROFESSIONAL. A licensed professional engineer with documented experience in photometric analysis or an individual holding a nationally recognized professional lighting credential who is independent of the display manufacturer, vendor, installer, owner and operator.

SECONDARY SCHOOL CAMPUS. One or more contiguous parcels under common ownership or control on which a lawful public or private school serving any of grades 9 through 12 is operated.

SECONDARY SCHOOL STADIUM. A permanent outdoor athletic facility located on a secondary school campus that contains a regulation competition field, fixed spectator seating for at least 500 persons, a permanent press box and permanent athletic-field lighting.

STADIUM VIDEO DISPLAY. A permanent luminous sign and associated sign apparatus located outdoors or viewable from outdoors, within a secondary school stadium, oriented primarily toward the competition field and spectator seating, and used for scoring information, event information, live event video, replay and other visual displays authorized by SLPC 16.24.082. A stadium video display is a dynamic display, except that it is regulated by SLPC 16.24.082.

SECTION 2: AMENDMENT “16.24.040 Construction And Maintenance; Standards” of the Spring Lake Park Municipal Code is hereby *amended* as follows:

AMENDMENT

16.24.040 Construction And Maintenance; Standards

In order for an applicant to receive and retain a permit for a sign, the following conditions must be met and maintained.

- A. When a sign is illuminated or luminous, any illumination therefrom, or a beam of light directed thereon, shall not shine directly upon any residence or onto any public streets.
- B. No sign structure shall contain more than four exposed beams.
- C. No projecting sign shall extend more than 16 inches from any building wall nor more than six feet above the roof line.
- D. No sign or sign structure may remain erected unless it is erected, maintained, and repaired in accordance with the Uniform Building Code, State Electrical Code, and the

general construction requirements of the city. All signs must remain in good repair and in safe condition.

- E. No part of any sign shall project over or beyond the property line of the property upon which it is located.
- F. The following setback, distance, and other requirements shall be observed:
 - 1. Any sign displayed on the premises where the advertised message, service, merchandise, or product is made, sold, distributed, or offered shall not be closer to a public right-of-way than three feet nor closer than five feet from any other property line;
 - 2. Any sign displayed off the premises where the advertised message, service, merchandise, or product is made, sold, distributed, or offered shall not be closer than 30 feet to a front yard property line or public right-of-way. In addition, the sign shall not be closer than five feet to the side property lines and back property lines of the property;
 - 3. Off-premises directional signs may be erected without conforming with the requirements of Paragraphs F,2 and H as long as the directional signs do not exceed 32 square feet in size and as long as the sign does not violate any of the terms contained in SLPC 16.24.060;
 - 4. The minimum setback from any intersection for off-premises signs shall be 500 feet;
 - 5. No off-premises sign or structure shall be located within 500 feet of a residential district, park, playground, school, governmental building, or building used for religious purposes;
 - 6. An off-premises sign or structure shall be considered the principal use of a site. If another use or structure is added to the site, the off-premises sign must be removed; and
 - 7. Off-premises signs or structures shall be permitted only on property which is zoned commercial or light industrial.
- G. On-premises signs shall not exceed 30% of the square footage of the front of the building. No off-premises sign shall exceed 750 square feet. If a stand alone building has less than 400 square foot frontage, up to 400 square feet frontage may be used for purposes of determining the maximum sign size.
- H. There shall be at least 1,000 feet distance between the location of off-premises signs on the same side of the highway.
- I. No free-standing sign shall be higher than 25 feet from the ground level of the land upon which the sign has been erected, except for a stadium video display, as defined by this Chapter, that complies with SLPC 16.24.082. An applicant may apply for a variance from this height limitation in accordance with ~~in a case where an extreme hardship is caused by the particular physical characteristics of the land. The variance shall be applied for in the manner outlined in~~ SLPC 16.60.040.

SECTION 3: **ADOPTION** “16.24.082 Stadium Video Displays” of the Spring Lake Park Municipal Code is hereby *added* as follows:

ADOPTION

16.24.082 Stadium Video Displays(*Added*)

A. Purpose. This section establishes performance standards for a stadium video display serving a secondary school stadium. Its purpose is to accommodate the functional needs of a secondary school stadium while protecting nearby residential property, preventing traffic distraction and ensuring that the display does not operate as a general outdoor advertising sign.

B. Eligibility and location.

1. A stadium video display is permitted only as an accessory structure to a lawful secondary school use, only within a secondary school stadium as those terms are defined in SLPC 16.24.010, and only after approval of a permanent sign permit by the City Council under SLPC 16.24.030.
2. No more than one stadium video display is permitted on a secondary school campus.
3. The display face must be oriented primarily toward the competition field and fixed spectator seating. Its location, elevation, tilt, shielding and viewing angle must minimize visibility and illumination from residential property and public streets to the greatest extent practicable while maintaining reasonable visibility for participants and spectators within the stadium.
4. The illuminated face of a stadium video display must be located at least 150 feet from any parcel that is zoned or lawfully used for residential purposes and is located in front of or to the side of the illuminated face, as shown on the approved site plan. This setback does not apply to a residential parcel located behind the display. The rear and sides of the display must be opaque and nonilluminated.

C. Dimensional standards.

1. The maximum overall height of the stadium video display and its sign apparatus is 45 feet, measured vertically from the lowest point of finished grade adjoining the sign apparatus to the highest point of the display, structure, cabinet, identification panel, speaker, decorative element or other attached component, whichever is highest.
2. The maximum width of the stadium video display and its sign apparatus is 35 feet.
3. The dynamic video display area may not exceed 650 square feet.
4. The total copy and graphic area, including the dynamic video display, permanent identification panels, sponsor panels and any other message-bearing surface, may not exceed 900 square feet.
5. Dynamic display area is measured by the smallest rectangle enclosing the illuminated pixels. Total copy and graphic area is measured by the smallest rectangle or combination of rectangles enclosing each message-bearing surface. Structural supports located entirely below the message-bearing surfaces are not included in copy and graphic area.

D. Hours and manner of operation.

1. Except for testing permitted by Paragraph D,7, a stadium video display may operate only in connection with an authorized stadium event, beginning no earlier than 60 minutes before the scheduled start and ending no later than 30 minutes after the event concludes. All authorized stadium events must be conducted within a reasonable and finite period of time.
2. The display must be turned off by 10:00 p.m. If an authorized stadium event that began before 9:00 p.m. continues beyond 10:00 p.m., the display may remain in operation until 30 minutes after the event concludes, but in no event later than 10:30 p.m. After 10:30 p.m., only static, non-advertising scoring and event-status information may remain illuminated, at the lowest approved nighttime setting that permits the information to be read within the stadium. In the event of illumination of static, non-advertising and event-status information after 10:30 p.m., all such displays must be turned off no later than 15 minutes after the event concludes.
3. Live video, instant replay, player introductions, scoring animations and other displays involving motion may be shown beginning 60 minutes before the scheduled start and ending no later than 30 minutes after the official conclusion of an authorized stadium event, but in no event after 10:30 p.m. At all other authorized operating times, each image must be static, complete in itself and displayed for at least 20 seconds. Transitions between static images must be instantaneous and without special effects.
4. Strobing, blinking, rapid full-screen flashing, scrolling, traveling effects and displays that imitate or resemble an emergency vehicle, traffic-control device or official warning signal are prohibited at all times.
5. The display may not be leased or made available to a third party for operation as a general outdoor advertising platform. Sponsor acknowledgments may be displayed only during the authorized operating period established by this paragraph and are included in the regulated copy and graphic area.
6. Any sound system incorporated into or operated with the display may be used only in connection with an authorized stadium event and must comply with SLPC 16.28.010 and all other applicable noise regulations.
7. Illuminated testing and maintenance outside an authorized stadium event may occur only between 8:00 a.m. and 8:00 p.m., for no more than 30 consecutive minutes and no more than 60 total minutes in one day. Routine illuminated testing may occur on no more than two days in a calendar month. The two-day limitation does not apply to testing directed by the City, repair of equipment, investigation of a reported malfunction or investigation of a complaint. Planned testing after sunset requires at least 48 hours' prior notice to the Administrator, Clerk/Treasurer or designee. Nonilluminated diagnostics are not subject to this clause.

E. *Brightness, illumination and glare.*

1. The display may not exceed 5,000 nits during daylight hours or 1,000 nits between one-half hour before sunset and one-half hour after sunrise. These values are absolute maximums and do not create a right to operate at those levels.

2. The display must be equipped with a functioning ambient-light sensor and automatic dimming controls that continuously adjust brightness according to ambient conditions. The maximum authorized nighttime setting must be approved by the City, password protected and inaccessible to routine event operators. Manual override may be used only to reduce brightness or temporarily shut off the display.
3. At any residential property line, the total illumination attributable to the stadium video display, stadium lighting and other exterior lighting operated in connection with a stadium event may not exceed five-tenths (0.5) foot-candle. Compliance must be determined with the display showing a full-white image at its maximum authorized nighttime setting and with stadium lighting and other controllable exterior lighting operating at the maximum settings authorized for nighttime event use. To exclude illumination from streetlights, neighboring properties and other sources not under the owner's control, a baseline reading must be taken at the same location with the display, stadium lighting and other controllable exterior lighting on the secondary school campus turned off. The baseline reading must be subtracted from the event-condition reading to determine the total illumination attributable to the secondary school campus. For a vertical reading, the meter must be held approximately five feet above finished grade with the sensor facing the stadium. For a horizontal reading, the meter must be positioned at the same location with the sensor facing upward. The total campus-attributable illumination must comply with the 0.5-foot-candle limit for both readings.
4. Regardless of measured illumination, the display may not cast concentrated direct illumination into a dwelling or produce discomfort or nuisance glare that materially interferes with sleep, ordinary use of residential property, visual performance or visibility for a person of normal sensitivity. Visibility of the display face, standing alone, is not a violation.
5. The City may establish or require a brightness setting below the numerical maximums when field measurements, direct observation, complaint investigation or other credible evidence demonstrates that a lower setting is necessary to comply with this paragraph or SLPC 16.28.010.
6. Visibility of the illuminated face of a compliant stadium video display does not, by itself, constitute a prohibited direct view of a light source under SLPC 16.28.010 Paragraph B,3,d. This clause does not exempt the display from any illumination, glare, nuisance, traffic-safety or other requirement of this title.
7. Vegetation may be approved as supplemental screening but may not be the principal means of meeting a brightness, illumination, glare or orientation standard. Any approved vegetative screen must provide year-round opacity and be maintained for the life of the display.
8. The maximum dimensions and brightness levels stated in this section are regulatory ceilings, not entitlements. The City Council may approve smaller dimensions, a lower brightness setting, additional shielding or other reasonable permit conditions supported by the application record and necessary to achieve compliance with this section.

E. Permit application and supporting information. In addition to the information required by SLPC 16.24.020 and any building or electrical permit requirements, an application for a stadium video display must include:

1. A site plan showing all property lines, zoning classifications, lawful residential uses, public streets, stadium improvements, display setbacks, the orientation and plane of the illuminated display face, and residential dwellings located within 500 feet of the display.
2. Scaled elevations showing the entire display and sign apparatus, finished grades, method of measuring height, dynamic display area and total copy and graphic area.
3. Manufacturer specifications identifying maximum and minimum brightness in nits, ambient-light sensors, automatic and manual dimming capabilities, horizontal and vertical viewing angles, operating controls and malfunction safeguards.
4. A photometric plan prepared and certified by a qualified lighting professional. The plan must model a full-white image at the proposed daytime and nighttime settings and show existing ambient illumination and the display's additional horizontal and vertical illumination at residential property lines and at the exterior facades and windows of residential dwellings within 500 feet of the display. A residential property located entirely behind the plane of the illuminated display face may be excluded from display-specific calculations if the rear and sides of the display are opaque and nonilluminated. Illumination reaching that property from stadium lighting or other campus lighting must still be included when applicable.
5. An operating plan identifying authorized events, hours, permitted display modes, proposed daytime and nighttime settings, access controls, testing procedures, recordkeeping, complaint response procedures and the name and 24-hour contact information of a responsible operator authorized to dim or shut off the display.
6. Structural plans, wind load calculations, electrical plans and any other information required by the Building Official or Administrator, Clerk/Treasurer to determine compliance with this Code and applicable building code requirements.
7. The City may require independent professional review of submitted plans and specifications, to be completed at the cost of the applicant, and may require reasonable revisions necessary to demonstrate compliance with this section.
8. At least 10 days before City Council consideration of a new or materially amended sign permit, the City shall mail notice to the owners of property within 350 feet of the secondary school stadium. The applicant shall provide the required ownership list and reimburse the City's reasonable notice costs. Failure of a property owner to receive notice does not invalidate the proceeding if the City made a good-faith effort to provide notice.

G. Compliance verification and testing.

1. Before regular operation, the owner shall provide documentation from the

manufacturer, installer or other qualified representative confirming that the approved brightness settings, ambient-light sensor, automatic dimming controls, password protection and malfunction controls have been programmed and are operational. The owner shall maintain these features in working condition and provide documentation of their operation upon reasonable City request.

2. The City may investigate a supported complaint or other credible evidence of noncompliance by conducting observations, reviewing operating records or taking light measurements. The owner shall reasonably cooperate with the investigation, including providing access to the display controls and operating the display with a full-white image or turning the display off when necessary for testing.
3. Field measurements must follow the procedure established in Paragraph E.3 and include horizontal and vertical readings at the nearest potentially affected residential property lines. The City may require measurements at other locations and, where lawful access is available, at representative residential facades and windows.
4. When an investigation reasonably indicates possible noncompliance, produces inconclusive or disputed results, or requires specialized expertise, the City may require testing by a qualified lighting professional acceptable to the City. The owner shall be responsible for all costs associated with testing, professional review, documentation and corrective work required under this section, including reimbursement of reasonable costs incurred by the City.
5. If testing or other credible evidence establishes that the display exceeds an approved brightness setting, exceeds the illumination limit, produces prohibited glare or otherwise violates this section, the owner shall immediately reduce the brightness, modify the operation or turn off the display as directed by the City. The City may establish a lower maximum authorized nighttime setting when necessary to achieve compliance.
6. The maximum authorized nighttime setting may not be increased without prior written City approval. The City may require additional documentation or testing following a proposed increase, a supported complaint, a change in equipment or software affecting light output, replacement of display modules, alteration of the display or other credible evidence of noncompliance.

H. Operating records and inspection.

1. The owner must retain system-generated records of operating dates, times and brightness settings when available and must maintain a supplemental log identifying the associated authorized stadium event and any manual override, malfunction, complaint or corrective action.
2. Records required by this paragraph must be retained for at least two years and provided to the City upon request.
3. Upon reasonable notice, the owner must provide the City access to the display controls, settings and records necessary to verify compliance. Nothing in this clause authorizes entry into a nonpublic area without consent, an administrative warrant or other lawful authority.

I. *Malfunction, violations and suspension.*

1. The display must be designed and programmed to freeze in one static position or shut off if a malfunction occurs. The owner or operator must immediately discontinue any noncompliant display when notified by the City.
2. The Administrator, Clerk/Treasurer or designee may order the dynamic or luminous portion of the display temporarily shut off when it is malfunctioning, exceeds an approved brightness setting, violates the hours or display-mode limitations, or creates an immediate traffic-safety, public safety or neighborhood-lighting concern. Static, nonluminous scoring information may continue if it can be operated independently, safely and lawfully.
3. Unless immediate shutdown is required under Paragraph I.2, the City shall provide written notice identifying the violation and a reasonable period for correction. Failure to correct the violation constitutes grounds for suspension or revocation under SLPC 16.24.030.
4. Two or more substantiated violations within any 12-month period constitute grounds for the City Council to suspend dynamic operation and limit the display to static scoring functions for a period determined by the Council after notice and an opportunity to be heard.
5. These remedies are cumulative and do not limit any remedy otherwise available under this Code or state law.

J. *Relationship to other regulations.*

1. A stadium video display is governed by this section. If a provision of this section conflicts with another provision of SLPC Chapter 16, this section controls. Except as expressly modified by this section, all other applicable provisions of SLPC Chapter 16 remain in effect.
2. Approval under this section does not constitute approval of any variance, building permit, electrical permit, structural plan, land-use approval or other authorization required by law.
3. A material change in location, orientation, height, width, display area, light output, viewing angle, operating technology or manner of operation requires a new or amended sign permit before the change is made.

SECTION 4: AMENDMENT “16.28.010 Performance Standards” of the Spring Lake Park Municipal Code is hereby *amended* as follows:

A M E N D M E N T

16.28.010 Performance Standards

- A. *Intent.* It is the intent of this section to establish performance standards to minimize conflict between land uses, to preserve the use and enjoyment of property, protect property values and to protect the public health, safety and welfare. These standards

shall apply to all uses of land and structures and are in addition to any requirements applying to specific zoning districts.

B. *Standards.*

1. *Noise.*

- a. Minn. Rules § 7030, as may be amended from time to time, is hereby adopted by reference as a minimum standard for noise. In addition, any use established must be so operated that no noise resulting from the use is noticeable above typically expected levels to a reasonable person beyond the boundaries of the lot line of the site on which the use is located. This standard shall not apply to incidental traffic, parking, loading, construction or normal maintenance operations. The city may also limit the hours of operation of outdoor noise if it is deemed necessary to reduce impacts on the surrounding neighborhood.
- b. Noise levels measured at the adjoining property line of residential uses or residentially zoned property shall not exceed 55dBA during the hours of 10:00 p.m. to 7:00 a.m. and 60dBA during the hours of 7:00 a.m. to 10:00 p.m., with the highest one-minute equivalent noise level being no more than 75dB. A noise study conducted by a qualified professional may be required to establish existing ambient noise levels before development of a proposed use and actual noise levels after construction and operation of the proposed use.

2. *Odor.* No use shall produce unreasonable or disturbing odors beyond the property line exceeding applicable regulations established by the Minnesota Pollution Control Agency.

3. *Exterior lighting.*

- a. Exterior lighting shall be designed and arranged to limit direct illumination and glare upon or into any contiguous parcel. Reflected glare or spill light shall not exceed five-tenths foot-candles as measured on the property line when abutting any residential parcel and one foot-candle on any abutting commercial or industrial parcel. Street lights installed in the public right-of-way shall be excepted from these standards. For a secondary school campus containing a stadium video display, compliance shall be measured in accordance with SLPC 16.24.082 Paragraph E.3.
- b. Mitigative measures shall be employed to limit glare and spill light to protect neighboring parcels and to maintain traffic safety on public roads. These measures shall include lenses, shields, louvers, prismatic control devices and limitations on the height and types of fixtures. The city may also limit the hours of operation of outdoor lighting if it is necessary to reduce impacts on the surrounding neighborhood.
- c. No flickering or flashing lights shall be permitted, except as expressly allowed for a stadium video display under SLPC 16.24.082.
- d. Direct, off-site views of the light source shall not be permitted except for globe and/or ornamental light fixtures approved in conjunction

- with a site and building plan and stadium video displays permitted under SLPC 16.24.082. Globe and ornamental fixtures shall only be approved when the applicant can demonstrate that off-site impacts stemming from direct views of the bulb are mitigated by fixture design and/or location. Visibility of the illuminated face of a stadium video display does not, by itself, constitute a prohibited direct view of a light source; however, the display remains subject to all illumination, glare, nuisance, public safety and traffic-safety standards of this Code.
- e. The city may require submission of a ~~light distribution plan~~ lighting plan or photometric plan showing fixture locations, mounting heights, shielding, proposed hours of operation, calculated illumination levels at property lines and other information reasonably if deemed necessary to ensure compliance with the intent of this chapter.
4. *Glare.* ~~Glare, whether direct or reflected, such as from floodlights, spotlights, or high temperature processes, and as differentiated from general illumination, shall not be visible beyond the site of origin at any property line.~~ Direct or reflected glare from any use, structure, fixture, or illumination source may not create a sensation of brightness that causes annoyance, discomfort, decreased visual performance, or reduced visibility to a person of normal sensitivity on adjacent property or a public street. The mere visibility of a lighted fixture or illuminated surface does not, by itself, establish a violation; however, the fixture or surface remains subject to the illumination limits and other requirements of this section.
5. *Vibration.* No use shall at any time cause earth vibrations perceptible beyond the limits of the property on which the operation is located.
6. *Smoke and particulate matter.* No use shall produce or emit smoke, dust or particulate matter exceeding applicable regulations established by the Minnesota Pollution Control Agency.
7. *Toxic or noxious matter.* No use or operation shall emit a concentration of toxic, noxious or corrosive matter across the property line which exceeds applicable regulations established by the Minnesota Pollution Control Agency.
8. *Radiation.* No operation shall be conducted which exceeds the standards established by applicable regulations of the Minnesota Department of Health.
9. *Hazard.* Every operation shall be carried on with reasonable precautions against fire and explosion hazards. All materials regulated in this section shall be utilized, stored, manufactured and handled in accordance with the Minnesota State Fire Code, as may be amended from time to time.
10. *Heat and humidity.* No use shall produce any unreasonable, disturbing or unnecessary emissions of heat or humidity beyond the property line which cause material distress, discomfort or injury to persons or ordinary sensitivity.
11. *Electromagnetic interference.* No use shall produce electromagnetic interference with normal radio or television reception in any residential district, or exceed applicable standards established by any applicable federal or state regulations.
12. *Liquid or solid waste.* All uses shall be subject to applicable regulations or the

city governing discharge into a public storm or sanitary sewer, waterway or stream.

13. *Visual.*

- a. It is hereby affirmed as essential public policy that the appearance of this community is a proper matter for public concern and that all open spaces, buildings, signs, plantings, surfaces, and structures which may be seen are subject to the provisions of this title.
- b. All principal buildings other than single- and two-family homes shall be designed by a registered architect and shall be certified in accordance with the appropriate statutes of the state, including, but not limited to, the Minnesota State Building Code.. The application for a building permit shall be accompanied by exterior elevations of the proposed building which will adequately and accurately indicate the height, size, bulk, design, and the appearance of all elevations and a description of the construction and materials proposed to be used therein.

c. *Commercial districts.*

- (1) All structures in commercial districts shall have an exterior finish consisting of the following permitted materials:
 - (A) Brick
 - (B) Stone (natural or cementitious)
 - (C) Decorative concrete block or integral colored block
 - (D) Architectural glass
 - (E) Stucco (natural or artificial, including exterior insulated finishing systems (EFIS))
 - (F) Fiber cement siding
 - (G) Precast concrete
 - (H) Factory-finished metal paneling materials, as an exterior material for architectural trim
 - (I) Other comparable materials as approved by the Zoning Administrator.
- (2) The building design should exhibit architectural control which seeks to be creative and maximize building lines, shades and angles to maximize architectural uniqueness.
- (3) All buildings shall contain a concrete floor.
- (4) All buildings shall incorporate similar exterior materials on all sides of a building.

d. *Light industrial district.*

- (1) All structures in the light industrial district shall have an exterior finish consisting of the following permitted materials:
 - (A) Materials listed in c(1) above.
 - (B) Based on building size, height, location and/or special use, the city may approve the use of factory-finished metal paneling materials or its equivalent for exterior wall surfaces provided such materials are

used in conjunction with other materials listed above. Use of factory-finished metal paneling or its equivalent shall not exceed thirty five percent (35%) of the cumulative area of all building walls. The Council may approve a greater percentage, not to exceed sixty percent (60%) of the cumulative area of all building walls, provided the applicant demonstrates that the modification results in a better integration of the building with the surrounding area and will further the intent of this Section. Factory-finished metal paneling materials shall be used primarily on the rear wall and secondarily on the side and/or front wall.

- (2) Building elevations and facades should include a variety of architectural features and building materials to provide visual interest and give each project a distinctive character. Any exterior building wall adjacent to or visible from a public street, public open space or abutting property may not exceed 50 feet in length without significant visual relief consisting of one or more of the following:

- (A) The façade shall be divided architecturally by means of significantly different materials or textures; or
- (B) Horizontal offsets of at least four feet in depth; or
- (C) Vertical offsets in the roofline of at least four feet, or fenestration at the first floor level that is recessed horizontally at least one foot into the façade.

- (3) All building shall contain a concrete floor.

- e. *Prohibited materials.* Prohibited materials include face materials that rapidly deteriorate or become unsightly such as unfinished/non-pigmented structural concrete block, galvanized metal, sheet metal (either corrugated or plain), unglazed structural clay tile or common or back-up quality brick, or similar materials.

- C. *Testing.* In order to assure compliance with the performance standards set forth above, the city may require the owner or operator of any permitted use to have made those investigations and tests as may be required to show adherence to the performance standards. Investigation and tests as are required to be made shall be carried out by an independent testing organization as may be agreed upon by all parties concerned, or if there is failure to agree, by such independent testing organizations as may be selected by the city after 30 days' notice. The costs incurred in having the investigations or tests conducted shall be shared equally by the owner or operator and the city, unless the investigation and tests disclose non-compliance with the performance standards, in which event the entire investigation or testing cost shall be paid by the owner or operator. The procedure above stated shall not preclude the city from making any tests and investigations it finds appropriate, to determine compliance with these performance standards. [Testing conducted under SLPC 16.24.082 Paragraph G,](#)

including testing of the stadium video display, stadium lighting and other campus exterior lighting, and all associated testing costs, shall be governed exclusively by SLPC 16.24.082 Paragraph G.

SECTION 5: PREVIOUSLY INSTALLED DISPLAYS. Nothing in this ordinance approves, legalizes or establishes a vested right for any stadium video display installed before the effective date of this ordinance. Every such display must obtain all permits and approvals required by law and demonstrate full compliance with the City Code, as amended, before its dynamic or luminous portion may be placed into regular operation.

SECTION 6: SEVERABILITY. If any provision of this ordinance is held invalid, such invalidity shall not affect other provisions that can be given effect without the invalid provision, and to this end the provisions of this ordinance are severable.

SECTION 7: EFFECTIVE DATE. This ordinance shall be effective upon its passage and publication according to law.

PASSED AND ADOPTED BY THE SPRING LAKE PARK COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Wendling	_____	_____	_____	_____
Councilmember Goodboe-Bisschoff	_____	_____	_____	_____
Councilmember Dircks	_____	_____	_____	_____
Councilmember Moran	_____	_____	_____	_____
Mayor Nelson	_____	_____	_____	_____

Presiding Officer

Attest

Robert Nelson, Mayor, Spring Lake Park

Daniel R. Buchholtz, Administrator,
Clerk/Treasurer, Spring Lake Park



City of Spring Lake Park
 1301 81st Avenue NE
 Spring Lake Park, MN 55432
 763-784-6491 (p) 763-792-7257 (f)
info@slpmn.org

For Office Use Only	
Case Number:	
Fee Paid:	
Received by:	
Date Filed:	
Date Complete:	
Base Fee:	Escrow:

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
☐ Appeal ☒ Comprehensive Plan Amendment ☒ Ordinance Amendment (Text) ☐ Rezoning ☐ Planned Unit Development	☐ Site Plan/Building Plan Review ☐ Concept Plan Review ☒ Conditional Use Permit ☐ Interim Use Permit ☐ Street or Easement Vacation	☒ Variance ☐ Minor Subdivision ☐ Lot Combination ☐ Preliminary Plat ☐ Final Plat
PROPERTY INFORMATION		
Street Address: 1100 81st. Ave. NE Spring Lake Park, MN 55432		
Property Identification Number (PIN#): 01-30-24-32-0001		Current Zoning: Exempt
Legal Description: LOT11 AUD SUB NO 152, EX RD, SUBJ TO EASE OF REC (Attach if necessary)		
APPLICANT INFORMATION		
Name: Shane Givens		Business Name: Spring Lake Park Schools
Address: 1415 81st. Ave. NE		
City/State/Zip Code: Spring Lake Park/ MN/ 55432		
Telephone: 763-600-5053	Fax:	E-mail: sgiven@district16.org
Contact: 612-323-5360		Title: Buildings & Grounds Supervisor
OWNER INFORMATION (if different from applicant)		
Name:		Business Name:
Address:		
City/State/Zip Code:		
Telephone:	Fax:	E-mail:
Contact:		Title:
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: Spring Lake Park High School		
Nature of Proposed Use: New Video Scoreboard for Athletic Field		
Reason(s) to Approve Request:	This application is for a new video scoreboard to the Athletic Field Complex at Spring Lake Park High School. This improves the Athletic experience of our student-athletes and creates a better athletic venue for our community and guests.	

APPLICATION FEES AND EXPENSES:

The City of Spring Lake Park requires all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

Minnesota Statute § 471.462 requires all cities to provide, upon request, a nonbinding estimate of consulting fees in connection with applications for permits, licenses, or other approvals relating to real estate development or construction. If the applicant requests the estimate, the application shall not be deemed complete until the City has (1) provided an estimate to the applicant; (2) received the required application fees, as specified by the City; (3) received a signed acceptance of the fee estimate from the applicant; and (4) received a signed statement that the applicant has not relied on the estimate of fees in its decision to proceed with the final application from the applicant.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. **All fees and expenses are due whether the application is approved or denied.**

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. **I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.** This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

I wish to be notified of additional costs in the following manner (select one):

☒ E-mail sgiven@district16.org

☐ Fax _____

☐ USPS _____

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application, including all four requirements of Minnesota Statute § 471.462, should I request a written estimate of consultant fees. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: Shane Givens Date: 9-10-26

Owner: Shane Givens Date: 9-10-26

NOTE: Applications only accepted with ALL required support documents.
See City Code



SIGN PERMIT APPLICATION

City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432
763-784-6491
Permits@slpmn.org

JOB ADDRESS: 1100 81st Ave NE, Spring Lake Park, MN 55432

APPLICANT INFORMATION:

Name: Spring Lake Park Schools
Address: 1415 81st. Ave. Spring Lake Park Schools
Email: sgiven@district16.org Phone: 763-600-5053
☒ New Construction
☐ Remodel
☐ Word Change

CONTRACTORS INFORMATION:

Please Note: Contractors must be licensed with the City of Spring Lake Park

Name: Nevco
Address: 301 East Harris, Greenville IL. 62246
Email: jkendall@nevco.com Phone: 618-367-1309
State License #: 6117303 Expiration Date: _____

DESCRIPTION OF WORK TO BE COMPLETED:

New Video Scoreboard for SLP High School Athletic Complex.

Square Footage of front of Building (Length X Width): 32'W x 18'9" H
Square Footage of all existing signs (Length X Width): 32' W x 30' H
Square footage of proposed sign or signs (Length X Width): 32' W x 40' H

IS AN ELECTRICAL PERMIT REQUIRED? Yes ☒ No ☐

I, the undersigned applicant, do further make the following agreement with the City of Spring Lake Park, MN:

1. To authorize and direct the City of Spring Lake Park to remove and dispose of any signs and sign structures on which a permit has been issued but which was not renewed, if the owner does not remove the same within thirty (30) days following the expiration of the permit.
2. To authorize and direct the City of Spring Lake Park to remove said sign & structure, at the expense of the applicant, where maintenance is not furnished, but only after hearing and after notice of sixty (60) days, specifying the maintained required by the City.
3. To provide any other additional information which may be required by the Building Inspection Department.

➡ Applicant Signature: Shane Givens Date: 9-3-26



SIGN PERMIT APPLICATION

City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432
763-784-6491
Permits@slpmn.org

REQUIREMENTS:

Attach a drawing or sketch showing the position of the sign in relation to the nearest building, structures, public streets, right of way and property lines. Said drawing to be prepared to scale.

Attach blueprints or ink drawings of the plans and specifications and method of construction or attachment to the building or in the ground, including all dimensions. Show location of all light sources, wattage, type and color of lights and details of light shields or shades.

Attach a copy of stress sheets and calculations showing the structure is designed for dead load and wind velocity in the amount required by this and all other Ordinances of the City, if requested by the Building Inspection Department.

Include a drawing showing location and message on sign.

If you are not the owner of the property, include a **SIGNED** letter from the owner giving permission to erect the sign.

If the application is **NOT** fully completed, it will be denied at time of processing. Please verify that all necessary information is legible and plans are included with job cost estimates.

NOTE: All applications are due by noon on the Tuesday preceding the Council Meeting.

*****FOR OFFICE USE ONLY*****

Fee: _____

Receipt Number: _____

Date of Approval: _____

Date of Issue: _____

Reason for Denial: _____



PROOF INCLUDES:

- **Custom ETN Football LED Strip Scoreboard-Quote 5946 ETN**
32'W x 4'H x 8"D
Scoreboard Color: 184 Royal Blue
Digit Color: White
Digit Size: 14"/18"/24"
Electronic Team Name Color: White
Electronic Team Name Size: 10"
- **Full Color LED Video Display**
18.9'H x 31.5'W 10mm
(576 x 976 pixel matrix)
- **Filler Panel**
(2) .25'W x 18.9'H
- **Non-illuminated Sign**
32'W x 3'H
- **Decorative Arch Truss**
32'W x 4'H
- **Decorative Arch Truss Logo**
7'W x 7'H

*Truss logo may require additional support.

*Shown in proposed location.

* Engineering specifications may require changes in the quantity, size and/or shape of beams and pillars to meet installation requirements. Nevco assumes no obligations or liability regarding the viability of applicability of existing structures.

SIGNATURE OF APPROVAL _____ DATE _____

This rendering is for conceptual purposes only. It may not be to exact scale or specifications and should not be used for installation purposes. Every effort has been made to make it as accurate as possible. Beams and or pillars are for illustration only. Engineering specifications may require changes in the quantity, size and/or shape of beams and pillars to meet installation requirements. Nevco assumes no obligations or liability regarding the viability of applicability of existing structures. THIS DRAWING IS THE PROPERTY OF NEVCO INC. AND SHALL NOT BE REPRODUCED, COPIED, SHARED or DISTRIBUTED WITH ANYONE OTHER THAN THE INTENDED STAFF OR CLIENT OF THE PROPOSED PROJECT WITHOUT THE EXPRESSED PERMISSION OF NEVCO INC.

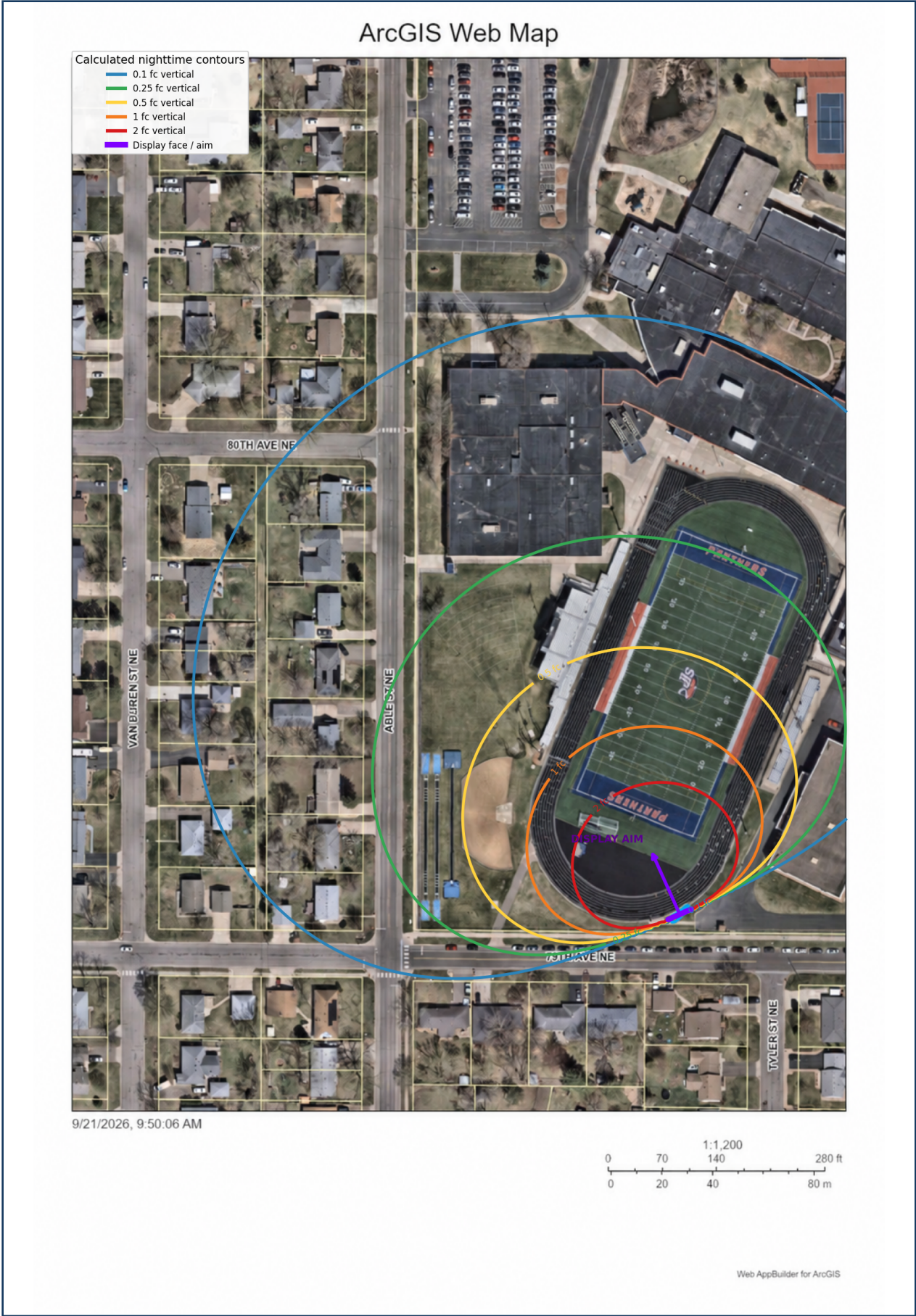


INTEGRATED DISPLAY AND
SCORING SOLUTIONS

WWW.NEVCO.COM

PRELIMINARY PHOTOMETRIC PLAN - 1,000-NIT NIGHTTIME

Spring Lake Park High School Stadium



CALCULATION BASIS

Display: Nevco full-color 10 mm LED video display
Luminous face: 31.5 ft W x 18.9 ft H (595.4 sq ft)
Nighttime luminance: 1,000 cd/m2 (nits)
Test image: continuous 100% full-white field
Orientation: aimed at west grandstand center (approx. N24W)
Assumed screen center: 23 ft above grade (photo-derived)
Meter height: 5 ft above grade
Distribution: uniform Lambertian emitter
Obstruction/shielding credit: none
Base map scale: 1:1,200 submitted aerial exhibit

REPRESENTATIVE RESULTS

Location	Vertical	Horizontal
West of Able St residential line	0.240 fc	0.010 fc
Northwest residential corner	0.110 fc	0.003 fc
South of 79th Ave (behind face)	0.000 fc	0.000 fc

INTERPRETATION

The calculated 0.50-foot-candle vertical contour remains on the school/stadium property under these conservative assumptions. Calculated illumination at sampled residential property lines is below the proposed 0.50-foot-candle display-attributable limit. Horizontal illumination is also below 0.50 foot-candle at the sampled residential lines.

LIMITATIONS

Planning-level calculation prepared from the submitted proposal and aerial exhibit. This is not a manufacturer-certified IES photometric study or a sealed engineering document. Actual results depend on the installed elevation, exact bearing, LED optical distribution, calibration, content, and dimming controls. Field verification should use display-on minus display-off readings with a calibrated meter, including a full-white image at the maximum authorized nighttime setting.