

*The City of Howard Lake strives to build upon its good neighbor traditions –
A welcoming community for all, supported by vibrant and engaged businesses and community organizations, involved
citizens, and diverse amenities that provide a well-rounded quality of life.*

Parks and Planning Commission
Howard Lake Library
Community Room

TENTATIVE AGENDA
July 9, 2025 – 6:00 pm

- A. CALL TO ORDER
 - B. APPROVAL OF AGENDA
Any additions, deletions, modifications to the agenda will be done at this time.
 - C. CONSIDER APPROVAL OF MINUTES
 - a. [Consider Approval of Parks and Planning Minutes from the meeting on May 14, 2025.](#)
 - D. PRESENTATIONS, PUBLIC HEARINGS & RELATED APPROVALS
 - a. [Public Hearing for Short Term Rental Application at 5800 County Rd 7.](#)
 - b. [Public Hearing Amending the Standards for signs in the B-1 District](#)
 - E. NEW BUSINESS
 - a. Consider Recommending the Short Term Rental Permit for 5800 County Rd. 7.
 - b. Consider Recommending the Amendments to the sign ordinance in the B-1 District.
 - F. OLD BUSINESS
 - G. ADJOURN
-



CITY OF HOWARD LAKE

625 8TH Avenue - PO Box 736 - Howard Lake, MN 55349
Phone: 320-543-3670 | cityadmin@howard-lake.mn.us | www.howard-lake.mn.us

HOWARD LAKE PARKS AND PLANNING COMMISSION

Howard Lake City Hall
817 8th Ave
May 14, 2025 – 6:00 pm

MEETING MINUTES

MEMBERS PRESENT

Molly Hibbard
Jason Deiter
Gene Gilbert
Barb Guenigsman
Neil Weber

MEMEBERS ABSENT

April Debner
Vern Kleve

OTHERS PRESENT

Meagan Theisen, Assistant City Administrator
Nate Sparks, City Planner

A. CALL TO ORDER

Vice Chair Deiter called the meeting to order at 6:00 pm.

B. APPROVAL OF AGENDA

The agenda was approved as presented. Commissioner Hibbard moved to approve the agenda. The motion was seconded by Commissioner Guenigsman and passed unanimously.

C. APPROVAL OF MEETING MINUTES

Commissioner Hibbard moved to approve the Minutes from the Parks and Planning Meeting on March 12, 2025. The motion was seconded by Commissioner Weber and passed unanimously.

D. PRESENTATIONS, PUBLIC HEARINGS & RELATED APPROVALS

a. Public Hearing Related to Considering Preliminary Plat, Rezoning & Variance for 603 13th Avenue

Vice Chair Deiter closed to regular meeting and opened the Public Hearing.

Sparks provided a review of the staff report.

Vice Chair Deiter opened the floor for public comment.

Joe Crawford, 613 13th Ave, is the property owner. Selling and developing this portion of his property is the only development he plans to do on this site. He thinks the Dollar General Market would be beneficial to the community of Howard Lake.

Dan O'Brian, of Abdo Market House, said he is available if anyone has questions specifically for him.

Neil Wikoff, 128 Dutch Lake Trail, stated that he is against any form of Dollar General coming to Howard Lake. He shared he has spoken to other businesses in town and they also do not want Dollar General in Howard Lake. Developing in his location seems disjointed and he believes it is too far away from other businesses and being on that end of town will not carry foot traffic into other businesses.

Jeffrey Halti – 5958 Co. Rd 7, shared that he has the same concerns and agrees with Wikoff. Dollar General's tend to bring crime and create light pollution.

Kelly Kaiser, 1111 Heritage Square, shared that she lives in a 55+ community and that there are several residents that don't drive that she thinks would benefit from a Dollar General in town. She thinks that people should be able to utilize the Dollar Generals that are in the surrounding towns and not have one in Howard Lake as well. She stated that historically Dollar General is a poor employer and she has visited the Dollar General Market in Dassel and there were minimal customers.

Dan O'Brian stated that construction would hopefully start in August.

Molly Hibbard read comments received to staff from Jerry Smith & two other business owners.

Tiffany Gorton, 701 13th Ave, shared that she is the neighboring property to the South of this proposed development. She shared concerns about Dollar General not working out and having an empty building or someone moving in with a less ideal business.

Neil Wikoff, 128 Dutch Lake, addressed the commission again to share that he has always prided himself on living in a town that didn't have a Dollar General. He expressed that this is not a supplement to a grocery store. He would like to see the City partner with Marathon to encourage more grocery options within their gas station.

Commissioner Weber shared that he has received negative comments from many people and that generally the community seems to be against this business option in Howard Lake. He believes Howard Lake is a quaint city, but there is nothing quaint about Dollar General.

Commissioner Hibbard stated that it is not the Parks and Planning Commissions job to regulate what happens with the sale of private property, the commission just needs to follow the rules and ordinances.

Vice Chair Deiter stated that he and the City works hard at welcoming businesses to town. He has to remove his personal thoughts on Dollar General and consider what fits. Business turn over is normal and has always existed in Howard Lake and in any town.

Commissioner Gilbert shared that her and her husband checked out the DG Market in Dassel and thought it was a nice store with good offerings.

Tiffany Gorton, 701 13th Ave, stated that the City could consider not changing the zoning to allow this type of business in that location.

Vice Chair Deiter closed the Public Hearing at 7:24 pm.

Commissioner Guenigsman asked Dan O'Brian how long the lease is with Dollar General.

Dan O'Brian stated that the lease is 15 years and then 5 year increments after that.

E. NEW BUSINESS

a. Consider Approval of the use of Central Park for the 2025 Farmers Market Season

Shawna Moe addressed the Commission and shared that she has helped with taking over management of the Farmers Market. They received a grant for SNAP & EBT.

Commissioner Deiter shared that he is working with the market to provide music in the park during their events.

Commissioner Hibbard moved to approve the use of Central Park for the Howard Lake Farmers Market for the 2025 Season. The motion was seconded by Commissioner Guenigsman and passed unanimously.

b. Consider Recommendation of Action Related to Pre Plat, Rezoning & Variance for 603 13th Ave

Sparks reviewed the various approvals for the Parks and Planning Commission to consider.

Vice Chair Deiter asked the commission to share their opinions.

Commissioner Weber shared that he had asked his fellow commissioners why the areas is being considered to be zoned B-1, after reading through all the materials he could find for Parks and Planning he couldn't find anywhere that it was noted for this space to be B-1. He also questioned why a user was being released before the property was annexed into the City. He believes this will cost the City a lot in terms of businesses, traffic, garbage and land values. He stated he contact the Wisconsin Dollar General representative and was told they would gladly move into a vacant available building.

Vice Chair Deiter stated that he had received contradictory statements from a Minnesota Dollar General representative, that the old grocery store building wouldn't work.

Commissioner Weber stated he believes this would be a mistake and would like to extend the public hearing to allow for more public comment.

Vice Chair Deiter stated he had touched base with Dassel to ask about their experience with Dollar General coming to their community.

Commissioner Weber also shared issues he has with the site plan and the photometrics.

Commissioner Gilbert moved to approve the pre-plat. The motion was seconded by Commissioner Deiter. Commissioner Hibbard – Yes, Commissioner Weber – No, Commissioner Guenigsman – Abstained. The motion moved forward.

Commissioner Gilbert moved to approve the rezoning of the property from Urban Reserve to B-1. The motion was seconded by Commissioner Deiter. Commissioner Hibbard – Yes, Commissioner Weber – No, Commissioner Guenigsman – Abstained. The motion moved forward.

Commissioner Gilbert moved to approve the site plan with the following changes – landscaping improvements to add scrubs to the south side of the parking lot, lighting photometrics, request updated siding all the way around the building, and screening around the roof top units. The motion was seconded by Council Member Hibbard. Commissioner Deiter – Yes, Commissioner Weber – No, Commissioner Guenigsman – Abstained. The motion moved forward.

F. OLD BUSINESS

None

G. ADJOURN

Commissioner Hibbard moved to adjourn The Parks and Planning Commission meeting at 8:51pm. The motion was seconded by Commissioner Guenigsman and passed unanimously.

Vice Chair, Jason Deiter

Secretary, Meagan Theisen



City of
Howard Lake
MINNESOTA

To: Howard Lake Parks & Planning Commission
Nicholas Haggemiller, City Administrator

From: Nate Sparks, City Planner

Date: July 3, 2025

Re: Interim Use Permit – Short Term Rental – 5800 County Road 7

BACKGROUND

Molly Hibbard has made an application for an interim use permit to operate a short term rental at 5800 County Road 7. The site has two houses and intends to use both as short term rentals.

Zoning

The property is located in a R-1A, Single Family District and surrounded by single family housing both in city limits and outside of corporate city limits. For this reason an Interim Use Permit is required.

Authorized Agent

The ordinance dictates that a responsible manager must be within 30 miles of the unit and be available 24 hours a day to respond to issues that arise at the property. The applicant states that she will be the authorized agent and she lives in the vicinity of the property.

Occupancy & Guests

The applicant provided floor plans of the dwellings on the property. In the main house, there are two bedrooms, which allows for an occupancy of up to six. In the secondary house, there is one bedroom, which allows for up to four guests.

Parking

The proposed use requires one parking space per bedroom, at minimum. This would require three parking spaces at this site. The applicant states that the garage will be accommodating the required parking, as it has three stalls.

Accessory Structures/Uses

Rustic camping (tents) or occupied RVs are prohibited from use for additional guests or sleeping quarters. The applicant states that the large accessory structure on site will not be available for use by the guests.

Nuisances

All properties are subject to all city ordinances. However, due to the conflicting uses including owner occupied housing and short term rental within one property, the IUP will explicitly note No excessive noise, specifically during quiet hours from 10pm to 8am. Parking of trailers and other such equipment will need to meet City Code requirements.

Public Comment Received

No public comment has been received, as of today.

PLANNING COMMISSION ACTION REQUESTED

The Planning Commission must hold a public hearing and make recommendation to the City Council on the request.

STAFF COMMENTS

At this time, the application appears to be consistent with Code requirements for zoning approval.



Short-Term Home Rental License Application

Yearly License Application Fee: \$150

Date Paid: _____

Receipt No.: _____

Property Owner to complete sections A-F.

A. Property Owner's Information (all owners)

1. Site Address of Short-Term Home Rental: 5800 County Rd 7, Howard Lake, MN 55349
2. Property Owner Names: Molly Hibbard dba MC Holdings Land Trust
3. Property Owner Address (if not primary residence): 5703 Imhoff Ave SW, Howard Lake, MN 55349
4. Property owner's phone number: 612-719-7709
5. Property owner's email: mnpremierstr@gmail.com
6. Will the home be Owner Occupied? Yes or No Will the Owner be present during the stay? Yes or No
7. If not, address while away: 5703 Imhoff Ave SW, Howard Lake, MN 55349
8. If not, the average drive time between addresses: 1 minute
9. Have you Homesteaded the property with the County? Yes or No TBD - closing 6/11/25
10. MN Sales Tax ID number OR SSN to be used for MN Department of revenue reporting (SSN kept confidential):
MN Sales Tax ID # ██████ OR SSN _____

B. Property Manager information (if different than owners)

1. Property Manager name: _____
2. Property Manager address: _____
3. Property Manager phone number: _____
4. Property Manager email: _____

**Property Manager must reside within 30 miles of the subject property.

Intentionally left blank.

C. Facility Information (To be completed by property owner)

1. Number of legal bedrooms? 3 (2 in one house, 1 in 2nd house)
2. Number of bedrooms to be offered to guests? 3
3. Maximum number of guests to be allowed by owner/operator: 13 (8 allowed in 2bdm, 5 allowed in 1bdm)
4. Number of off-street parking spaces on the property: 15+ # for guests: all available
5. Are each of the off-street parking spaces either in a garage or on bituminous or concrete surfaces? / No
6. Building Square footage:
 - a. Total Building square footage 1800 sq ft All floors including basement and occupied attics. Anything over 4,500 must be sprinkled.
 - i. Basement _____
 - ii. 1st floor _____
 - iii. 2nd floor _____
 - iv. Additional stories _____
7. Per Zoning Ordinance 17-21-07, I agree to keep a Vehicle Registration log of all guests' vehicles which includes, guest names, vehicle license plate number, make/ model, and will provide to the city within 48 hours if requested? / No
8. Will guest boats and/or other trailers/RVs be allowed? / No
9. Have any exterior home alterations been done, or planned, to accommodate the Short-Term Home Rental (other than extra parking spaces for guests)? / No
If yes, please explain:
Full rehab of home already completed. Future alterations are unknown at this time.

D. Listing Information:

1. On which websites will the Short-Term Home Rental be listed?
AirBNB

2. Will the Short-Term Home Rental be listed or advertised anywhere else? If so, please give specifics.
No

E. Required attachments: (To be completed by Property Owner)

1. Submitted background check authorization form and \$15 payment for EACH background check required. (Owner & Property Manager required)

2. Site plan, drawn to scale, showing parking and driveways, all structures and outdoor recreational areas that guests will be allowed to use, including, but not limited to, deck/patio, barbeque grill, recreational fire, or sauna.

3. Floor plans, drawn to scale, of the home identifying which rooms will be used as transient guest bedrooms.

4. Proof of suitable and sufficient insurance.

5. Minnesota Sales Tax Account Number (7 digits) OR proof that Minnesota Tax Account Number has been applied for OR Social Security Number.

6. \$150 payment for annual license application and initial inspection.

F. Signatures:

Property owner's name:

Molly Hibbard

By signing this application form, I certify that to the best of my knowledge the property meets, and will be operated according to, the standards found in Zoning Ordinance 17-21-07.

Property owner's signature:



Date: 6/5/2025

If applicable:

Property Manager's name:

By signing this application form, I certify that to the best of my knowledge the property meets, and will be operated according to, the standards found in Zoning Ordinance 17-21-07.

Property Manager's signature:

Date:



625 8th Ave, Howard Lake, MN 55349
320-543-3670
www.howard-lake.mn.us
CityofHowardLake@howard-lake.mn.us

APPLICATION SUBMITTAL DISCLOSURE - STHR

Please check each box to indicate you agree to the following statements:

- I understand that all information submitted for this application is subject to the Data Practices Act and that all data is presumed public data and can be made available to the public.
- I understand the City has the ultimate authority to determine what may be considered non-public data.
- I hereby state the foregoing statements and all data, information and evidence submitted herewith in, is to the best of my knowledge and belief, true and correct.
- I hereby state I will comply with the permit if it is granted and used.

Minn. Stat. §13.37 allows certain data to be considered non-public data because it contains a formula, pattern, compilation, program, device, method, technique or process (1) that was supplied by me or an organization contracted by me, (2) that is the subject of efforts that are reasonable under the circumstances to maintain its secrecy, and (3) that derives independent economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use.

Please list any materials you believe meet the criteria above and are therefore non-public data.

By signing I agree to the statements above. Required

By signing I agree to the statements above. Required (If other than property owner)

Property Owner Molly Hibbard dba MC Holdings Land Trust

Mailing Address 5703 Imhoff Ave SW

City - State - Zip Howard Lake, MN 55349

Telephone No. 612-719-7709

Email mnpremierstr@gmail.com

Signature 
(Signature is required)

Representative _____

Mailing Address _____

City - State - Zip _____

Telephone No. _____

Email _____

Signature _____
(Signature is required)



Background Check

Property Owners/Operators/Managers:

As part of the Short-Term Home Rental license process, the City of Howard Lake has the authority to conduct background checks on all property owners, operators and managers.

The form attached is a requirement of the Short-Term Home Rental Licensing process.


Please complete the form for each property owner/operator/ manager, include a \$15 check payable to “City of Howard Lake” for each background check form and submit it along with your STHR License application to begin the STHR licensing process.

If you have questions, feel free to contact City Hall 320-543-3670



Background Check Consent Form Howard Lake Police Department

I authorize this check to be done.

Signature of Applicant: 
The expiration of this authorization shall be one year from the date of my signature.

Date: 6/5/2025

Last Name of Applicant (please print): Hibbard

First Name (please print): Molly

Middle (full) (please print): Elizabeth

Maiden, Alias or Former (please print): _____

Date of Birth: 03.03/1981
(Month/Day/Year)

Sex (M or F): F

Social Security Number (optional): _____



Short-Term Home Rental Guest Disclosure Sample

Please generate a welcome letter containing the required information below, and display it in a prominent place for your guests. The kitchen counter, or an entry way table are both examples. The welcome letter is also a great place to list any house rules you wish the guests to follow.

Required information, at a minimum, includes:

- List the name, phone number and address of the owner, operator or representative.
- The maximum number of guests allowed on the property.
- The maximum number of vehicles allowed at the property and where they are to park. Please mention to your guests that all cars should be parked on-site and not on the street.
- Property rules related to use of outdoor features, such as decks, patios, grills, recreational fires, saunas and other recreational facilities.
- City noise ordinances will be enforced by the Howard Lake Police Department, including reduced noise levels between 10 PM and 8 AM.
- Events are not allowed on the premises. That means that no more than three unregistered guests can gather on the property.
- Useful phone numbers:
 - Property manager
 - Fire department (non-emergency) 320-299-3771
 - Police department (non-emergency) 763-682-1162

-Sample below-

“Welcome to our home in the historic city of Stillwater. We hope you enjoy your stay. As our guests and guests of the community, here is some helpful information and rules we ask you to follow:

1. The number of guests can be _____or fewer and there can be no events or parties on the property.
2. Please park no more than _____vehicles on the driveway provided. Please no street parking.
3. After 10 pm, please reduce noise especially when outdoors.
4. Etc.....

CERTIFICATE OF INSURANCE

New Hampshire:

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend, or alter the coverage, terms, exclusions, and conditions afforded by the policy or policies referenced herein.

All Other States:

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not affirmatively or negatively amend, extend or alter the coverage, terms, exclusions, conditions, or other provisions afforded by the policy referenced herein.

In the event the policy is canceled prior to the expiration date, notice will be delivered in accordance with the policy provisions.

YOU AS NAMED INSURED AND YOUR ADDRESS
FIN & FEATHER LLC 5703 IMHOFF AVE SW HOWARD LAKE, MN 55349-5240

Policy Number: 381-5020855275-01
Policy Period: From 06/20/2025 To 06/20/2026 12:01 A.M. Standard Time
Effective Date of Change: (EN only)
Underwritten by: Foremost Insurance Company Grand Rapids, Michigan NAIC# 11185

DWELLING INFORMATION	Serial Number: (MH only)
Address:	Unit Covered: (MH only)
5800 COUNTY ROAD 7 SW, HOWARD LAKE, MN 55349-5256	
Policy Form: Dwelling Fire Three	Dwelling Use: Vacation / Short-Term Rental

ADDITIONAL INTEREST #1	Loan Number: 602150-200
CITIZENS ALLIANCE BANK ISAOA PO BOX 280 HOWARD LAKE, MN, 55349-0280	
Type: First Mortgagee	

ADDITIONAL INTEREST #2	Loan Number:
Type:	

To obtain additional policy information, please contact:
Agent Name: INS SPECIALIST NETWORK LLC
Telephone Number: 952-856-8720

1. Submitted background check authorization form and \$15 payment for EACH background check required. (Owner & Property Manager required)

Paid 6/25/2025 via check

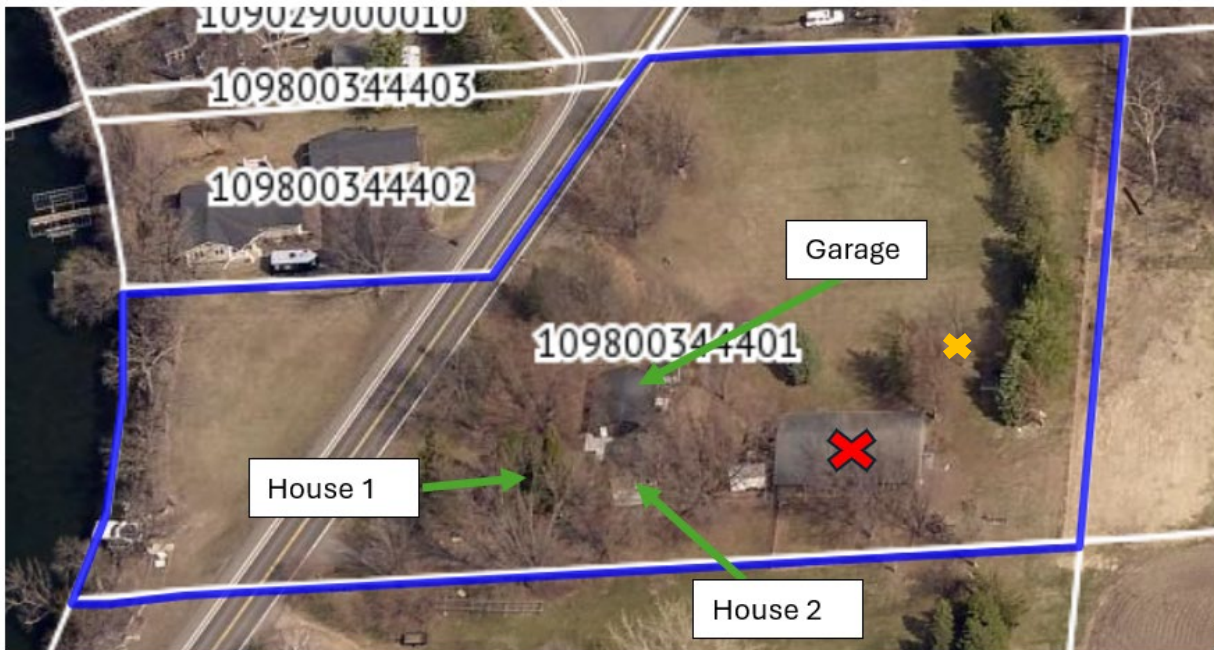
2. Site plan, drawn to scale, showing parking and driveways, all structures and outdoor recreational areas that guests will be allowed to use, including, but not limited to, deck/patio, barbeque grill, recreational fire, or sauna.

There are two houses, a 4+ car garage and a pole barn on the property. Guests will not have access to the pole barn (marked with red X) but will have access to all other structures, the yard space and lakeshore. There is a U shaped driveway marked off in green and a small firepit (under 3x3 and brick lined) marked by orange x.

Picture below displays the pole barn, driveway and firepit.

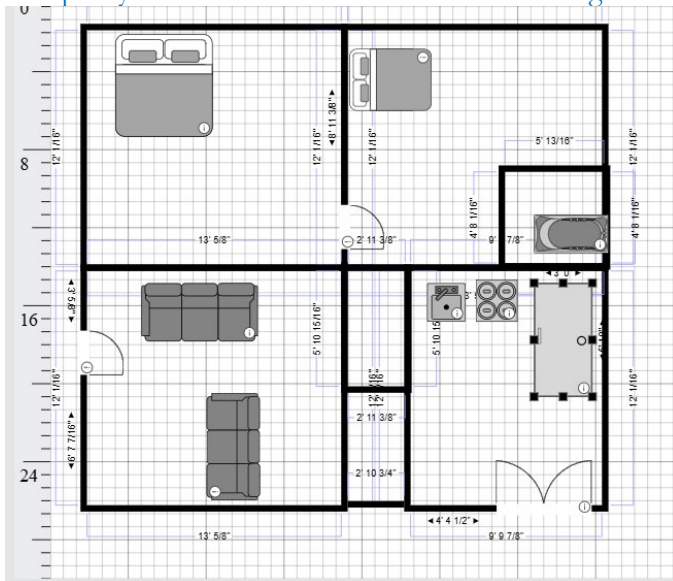


Picture below displays House 1, House 2, the 4 car garage, pole barn, and firepit.

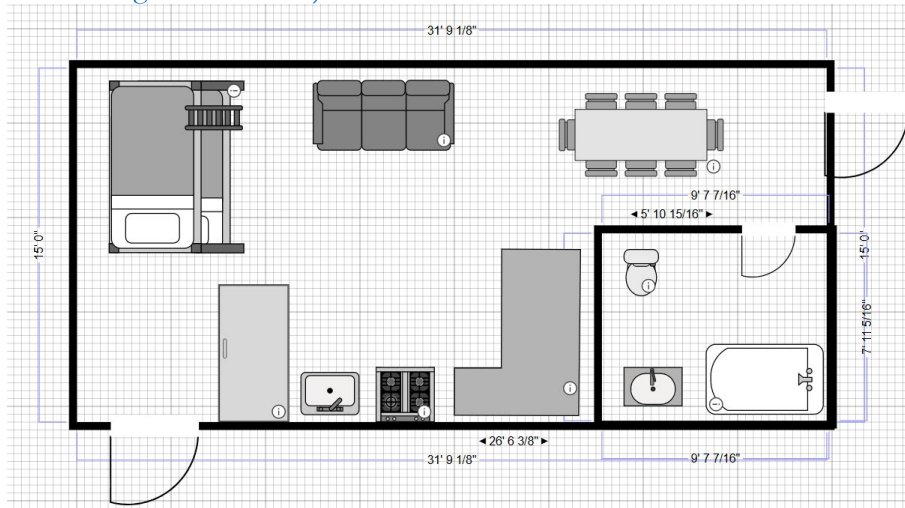


3. Floor plans, drawn to scale, of the home identifying which rooms will be used as transient guest bedrooms.

1. Main house (brown): Bdrm 1: king bed, Bdrm 2: Queen bed, Living room: sleeper sofas (max occupancy is 6 which is in accordance with zoning & ordinances)



2. Second house: 1 bdrm: Bunk bed and sleeper sofa (max occupancy is 4 which is in accordance with zoning & ordinances)



4. Proof of suitable and sufficient insurance.

Attached

5. Minnesota Sales Tax Account Number (7 digits) OR proof that Minnesota Tax Account Number has been applied for OR Social Security Number.

I own the property through a land trust and run STR's through LLC's, the EIN: 39-2602366
The LLC name is "Fin & Feather LLC".

6. \$150 payment for annual license application and initial inspection.

Paid 6/16/25 via check



To: Howard Lake Parks & Planning Commission
Nicholas Haggemiller, City Administrator

From: Nate Sparks, City Planner

Date: July 3, 2025

Re: Commercial & Industrial Signs Ordinance Amendment

BACKGROUND

With the recent inclusion of the A&W at the Pit Stop site, it was noted that the City’s Sign Ordinance was implemented slightly different than what the text of the code states. Therefore, Staff is recommending that this section of code be reviewed.

PREVIOUS ZONING STRUCTURE

The City’s Zoning Structure prior to 2004 was that there was a “Highway Business District” and a “City Center District.” Then there was a “Light Industrial” District. Then there was also a “Residential-Commercial-Recreation” District. The Light Industrial District was located in areas intermingled with the Highway Commercial District on the east side of town along Highway 12.

At this time, in the sign ordinance, it stated that non-conforming uses and used with a conditional use permit that are located in a Residential District could have free standing and wall signs up to 80 square feet in size based on the size of the lot. It also stated that Light Industrial uses could have free standing signs up to 150 square feet. For regular commercial uses, the maximum free standing and wall sign size was 40 feet.

CURRENT ZONING STRUCTURE

When the City’s Zoning Ordinance was updated in 2004, much of this structure was altered. The Highway Commercial District became a “General Commercial” District and was not necessarily limited to areas fronting on Highway 12. The Light Industrial District became I-1, Warehousing Industrial and a new I-2 District, General Industrial, which allowed more intense uses came into being. This District was placed along Highway 12 west of commercial areas.

The sign ordinance section that allowed some commercial businesses to have 80 square foot signs was moved into a section about the Urban Reserve District. The Industrial Districts still allow up to 150 square foot signs.

STAFF COMMENT

There are numerous businesses within the commercial districts that have free standing and wall signs that appear to be greater than 40 square feet. It appears that the performance standards that were developed for the old version of the zoning ordinance were intended to be applied to the former City Center District. This was then carried over to the current sign ordinance.

It also appears that perhaps the original intent, due to the intermingling of Highway Commercial and Industrial areas that the standards for the Highway Commercial area were intended to be the same as the Light Industrial District. Otherwise, properties immediately adjacent to one another that would both be business uses would have wildly different sign sizes. One property could have a 150 square foot sign while the next could only have 40.

Staff notes that there are also businesses along Highway 12 that are currently zoned Downtown Business that were not in the former code. The former code was focused on the traditional Downtown area while the current ordinance includes areas further to the west in the Downtown that were not developed in a traditional “downtown” style.

RECOMMENDED ACTION

A simple fix for this issue would be that the “General Business” uses could use the same sign regulations as the Industrial Districts while the “Downtown Commercial” areas use the existing “Business District” standards.

It should be noted that the 150 square feet size for free standing signs is on the higher side of the typical range of sign sizes for communities without a divided highway. However, this is what was traditionally permitted in these areas of the City. There are some cities that allow 150 square foot signs (such as Lakeville along the freeway), but there are others that limit these types of signs to sizes like 100 square feet (Delano), 125 square feet (Eagan), 128 square feet (Cokato). Since this size has been traditionally used in the City, it may make sense to utilize this standard for now and do a more comprehensive revision in the future.

PLANNING COMMISSION DISCUSSION

The Planning Commission should hold a public hearing and discuss amending the standards for signs in the B-1 District to be the same as sizes in the Industrial Districts.

01-24-5 . : SIGNS IN THE B-2, DOWNTOWN BUSINESS DISTRICTS:

- A. Development Complexes: All development complexes shall require a master signage plan pursuant to the requirements of this section, prior to the installation of any signage.

- B. Business Signs: Each enterprise, institution or business shall be permitted wall signs, one (1) under canopy sign per street frontage and one (1) freestanding sign each, subject to the following maximum size requirements. (Note: Multiple businesses in the same building shall apportion facade length, building wall and street frontage such that any maximum is not exceeded for a particular property.)
 - 1. Maximum Wall Sign Area: Total area of wall signage shall not exceed two (2) square feet for each lineal foot of the building wall from which the signage is attached, not to exceed forty (40) square feet.
 - 2. Maximum Freestanding Sign Area: One (1) square foot for each five (5) lineal feet of street frontage, not to exceed forty (40) square feet.
 - 3. Under Canopy Sign Area and Dimensions:
 - a. The maximum allowable sign area shall be one (1) square foot for each lineal foot of width of the canopy, awning, marquee or similar structure from which the sign is suspended, as measured perpendicular to the building wall.
 - b. The maximum allowable horizontal length of an under canopy sign shall be equal to the width of the canopy, awning, marquee or similar structure from which the sign is suspended, as measured perpendicular to the building wall.

- c. The minimum vertical clearance between the lower edge of an under canopy sign and the ground shall be eight feet (8').

01-24-6 : SIGNS IN THE B-1, GENERAL BUSINESS & INDUSTRIAL DISTRICTS:

- A. Development Complexes: All development complexes shall require a master signage plan pursuant to the requirements of this section prior to the installation of any signage.
- B. Building Identification Signs: One (1) building identification sign for each building shall be permitted provided that no such sign shall exceed twenty-five (25) square feet in area.
- C. Business Signs: Each enterprise, institution, franchise or business shall be permitted walls signs, one (1) under canopy sign per street frontage, and one (1) projecting or freestanding sign per street frontage each subject to the following maximum size requirements. (Note: Multiple businesses in the same building shall apportion facade length, building wall, and street frontage such that any maximum is not exceed for a particular property.)
 - 1. Maximum Wall Sign Area: The total area of facade signage shall not exceed three (3) square feet for each lineal foot of the building wall from which the sign is attached.
 - 2. Maximum Projecting Sign Area: One (1) square foot for each two (2) lineal feet of the building wall from which the sign projects, not to exceed sixty-four (64) square feet. The total area of projecting signs shall be subtracted from the permitted total area of facade signs.
 - 3. Maximum Freestanding Sign Area: One (1) square foot for each lineal foot of street frontage, not to exceed one hundred fifty (150) square feet per sign.
 - 4. Under Canopy Sign Area and Dimensions:
 - a. The maximum allowable sign area shall be one (1) square foot for each lineal foot of width of the canopy, awning, marquee or similar structure from which the sign is suspended, as measured perpendicular to the building wall.
 - b. The maximum allowable horizontal length of an under canopy sign shall be equal to the width of the canopy, awning, marquee or similar structure from which the sign is suspended, as measured perpendicular to the building wall.
 - c. The minimum vertical clearance between the lower edge of

an under canopy sign and the ground shall be eight feet (8').

~~D. Off Premises Signs: Off premises signs shall be permitted pursuant to the requirements of this section.~~

CITY SIGN EXAMPLES



Sign appears to be about 80 square feet.



Sign appears to be about 90 square feet.



(off premise sign)

Sign appears to be about 50 square feet.



Sign appears to be about 50 square feet.



Sign appears to be about 60 square feet.



Sign appears to be about 120 square feet