

January 9, 2024

**To:** Planning Commission

**From:** Community Development Department

**RE:** Application No. VAR-15, by Joel Stauffer, on behalf of NewLife Community Church of Owatonna, INC., a request for a wall sign variance of 95 square feet in surface area where 32 square feet in surface area is the maximum square footage for a wall sign in Residential Districts.

**Application Review:**

**Applicant:** Joel Stauffer

**Owner:** NewLife Community Church of Owatonna, INC.

**Location of Property:** 160 28<sup>th</sup> Street Northeast

**Zoning Map:** R-1, Single-Family Residential District

**Zoning Ordinance:** Section 153.25 (A) (2) lists the requirements for wall signage within Residential Districts.

**Report Attachments:**

1. Location Map
2. Aerial Photo
3. Site Plan
4. Application Letter
5. Proposed Signage
6. Other Materials

**Proposed Development:**

- ◆ Application No. VAR-15 by Joel Stauffer, on behalf of NewLife Community Church of Owatonna, INC., a request for a wall sign variance of 95 square feet in surface area where 32 square feet in surface area is the maximum square footage for a wall sign in Residential Districts.
- ◆ The property is zoned R-1, Single-Family Residential District which regulates and limits the dimensions of wall signs as follows:
  - ❖ Each property shall be limited to 32 square feet of total sign area, except property abutting two or more public rights-of-way shall be allowed an additional 32 square feet per right-of-way.
  - ❖ Such sign shall not extend beyond the top of parapet wall.
- ◆ NewLife Community Church is located in a Residential District and abuts a Business District to the south of the property. The front façade of the building faces a B-2, Community Business District to the south.
- ◆ The property is 9.98 acres with the principal building located on the west side of the parcel. The principal building is setback approximately 258' from the front property line along 28<sup>th</sup> Street NE. The property abuts one right-of-way.

- ◆ The applicant's proposed wall signage is larger than the maximum wall signage requirement in a Residential District. The applicant is requesting a variance for an increase in permitted wall signage in order to increase visibility of the signage from the roadway, and to be more in line with wall signage that is permitted in the B-2, Community Business District, the zoning district to the south of the property.
- ◆ The applicant does not intend on installing a free-standing sign, only wall signage is proposed.
- ◆ State Statute requires that the applicant show a practical difficulty in order to be granted a variance. You also need to show that the variance requested is the minimum amount necessary to accomplish what is needed.
- ◆ A variance must stand on its own merits and may not be compared to other situations in which variances were granted.
- ◆ According to the ordinance, the Planning Commission shall make findings of fact base on the following.
  - ❖ That particular physical surroundings, shape, or topographical conditions of the specified parcel of land involved.
  - ❖ That the condition involved is unique to the particular parcel of land involved.
  - ❖ That the alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the parcel.
  - ❖ That the granting of the variation will not be detrimental to the public welfare or injurious to other land or improvements to the neighborhood.
  - ❖ That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or interfere with the function of the Police and Fire Departments of the City.

**Staff Review:**

Based on the information provided, staff is recommending approval Application No. VAR-15 with the following conditions.

- 1) Any additional signs on the property will be required to submit a sign permit.

160 28th St NE  
City of Owatonna



December 18, 2023

Site 



1:9,000

1 in = 750 ft

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This information is a compilation of records, information, and data located in various city, county, and state offices and other sources, affecting the area shown, and is to be used for reference purposes only.

160 28th St NE  
City of Owatonna



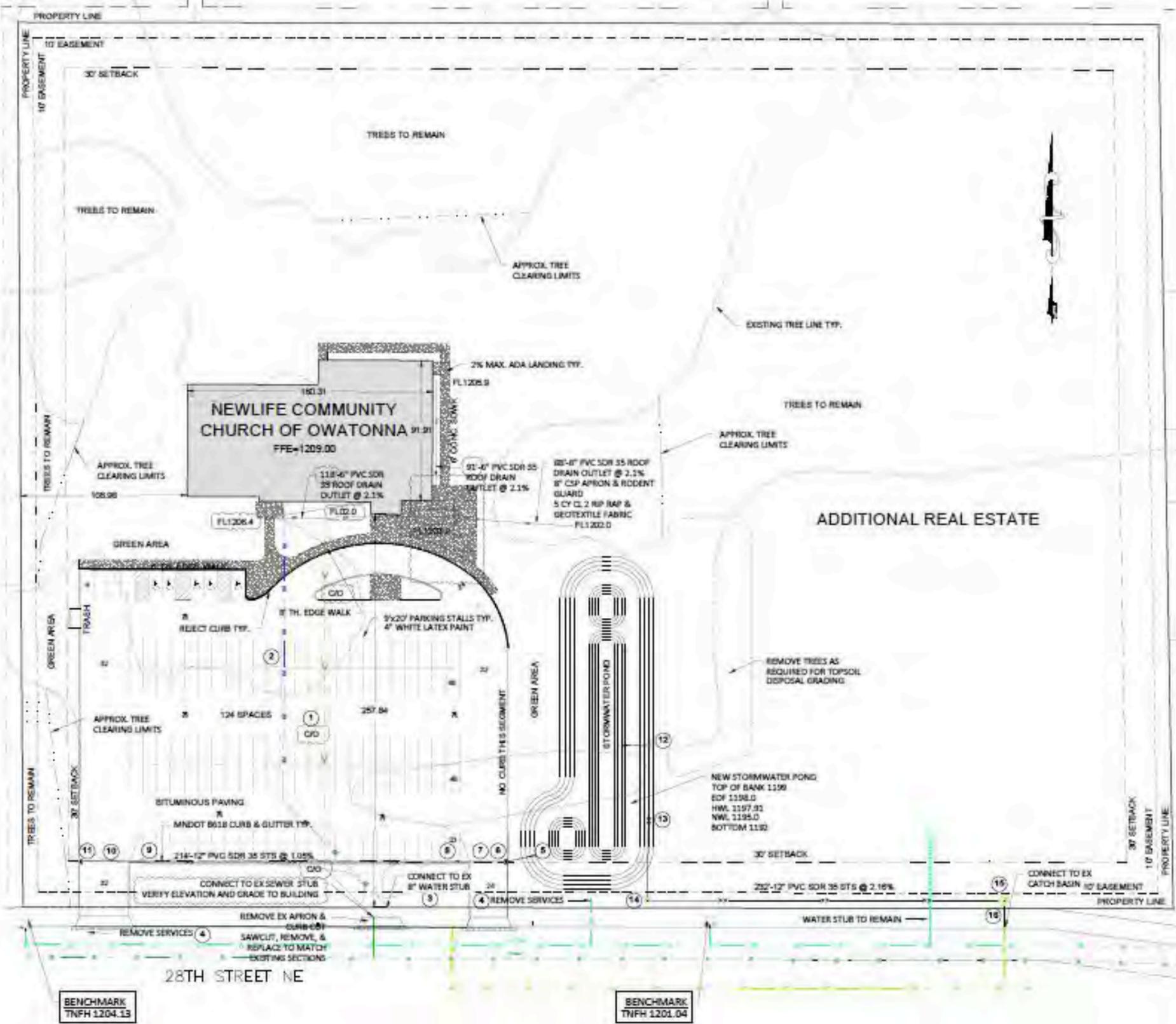
December 18, 2023

Site 



1:2,400  
1 in = 200 ft

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This information is a compilation of records, information, and data located in various city, county, and state offices and other sources, affecting the area shown, and is to be used for reference purposes only.



**LEGEND**

- 1 20\"/>
- 2 6\"/>
- 3 MONUMENT SIGN 18\"/>
- 4 REMOVE (IN-USE) SEWER AND WATER SERVICES AS SHOWN. REMOVE EX APRON & CURB. SAWCUT, REMOVE, & REPLACE TO MATCH EXISTING SECTIONS.
- 5 14\"/>
- 6 12\"/>
- 7 12\"/>
- 8 12\"/>
- 9 12\"/>
- 10 12\"/>
- 11 12\"/>
- 12 POND OUTLET STRUCTURE
- 13 100\"/>
- 14 12\"/>
- 15 12\"/>
- 16 18\"/>

28TH STREET NE

BENCHMARK  
TNFH 1204.13

BENCHMARK  
TNFH 1201.04



NO.	BY	DATE
1	JAS	9/20
2	JAS	9/20

**JONES HAUGH SMITH**  
Engineers & Surveyors  
415 West North Street Owatonna, MN 56045-4598

DATE:	9/20
DRAWN:	JAS
CHECKED:	JAS
IN CHARGE:	JAS
DATE:	9/20

I hereby certify that the design, plan, map, or report on these drawings was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

*J. A. Smith*  
Professional Engineer License No. 10000000

NEWLIFE COMMUNITY CHURCH OF OWATONNA  
LOT 1, BLOCK 1, NEWLIFE ADDITION  
2020 CONSTRUCTION  
SITE PLAN

SHEET  
1 OF 1

**A. CONTACT INFORMATION:**

NewLife Community Church of Owatonna Contact:

**Pastor Joel Stauffer**

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Owatonna, MN 55060

[joel.stauffer@newlife.community](mailto:joel.stauffer@newlife.community)

507-320-3141

Vanman Architects and Builders Contact:

**Angie Knodel, AIA**

9600 54<sup>th</sup> Ave N, Suite 180

Plymouth, MN 55442

[angie@vanmanab.com](mailto:angie@vanmanab.com)

763-541-9552

**B. NARRATIVE:**

NewLife Community Church of Owatonna was founded in 2011 in Owatonna as a Christian Church that teaches from the Bible with a mission to lead people to become fully devoted followers of Christ. The first public gatherings began in January, 2012 at Owatonna High School. As this local church grew, the need for a larger auditorium became evident. In early 2019, NewLife Community Church of Owatonna moved to Wilson Elementary School to temporarily allow more space for the growing number of weekend attenders. NewLife Community Church of Owatonna plans to construct an approximately 20,000 sf facility that would include a lobby space as you enter the building, a 450 seat worship auditorium, classrooms for kids ministry, administrative offices, as well as toilets, storage and utility spaces, in order to accommodate the growing church and to plan for future growth.

The building would be used primarily on Sunday Mornings, from 7am, when the volunteers arrive, to 1pm, when the volunteers leave. The building would also be used on Wednesday nights, during youth services, from 5 pm to 9 pm. Other uses and special events will happen occasionally throughout the year. Regular daytime office hours would be kept during the week.



