



**Zoning Board of Appeals Agenda  
Rochester Boards & Commissions - Zoning Board of Appeals  
June 7, 2023  
6:00 p.m.**

**Attending and Viewing the Meeting**

Hybrid Meeting: In-person at Council/Board Chambers of the Government Center, 151 4th St SE, Rochester, MN, or via MS Teams.

[Click here to join the meeting](#)

Call in audio only number: 347-352-4853 Conference ID: 922 141 87#

A recording is made available after the meeting on the [City's website](#).

- 1. Open Public Comment Period**
- 2. Call to Order/ Roll Call**
- 3. Order of Agenda**
- 4. Consent Agenda**

**4.A. Minutes of April 5, 2023**

Accepting the minutes and video of the April 5, 2023, Zoning Board of Appeals meeting as the official record of the Zoning Board of Appeals Commission.

- 5. Reports and Recommendations**
- 6. Public Hearings**

**6.A. Variance No. CD2023-002VAR by Reagan Outdoor Advertising of Rochester**

Denying Variance No. CD2023-002VAR to 1) Decrease the required distance between a Billboard and a Place of Worship from 300 feet to approximately 165 feet, and 2) Increase the permitted digital sign face from 32 square feet to 600 square feet, based on the findings outlined in the Community Development Memo.

- 7. Other Business**
- 8. Adjournment**



## **REQUEST FOR ACTION**

Minutes of April 5, 2023

**MEETING DATE:**

June 7, 2023

**ORIGINATING DEPT:**

Community Development

**AGENDA SECTION:**

Consent Agenda

**PRESENTER:**

Chair

**Action Requested:**

Accepting the minutes and video of the April 5, 2023, Zoning Board of Appeals meeting as the official record of the Zoning Board of Appeals Commission.

**Report Narrative:**

The Minutes are the official record of the Rochester Zoning Board of Appeals Commission.

**Priorities & Foundational Principles:**

Quality Services for Quality Living  
Social Equity

**Prepared By:**

Janelle McGee

**Attachments:**

[Minutes - April 5, 2023](#)



**CITY OF ROCHESTER, MINNESOTA  
Zoning Board of Appeals MINUTES**

***Attending and Viewing the Meeting***

**1) Call to Order/ Roll Call**

<b>Attendee Name</b>	<b>Status</b>
Kurt Wayne	Present
Jens P Boyum	Present
Ronald G Wightman	Present
Bailey K Perreault	Present
Joanne Crawford	Present
Allison Matthews	Absent
Rajesh Katarya	Absent

**2) Administrative Business**

2.A) Draft Minutes of February 1, 2023

**Official Act:** Accepting the minutes and video of the February 1, 2023, Zoning Board of Appeals meeting as the official record of the Zoning Board Board of Appeals Commission.

[Cover Page](#)

[February 1, 2023 ZBA Meeting Minutes](#)

Accepting the minutes and video of the February 1, 2023, Zoning Board of Appeals meeting as the official record of the Zoning Board Board of Appeals Commission.

**MOVER:** Joanne Crawford  
**SECONDER:** Jens P Boyum  
**AYES:** Kurt Wayne, Jens P Boyum, Ronald G Wightman, Bailey K Perreault, Joanne Crawford  
**ABSENT:** Allison Matthews, Rajesh Katarya  
**RESULT:** **APPROVED [UNANIMOUS]**

**3) Public Hearings**

3.A) [Variance No. CD2023-001VAR by The Crawford House LLC](#)

**Official Act:** Approving Variance No. CD2023-001VAR to reduce the minimum required parking spaces associated with a Medical Facility from six to four, located at 1134 6th St SW.

Planner Jase Pater introduced the item.  
Applicant Tiffany Prow spoke to the item.

The public hearing was opened.  
Having no persons wishing to speak, the public hearing was closed.

[Cover Page](#) 

[Staff Report - CD2023-001VAR](#) 

[Notification Map - CD2023-001VAR](#) 

[Location Map - CD2023-001VAR](#) 

[Applicant Variance Narrative and Exhibit - CD2023-001VAR](#) 

[Referral Comments - CD2023-001VAR](#) 

Approving Variance No. CD2023-001VAR to reduce the minimum required parking spaces associated with a Medical Facility from six to four, located at 1134 6th St SW.

**MOVER:** Joanne Crawford  
**SECONDER:** Ronald G Wightman  
**AYES:** Kurt Wayne, Jens P Boyum, Ronald G Wightman, Bailey K Perreault, Joanne Crawford  
**ABSENT:** Allison Matthews, Rajesh Katarya  
**RESULT:** **APPROVED [UNANIMOUS]**

4) [Other Business - None.](#)

5) [Adjournment](#)

5) Adjournment

**MOVER:** Bailey K Perreault  
**SECONDER:** Jens P Boyum  
**AYES:** Kurt Wayne, Jens P Boyum, Ronald G Wightman, Bailey K Perreault, Joanne Crawford  
**ABSENT:** Allison Matthews, Rajesh Katarya  
**RESULT:** **APPROVED [UNANIMOUS]**



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Kelly K. Geistler  
City Clerk

If you need assistance finding information about an item on this agenda,  
please contact the City Clerk's Office at (507) 328-2900 or email  
[cityclerk@rochestermn.gov](mailto:cityclerk@rochestermn.gov).



## REQUEST FOR ACTION

Variance No. CD2023-002VAR by Reagan Outdoor Advertising of Rochester

**MEETING DATE:**

June 7, 2023

**ORIGINATING DEPT:**

Community Development

**AGENDA SECTION:**

Public Hearings

**PRESENTER:**

Jase Pater

**Action Requested:**

Denying Variance No. CD2023-002VAR to 1) Decrease the required distance between a Billboard and a Place of Worship from 300 feet to approximately 165 feet, and 2) Increase the permitted digital sign face from 32 square feet to 600 square feet, based on the findings outlined in the Community Development Memo.

**Report Narrative:**

The applicant proposes to construct a one-sided 600-square-foot digital billboard, oriented to Highway 52, at 2836 East Frontage Rd Hwy 52. The proposed billboard location is approximately 165 feet from the property line of a Place of Worship.

The applicant requests two variances, a location variance to reduce the distances between a billboard and a Place of Worship, and a lighting variance to permit the billboard to be digital, rather than static. If the location variance is granted, the Community Development Team recommends that the lighting variance also be approved.

The Community Development Team recommends denial of the location and lighting variance. The Unified Development Code prohibits billboards within 300 feet of any Place of Worship that abuts the same right-of-way in which the billboard is oriented - in this case, Highway 52. The Community Development Team recommends both variances be denied because the site is currently being used in a reasonable manner without the addition of an accessory billboard, and there is no practical difficulty or unique feature of the site (narrowness, topographic considerations).

The request before the Zoning Board of Appeals is to vary the zoning standards for billboard location and lighting. The request is not an interpretation of the language in the Unified Development Code.

**Prepared By:**

Jase Pater

**Attachments:**

[Staff Report - CD2023-002VAR](#)

[Notification Map - CD2023-002VAR](#)

[Location Map - CD2023-002VAR](#)

Applicant Narrative and Exhibits - CD2023-002VAR

Site Plan - CD2023-002VAR

Community Comments - CD2023-002VAR

Referral Comments - CD2023-002VAR

**ROCHESTER ZONING BOARD OF APPEALS****JUNE 7, 2023****Prepared by:** Rochester Community Development Team**Request:** Variance #CD2023-002VAR

- 1) Decrease the required distance between a Billboard and a Place of Worship from 300 feet to approximately 165 feet, and
- 2) Increase the permitted digital sign face from 32 square feet to 600 square feet.

**Location:** The property is located at 2836 East Frontage Road Hwy 52**Applicant** Reagan Outdoor Advertising of Rochester**ZONING BOARD OF APPEALS SUMMARY****Application Type:** Variance**What is Considered:** A variance is intended to allow property owners with unusual lot or site conditions to request the opportunity to vary the strict language of the zoning ordinance.

During the variance review, the Zoning Board of Appeals looks to Unified Development Code Section 60.500.070C which describe practical difficulties in complying with the zoning code, uniqueness of the property, and essential character of the neighborhood.

**Approval Body:** Rochester Zoning Board of Appeals**Development Review Team Recommendation:** Denial**BACKGROUND INFORMATION AND SUMMARY**

The applicant proposes to construct a 600sf digital billboard at 2836 East Frontage Road Hwy 52, approximately 165-feet from a Place of Worship.

**Unified Development Code, Section 60.400.110G.1.a (Location)**

*No billboard shall be located within 300 feet of a Place of Worship, School, or Medical Facility. This distance shall be measured from the nearest edge of the billboard to the Place of Worship, School, or Medical Facility to the closest point on any boundary line of the Place of Worship, School, or Medical Facility property as shown in Figure 1d. This restriction only applies to Place of Worship, School, or Medical Facility properties that abut the same right-of-way where a billboard is oriented, regardless of whether the billboard is located on the same side or the opposite side of the right-of-way as the Place of Worship, School, or Medical Facility.*



**Unified Development Code, Section 60.400.110F.7.e (Digital)**

The maximum square footage for an electric message freestanding sign is 32 square feet. However, this section of the Unified Development Code is anticipated to be updated at the end of June 2023 to permit digital billboards the same size as static billboards (400sf to 600sf maximum). If the Zoning Board of Appeals approves the location variance, it should also approve the digital billboard variance.

The Community Development Team recommends **denial** of the location variance. The site currently operates in a reasonable manner and the granting of the location variance is not needed to continue use of the site as a *Self Service Storage Facility*. There is no apparent practical difficulty or unique feature (narrowness, topographic considerations) that distinguishes the site from any other MX-G site, and the request to reduce the distance between the Billboard and Place of Worship from 300-feet to 165-feet is approximately a 45% reduction.

**VARIANCE CRITERIA ANALYSIS AND FINDINGS**

In taking action on a variance request, the approval authority may grant a variance according to the provisions of Section 60.500.070C.4 (A-K) Findings for Variances:

**Criterion A. The Variance is consistent with the Comprehensive Plan and in harmony with the general purposes and intent of this UDC.**

Staff Findings: As a guiding document, the Comprehensive Plan does not discuss specifically the distance a billboard can be from Places of Worship.

The Unified Development Code Section 60.400.110G.1.a provides ordinances on billboard spacing, stating that the nearest edge of a billboard shall not be located within 300 feet from any boundary line of a Place of Worship. Additionally, the restrictions only apply to properties that abut the same right-of-way as the billboard is oriented.

The proposed billboard is not located more than 300 feet of a Place of Worship's property line. The variance is not in harmony with the general purposes and intent of this UDC.

**Criterion B. The applicant proposes to use the property in a reasonable manner but there are practical difficulties in achieving that proposed use while complying with this UDC.**

Staff Findings: The property is currently being used in a reasonable manner as a *Self Service Storage Facility* and a variance is not required to allow for reasonable use of the site. There are no practical difficulties to utilize this site in a reasonable manner.

**Criterion C. The practical difficulties are unique to the property, are not solely economic considerations, and have not been created by the landowner. Examples**

**of practical difficulties that are unique to the property include but are not limited to irregularity, narrowness, or shallowness of the lot, exceptional topographical or physical conditions, or inadequate access to direct sunlight for solar energy systems, that are peculiar to the property that do not apply to other lands within the neighborhood or the same class of zoning district.**

Staff Findings: No practical difficulties exist on the site as it is currently being used as a storage facility, in compliance with the zoning ordinance. If practical difficulties do exist, the difficulties are created by the landowner and are based solely on economic considerations to increase revenue.

There is nothing unique to this site (narrowness, topography, etc) that does not apply to all other sites in a MX-G Zoning District.

**Criterion D. If the requested Variance is for earth sheltered construction, the application complies with Minnesota Stat. 216C.06, Subd. 14.**

Staff Findings: The Variance is not for earth sheltered construction.

**Criterion E. The Variance will not alter the essential character of the surrounding area, will not be materially injurious to other property in the area, and will not be materially detrimental to public health or welfare.**

Staff Findings: The Variance will alter the essential character of the surrounding area, as a Place of Worship is located within 300 feet of where the billboard is being proposed.

The Land Development Manual and the new Unified Development Code specifically identify three uses (Places of Worship, Medical Facilities, School) which should not be located within 300 feet of any new billboard. The proposed billboard seeks to reduce the distance between the billboard and Homestead Church from 300 feet to approximately 165 feet – a 45% reduction in required distance between a billboard and place of worship.

**Criterion F. The development of the parcel in question cannot be integrated with development of adjacent lots or parcels under the same or related ownership that would allow reasonable economic use of the total site consistent with the provisions of this UDC.**

Staff Findings: The applicant nor owner do not own adjacent lots or parcels.

**Criterion G. The Variance will not allow a use otherwise not permitted within the zoning district.**

Staff Findings: This request is not a use variance. A new billboard is a permitted accessory use, if the dimensional and spacing standards are met.

**Criterion H. The Variance does not involve a change to or exception from a numerical standard that is included in the definition of a use (such as the maximum number of square feet in a Neighborhood Retail establishment).**

Staff Findings: A Billboard does not have a numerical standard included in the definition.

An example of a numerical standard included in the use definition is:

Retail, Neighborhood: A retail establishment that is under 3,000 square feet gross floor area.

Retail, Small: A retail establishment that is under 10,000 square feet gross floor area.

**Criterion I. For any Variance application that involve the standards or criteria in Section 60.200.040E FPO – Floodplain Overlay, the following additional criteria shall apply:**

- 1) No Variance that would increase in flood levels during the base flood discharge in any designated regulatory floodway may be approved.**
- 2) No Variance shall have the effect of allowing in any use prohibited in that district, permit a lower degree of flood protection than the Regulatory Flood Protection Elevation for the area, or permit standards lower than those required by State law.**
- 3) No Variance shall result in additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.**
- 4) The failure to grant the Variance would result in undue hardship to the applicant, and strict conformity with the standards would be unreasonable, impractical, and not feasible under the circumstances.**
- 5) The variance is consistent with the general purpose of the flood control standards and the intent of the state and national laws and programs.**
- 6) The Variance shall be the minimum necessary, considering the flood hazard, to afford relief.**

Staff Findings: This site is not located in the Floodplain Overlay District.

**Criterion J. The Board may grant a Variance to the standards in this UDC if it finds that:**

- 1) There has been substantial and detrimental reliance in good faith by an applicant who has received a permit or certificate issued in error by the administrative official charged with enforcement of this ordinance, and**

**2) The mistaken issuance of the certificate or permit is not the result of an action on the part of the applicant, the property owner, or any other person or party who has had control of the property, to provide misleading or incorrect information, or to knowingly withhold information necessary for the administrative official to accurately review the permit or certificate request**

Staff Findings: This finding is not applicable to the variance request.

**Criterion K. In granting a Variance, the Board may impose such reasonable and appropriate conditions and safeguards as may be necessary to accomplish the purposes of the regulations that are to be modified and to reduce or minimize potentially injurious effects of the Variance upon adjoining properties, the character of the neighborhood, and the health, safety, or general welfare of the community, provided that any such conditions are directly related to and roughly proportional to the impact of the Variance.**

Staff Findings: No conditions are recommended with this variance request.

### **COMMUNITY DEVELOPMENT RECOMMENDATION**

The Community Development Team has reviewed the Variance Request in accordance to the Unified Development Code and based on 60.500.070C.4 Findings Required for Variance Approval, and recommends **denial** of the requested variance.

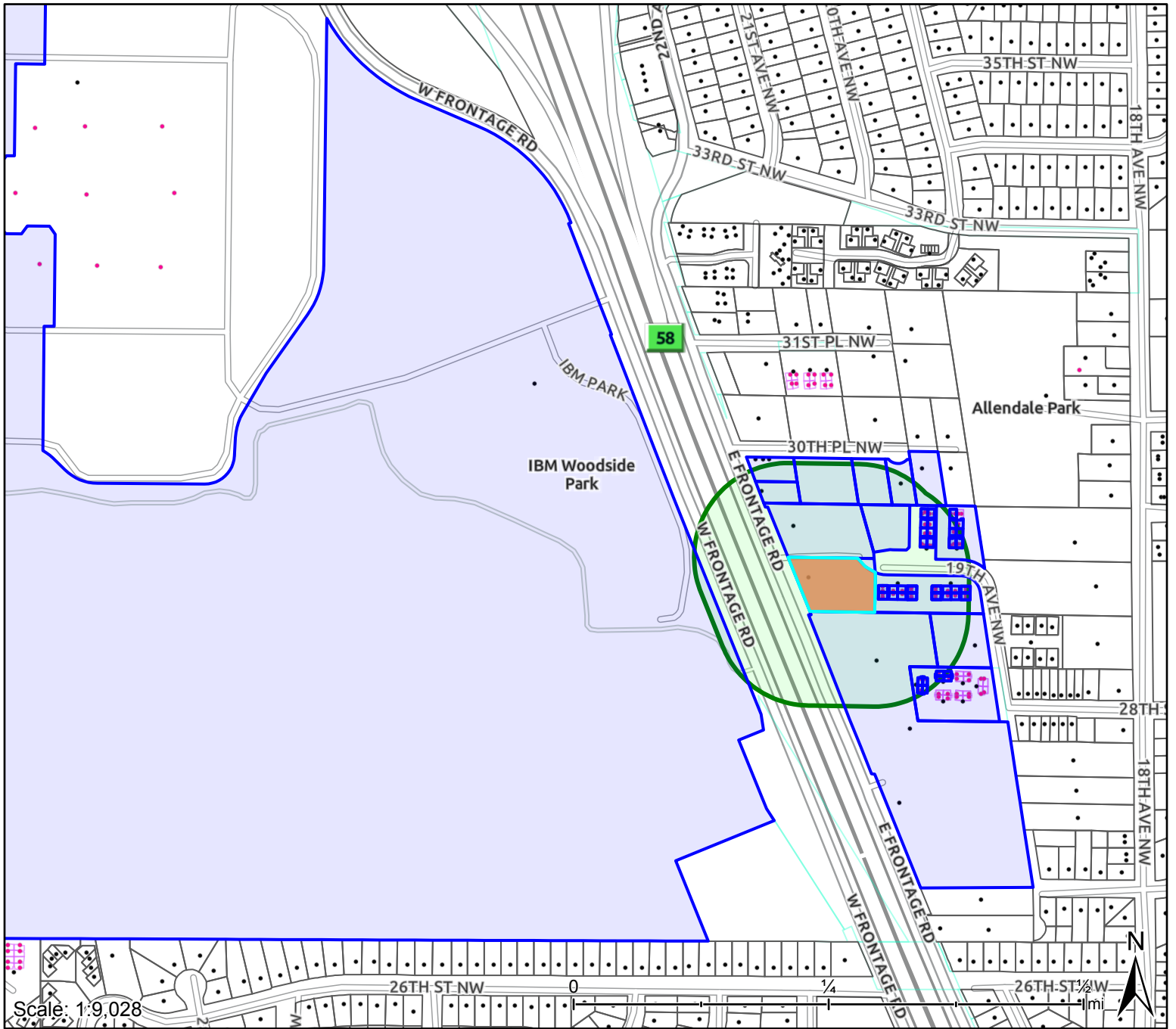
The Community Development Team recommends that criterion B, C, and E are not met.

### **ATTACHMENTS**

1. Notification Map
2. Location Map
3. Applicant Variance Narrative and Exhibits
4. Site Plan
5. Community Comments
6. Referral Comments

# CD2023-002VAR - Ward 6 - Elton Hills Neighborhood

5/12/2023 Olmsted County Geographic Information Systems



Scale: 1:9,028

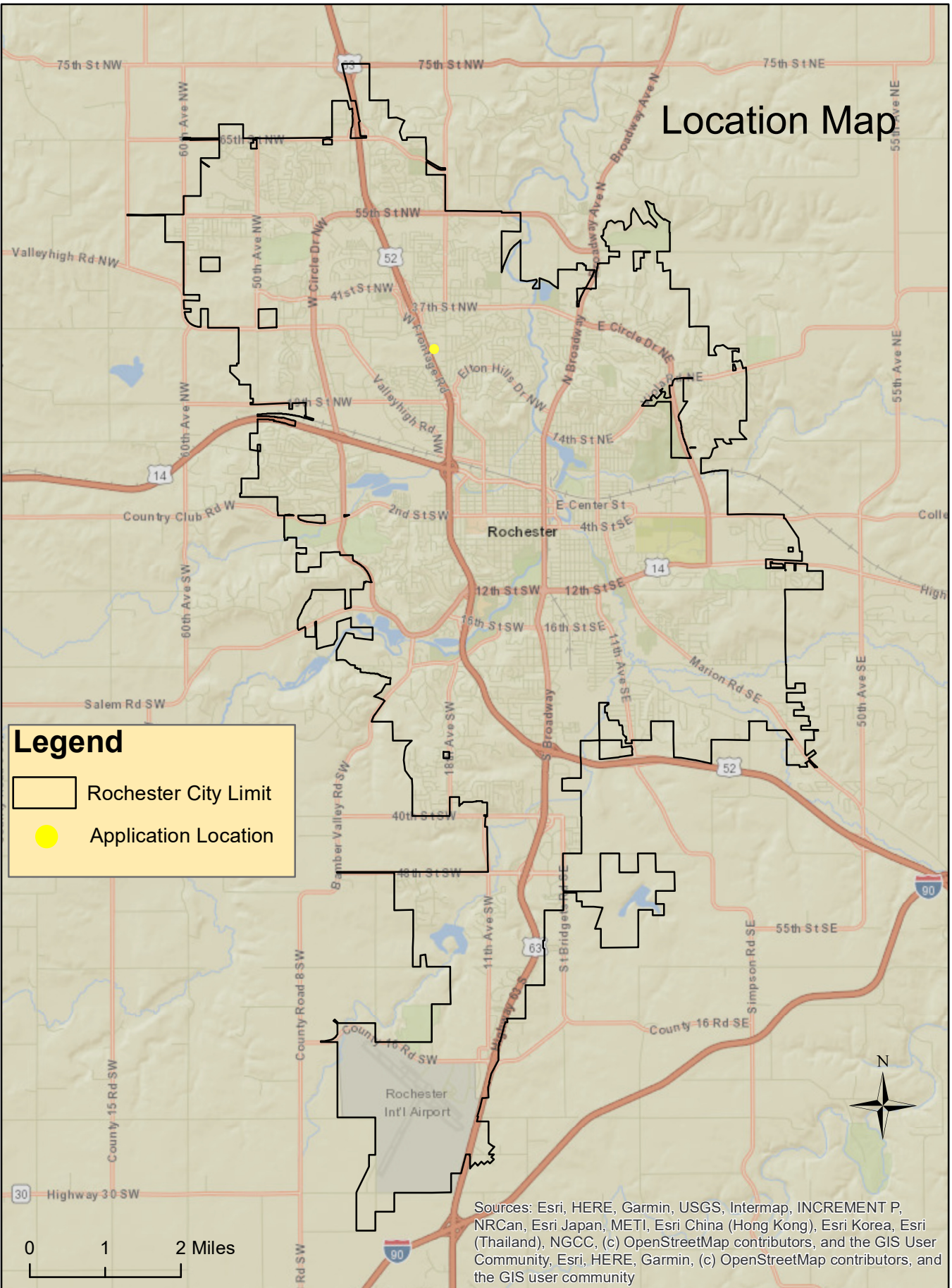


Variance #CD2023-002VAR, by Reagan Outdoor Advertising of Rochester, to decrease the required distance a new billboard can be located from a Place of Worship. The property is located at 2836 East Frontage Road Hwy 52. 350 Feet



OLMSTED COUNTY  
MINNESOTA

# Location Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



## 2836 Hwy 52 Request for Variance

60.500.070C

### **#4 Findings required for Variance Approval**

An application for a Variance shall be approved or approved with conditions if the Zoning Board of Appeals makes findings that the following criteria have been met.

From our 2/23/23 Predevelopment meeting, we were asked to provide a Narrative for the following criteria (\*) within A-H:

- A.) \*THE VARIANCE IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND IN HARMONY WITH THE GENERAL PURPOSES AND INTENT OF THIS UDC.

There is nothing that stands out or defines that the Variance is not in harmony with Comprehensive Plan and in fact we believe that this Variance request is most definitely consistent and in harmony with the Comprehensive Plan. The use of a billboard within MX-G zoning district is an approved use. There was a billboard approximately 75 ft south of this proposed location for more than 32 years. The adjacent properties to the north and south are also zoned MX-G. The structure will be built using the most current technology with highly efficient lighting and capabilities. This will allow to better inform local and “to and through” travelers about local business through wayfinding means of what’s happening in Rochester. This digital billboard will be an overall community asset for local business, not-for-profit and governmental agencies. An example of this is illustrated in the letter attached by Olmsted County Sheriff Kevin Torgerson.



List of some Local PSAs include: The Warming Shelter, Covid awareness (Shelter in Place), Habitat for Humanity (Re- Store), EMS Appreciation week, Down Syndrome Awareness Day (3.21), Pet/Winter awareness, Teacher Appreciation Week, Eat & Shop Local, City of Rochester Branding (Creative examples attached)

- B.) \*The applicant proposes to use the property in a reasonable manor but there are practical difficulties in achieving that proposed use while complying with this UDC.

Because of some acknowledged inconsistencies between the former LDM and the current UDC, some uses allowed under the prior LDM can create practical difficulties under this UDC.

While billboards are allowed in the MX-G district some of the surrounding zones make it very difficult for us to replace sites under the cap and replace ordinance put in place in the 1990s by the City of Rochester. The spacing requirements have changed and zones where billboards are now allowed are significantly reduced, including some areas that are now predominately Commercial (that were previously AG), but billboards continue not to be allowed. Replacement locations that conform to these continued increased restrictive regulations puts us in an unfair operating status to protect, maintain, replace and modernize our assets, especially when compared to other media such as TV, RADIO, NEWSPAPER or public service outlets, that also rely on a digital presence for today's marketplace.

The spacing restrictions from religious institutions was clearly intended to protect such places of worship from having advertising directed at their properties that may be inconsistent with their beliefs; however, the ambiguity of the language in the UDC related to these spacing restrictions clearly did not contemplate having a one-sided billboard that was directed away from a place of worship. This ambiguity in the UDC has created a practical difficulty in the placement of a billboard in the subject property that is otherwise in conformity and consistent with the UDC and Comprehensive Plan.





- C.) \*The practical difficulties are unique to the property are not solely economic considerations, and have not been created by the landowner. Examples of practical difficulties unique to the property include, but are not limited to irregularity, narrowness, or shallowness of the lot, exceptional topographical or physical conditions or inadequate access to direct sunlight for solar energy systems, that are peculiar to the property that do not apply to other lands within the neighborhood or same class of zoning district.

The lot is challenging due to proximity of other zones and the ever-increasing strict regulations our industry faces since the cap and replace ordinance was put in place in the 1990s. We were able to overcome one challenge in proximity to residential zone on this lot, which even further reinforced by our decision to submit this location as a replacement for a single face digital only, whereas the previous location to the south was a back to back billboard that would have been likely too close to residential and a place of worship.

We believe in choosing a single sided digital billboard, that it would not qualify as oriented to the same right of way as illustrated in the diagrams in the LDM and UDC (Figure 1D in the UDC pg. 257 – attached) and thus would meet the spacing requirements, not requiring a Variance. It appears that the LDM or UDC did not contemplate single faced signs within the definitions and illustrations as there are none listed or no drawings for this type of instance.

Property owners are obviously unable to control what adjacent landowners come and go, and in this instance a new property owner to the north in less than the last two (2) years has caused a need for this Variance request. Prior to this change, there would be no need for a variance request at this location for a single sided billboard. The property to the north is zoned Commercial (MX-G) and for over 20+ years was the home of a Tae Kwan Do studio. Due to the Homestead Church purchasing the property, this now potentially restricts this property owner.



We have met and talked with the Homestead Church representatives, including their Pastor and we are more than sympathetic to their concerns, which is another reason we decided on a single face structure as well as the placement of it to not block their current sign as evidenced by the attached rendering showing the approximate view of how the structure will look on the property matching the site plan.

In addition to the above, the cap and replace allows for the limited use of a sign credit which can be easily considered a property right. With that in mind, we are tasked to replace any asset we lose with comparable, permissible locations within the same or similar vicinity whenever possible. We must be able to replace to comparable valued locations, relative to those of our vested interests (assets lost) and look out for all of our stakeholders including: clients, landowners, employees and the general public benefiting from the public messaging.

The continued shrinking of available spaces due to increase regulatory tightening for us to accomplish this has a causal effect of potential Variance requests to continue at other properties for one or more requirements.

D.) If the requested Variance is for earth sheltered construction, the application complies with Minnesota Stat. 216C.06, Subd. 14

Our proposal does not include a request that deals with earth sheltered construction and therefore the Variance conforms with this requirement.

E.) \*The Variance will not alter the essential character of the surrounding area, will not be materially injurious to other property in the area, and will not be materially detrimental to the public health or welfare.



The back to back billboard that was 75' to the south on the adjacent lot for 32 years was never found to be detrimental to the public health or welfare. In fact, there are no independent measures of legitimacy that would help one evaluate this condition. The single face billboard that will be built on this property makes the advertising copy only visible to vehicular traffic and businesses to the south of the structure and will be well maintained. The proposed billboard will blend in well to the surrounding area as there are multiple other businesses and signage in the adjacent areas, including the church which has its own digital signage. The column pole can be painted the same as the storage units to assist in blending in with the lot building features. This new structure will meet and exceed all current Building Code standards such as wind load. The LED lighting will also conform to the electrical code and a light study can be submitted, if requested.

The digital component of this billboard has been allowed within the City of Rochester for years and consequently clearly not injurious to the public health and welfare or materially injurious to other property in the area, otherwise the City of Rochester would not have allowed Digital billboards over the past couple decades. The digital element of this billboard location will assist the general public with information in the area for business and local awareness through public information, including, but not limited to: Amber Alerts, Missing Adults, FBI Most Wanted and potential or existing local hazards. As previously stated, this digital billboard will become a community asset.

- F.) The development of the parcel in question cannot be integrated with development of adjacent lots or parcels under the same or related ownership that would allow reasonable economic use of the total site consistent with the provision of this UDC. The Variance submission for this location on the parcel cannot be integrated with development of adjacent lots or parcels under the same or related ownership that would allow reasonable economic use of the total site consistent with the provisions of the UDC.



G.) The Variance will not allow a use otherwise not permitted within the zoning district.

The Variance submission for this billboard at 2836 Hwy 52 allows for this type of use within the MX-G Zoning district.

H.) \*The Variance does not involve a change to or exception from a numerical standard that is included in the definition of use (such as the maximum square feet in a Neighborhood Retail Establishment)



Our variance submission does not involve a change to or an exception from a numerical standard that is included in the definition of this use between the LDM standards and the UDC, more specifically those standards regarding billboards - that are acknowledged by CDD staff as erroneous omissions (size height, lighting) between the LDM and UDC.

We understand that these omissions are being included in updates to the UDC that will be presented to the City Council in the next month or so (among other matters that occurred in the transition of the two documents).


**MASKS  
REQUIRED**  
rochestermn.gov

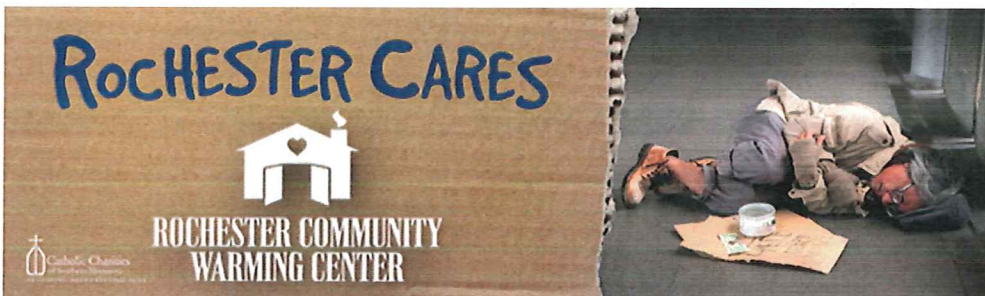



City of Rochester  
COVID-19 Information Hotline  
**507-328-2822**  
Daily 9 a.m. — 9 p.m.

*Thank You!*  
TO ALL NURSES, DOCTORS, SCIENTISTS  
AND EMERGENCY RESPONDERS AROUND  
THE WORLD, WORKING DAY AND NIGHT.



**Keep a healthy distance.**  
 Stay 6 feet away — even in parks & open spaces




**PLEASE**

**STAY HOME WHEN YOU ARE SICK.**



**CDC.GOV/COVID19**

**PREVENT THE SPREAD OF GERMS**




**It's cold out, don't forget about me.**



Stay home except for essential needs



**March 27 - April 10**

**STAY HOME STOP THE SPREAD SAVE LIVES**

**TEACHERS** 

**- WE APPRECIATE YOU -**



**Eat Local**

**Rochester is Open for Biz!**

**Shop Local**

**Rochester is Open for Biz!**

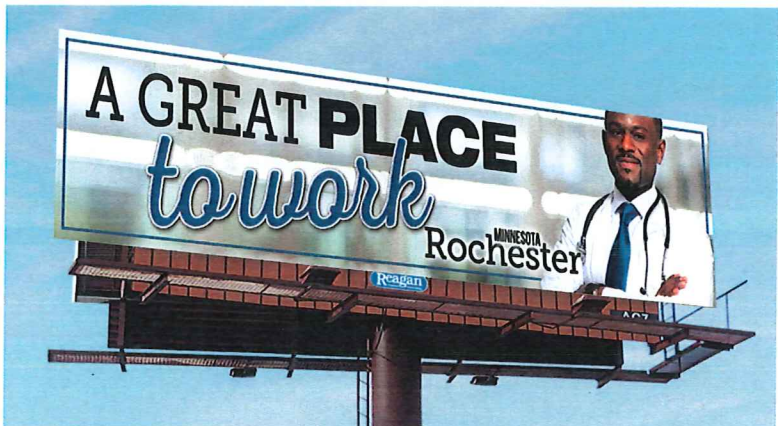


**DROPOFF DATES**  
Nov 7 - Dec 21



**SEMNToysForTots.com**

*— Delivering Hope Since 1947 —*

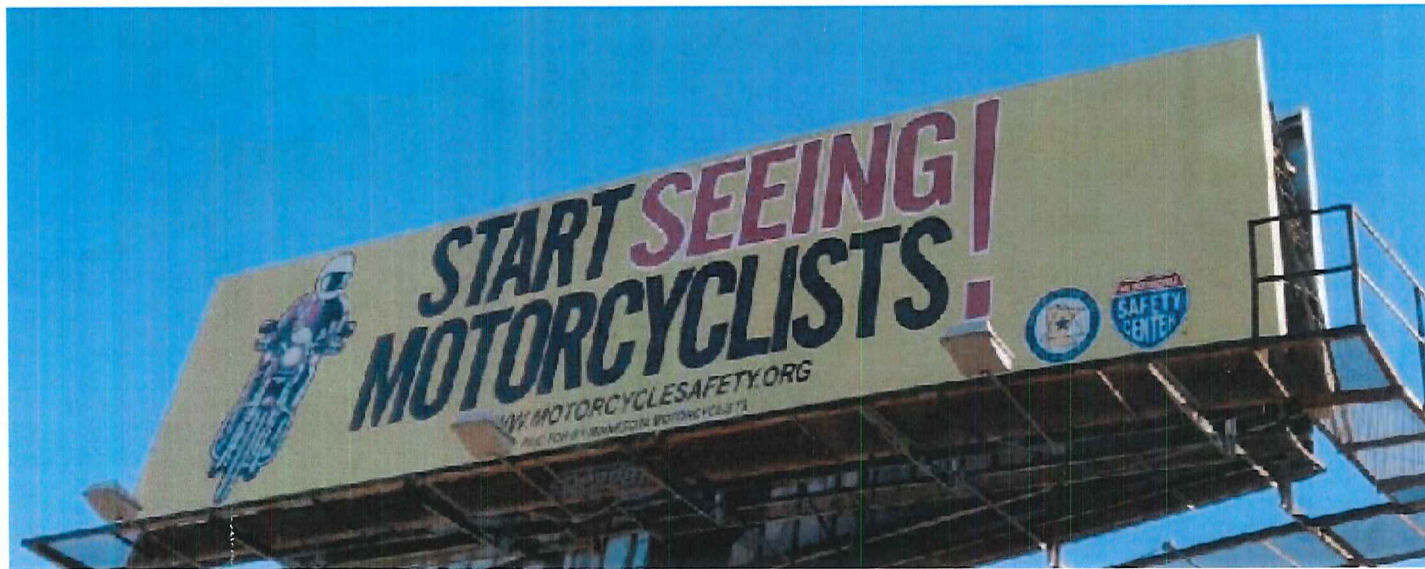












ROLES

CHANGE

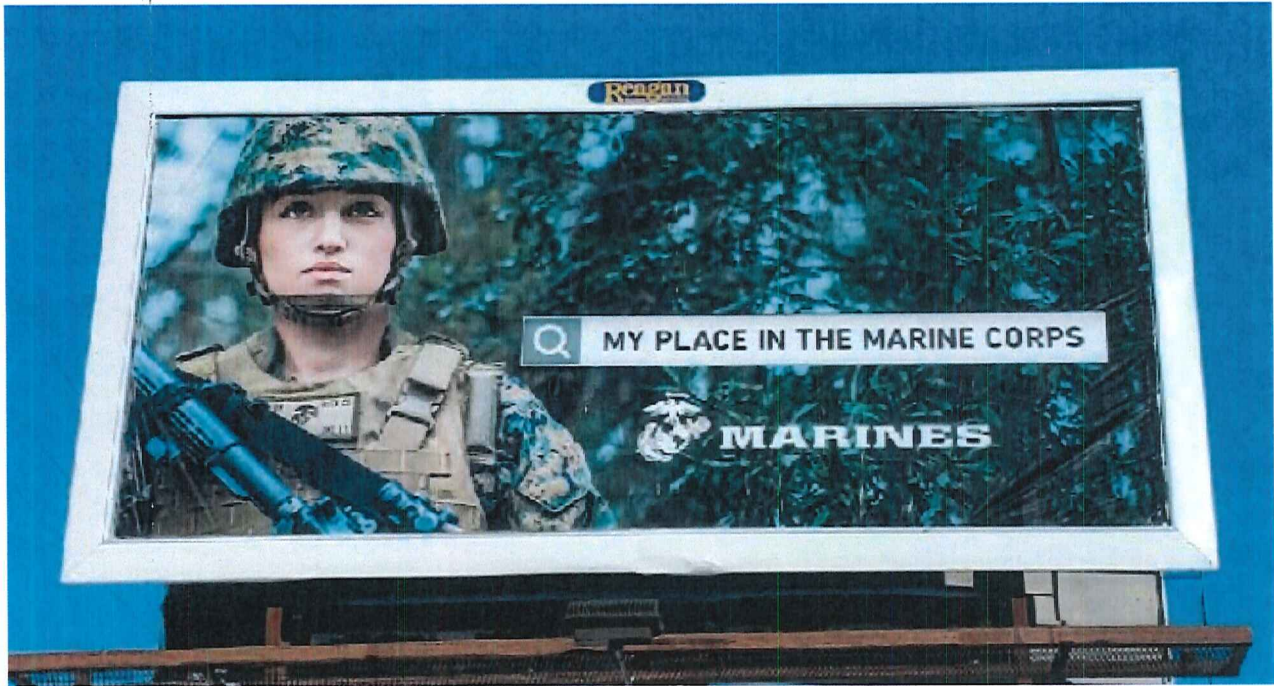
[aarp.org/caregiving](http://aarp.org/caregiving)  
We help you help.

AARP

Ad

Deagan









BUZZED. BUSTED.



GET CAUGHT BUZZED DRIVING AND IT COULD COST YOU \$10,000.

Ad NHISA

Regan





# RED FLAG WARNING

*TIMING: 11 am to 8 pm*

## PLEASE, NO FIRES TODAY.


## MISSING PERSON

**Madeline Kingsbury**

- 5'4" • 135 lbs.
- Short Brown Curly Hair
- Hazel Eyes

**LAST SEEN IN WINONA**

CALL WINONA PD WITH ANY INFO: **507.457.6302**



#missingmaddijane



*SEVERE WEATHER AWARENESS WEEK*

# TORNADO DRILL DAY

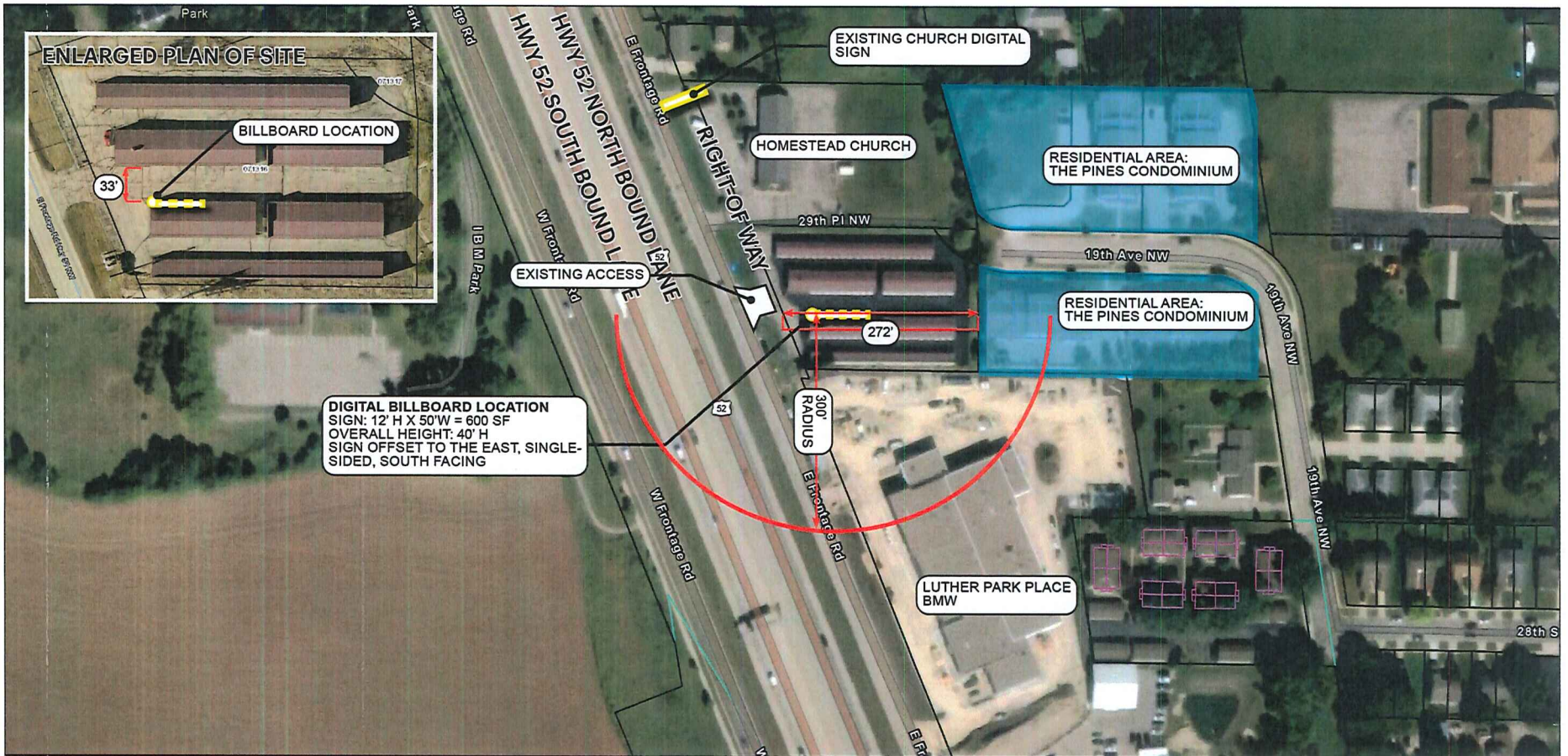
THURSDAY, APRIL 20 - **1:45 PM & 6:45 PM**



*SEVERE WEATHER AWARENESS WEEK*

# ALERTS & WARNINGS

HOW WILL YOU BE NOTIFIED OF SEVERE WEATHER THREATS?

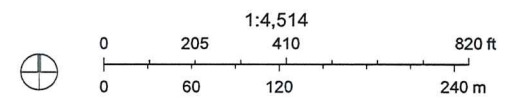
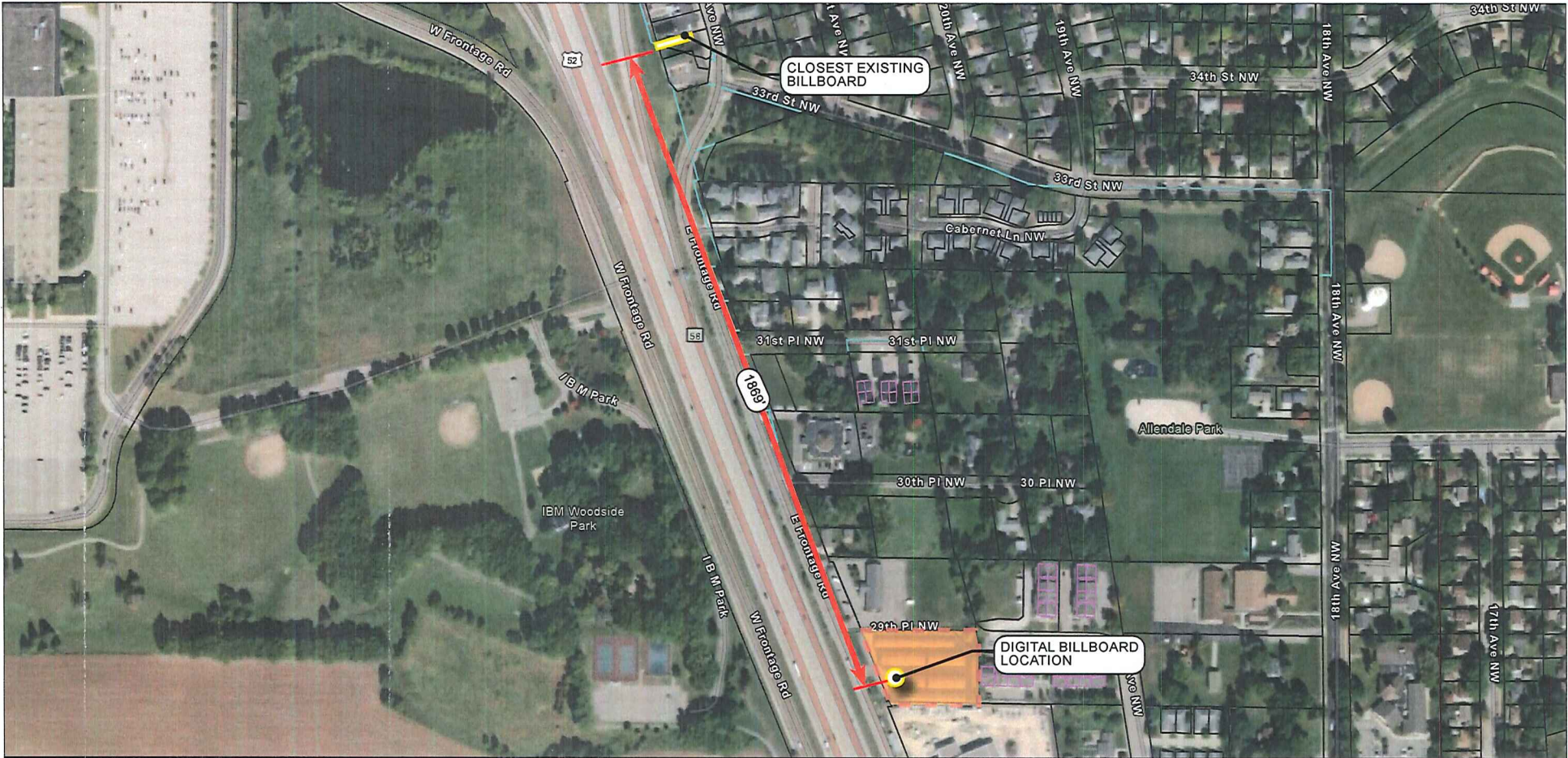


## Reagan Outdoor Advertising of Rochester | Hwy 52 Billboard Site Plan

Rochester, Minnesota

May 5, 2023 | WSB Project number: 022546-000





## Reagan Outdoor Advertising of Rochester | Hwy 52 Billboard Site Plan

Rochester, Minnesota  
 May 5, 2023 | WSB Project number: 022546-000







**KEVIN TORGERSON**  
Olmsted County Sheriff

**101 4<sup>th</sup> Street SE, Rochester, MN 55904-3718**  
Law Enforcement Center: 507-328-6750  
Adult Detention Center: 507-328-6790  
Emergency Operations Center: 507-328-6100  
911 Communications Center: 507-328-6800

8 May 2023

To Whom it May Concern,

I am writing today in support of Reagan Outdoor Advertisings request for a variance from the spacing requirement in the city of Rochester. I've been in communication with Reagan Outdoors in recent weeks where we have discussed the idea of using their electronic billboards to share timely information whether it be information about a criminal case of significance like missing person or vulnerable persons and more or weather-related emergency management information. As the county's emergency manager these messages could also be related to public health and social services communications.

When I was in the emergency management division in our office for the County ten years ago, I did work out a deal with the current outdoor advertising company at that time to do just that. And over time we lost that relationship. Now we would like to take full advantage again.

Reagan Outdoor or its predecessors have in the past and are continuing to move forward in the future with various emergency communications and public service announcements on their billboards. I've been made aware of the location for this variance request. This specific location would be on one of the most traveled corridors in our community and would allow any messaging from the Sheriff's Office and Emergency Management to have some of the best exposure.

Thank you for accepting my letter and considering this variance to Reagan Outdoor Advertising.

Sincerely,

Kevin E. Torgerson  
Sheriff, Olmsted County Sheriff's Office  
1014<sup>th</sup> St. SE Rochester, Minnesota  
507.328.6745  
[kevin.torgerson@olmstedcounty.gov](mailto:kevin.torgerson@olmstedcounty.gov)

# Agency Review Comments

Application No: CD2023-002VAR

5/11/2023 **Building Plan Review**

5/23/2023 **County Environmental Resources**

5/11/2023 **County GIS/E911**

There are no comments at this time from the E911 Addressing Division Staff.

5/22/2023 **County Long Range Planning**

6/1/2023 **County Property Records**

Agency did not submit comments. Closed By Script

5/17/2023 **County Public Works**

No comment

6/1/2023 **DNR**

Agency did not submit comments. Closed By Script

5/24/2023 **Fire Review**

6/1/2023 **LGU**

Agency did not submit comments. Closed By Script

5/17/2023 **Park and Rec Review**

There are no comments from this agency at this time.

5/25/2023 **Public Works Review**

There are no comments from this agency at this time.

5/15/2023 **RPU Electric Review**

Items to be addressed prior to application approval:



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Additional Comments:

-Be aware of overhead and underground power lines. Must comply with OSHA clearance requirements when working around overhead powerlines with equipment. Contact RPU engineering with any power related questions.

5/12/2023 **RPU Electric Review**

There are no comments from this agency at this time.

5/12/2023 **RPU Water Review**

There are no comments from this agency at this time.