INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA

TUESDAY, MARCH 3, 2015 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR FEBRUARY 17, 2015.

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 ROOTY'S DEN LLC & LES JEPSEN – CASE NO. 15-14PDA & 15-05PDA

Consider the following requests for property located at 9061 Buchanan Trail:

A. **Planned Unit Development Amendment** to the A&W PUD to allow for additional dining room seating and to modify the conditions of approval to allow for a free standing sign.

Planning Commission Action _____

B. **Planned Unit Development Amendment** to amend the approved conditions of approval for Arbor Point 14th Addition Resolution 03-155, Condition #10 and Resolution 03-190, Condition #7 to allow a free standing sign on the property

Planning Commission Action _____

4. OTHER BUSINESS

5. ADJOURN

This document is available upon 3 business day request in alternate formats such as Braille, large print, audio recording, etc. Please contact Kim Fox at 651.450.2545 or kfox@invergroveheights.org

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, February 17, 2015 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Chair Maggi called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present:	Armando Lissarrague Joan Robertson Annette Maggi Pat Simon Tony Scales Harold Gooch Bill Klein
Commissioners Absent:	Dennis Wippermann (excused)
Others Present:	Tom Link, Community Development Director Allan Hunting, City Planner Heather Botten, Associate Planner

APPROVAL OF MINUTES

The minutes from the February 3, 2015 Planning Commission meeting were approved as submitted.

BRAND ENERGY SERVICES – CASE NO. 15-03C

Reading of Notice

Commissioner Simon read the public notice to consider the request for a conditional use permit to allow outdoor storage on the property located at 6265 Carmen Avenue. 22 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the property in question is zoned I-1, Limited Industrial and is the former site of Simon Delivers. The applicant is requesting a conditional use permit to allow for a contractor's yard with outdoor storage. The applicant's business is a construction company that provides services to the industrial construction market. Most of the material they use would be stored inside of the building, but there would be some materials stored outside, triggering the need for a conditional use permit. They would also be storing work trucks on the property within the fenced area. Screening of the outside storage is required from the residential neighborhoods and the right-of-way. The north and west property lines have existing solid screening. The applicant will be repairing the northerly fence and is proposing to install a new fence with a mesh cover on the easterly side of the property. Staff believes that the request meets the conditional use permit criteria and recommends approval of the request with the six conditions listed in the report. Staff heard from one of the abutting property owners who had concerns regarding potential noise.

Commissioner Simon asked if there was an existing conditional use permit for Simon Delivers.

Ms. Botten replied in the affirmative.

Commissioner Simon asked if the existing conditional use permit would carry over to this property.

Ms. Botten replied that the existing conditional use permit was specifically for the outside storage

of trucks; it did not address any materials. The current request addresses the outside storage of materials.

Opening of Public Hearing
Adam Sease, Brand Energy Services, Milwaukee, WI, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Sease replied in the affirmative.

Commissioner Klein asked what the hours of operation would be.

Mr. Sease replied that 99% of the time employees would only be there between 7 a.m. and 5 p.m.

Commissioner Klein advised the applicant that there were noise complaints received regarding the previous tenant, Simon Delivers, which operated throughout the night.

Mr. Sease replied that there would be no refrigeration units or tractor trailers running overnight. The only reason anyone would be there after office hours would be to load materials for 20-30 minutes in the case of an emergency.

Commissioner Gooch asked how many employees would be on site.

Mr. Sease replied 6-8.

Chair Maggi closed the public hearing.

Planning Commission Recommendation
Motion by Commissioner Gooch, second by Commissioner Lissarrague, to approve the request for a conditional use permit to allow outdoor storage on the property located at 6265 Carmen Avenue, with the conditions listed in the report.

Motion carried (7/0). This item goes to the City Council on February 23, 2015.

RYLAND HOMES – CASE NO. 15-01PUD

Chair Maggi noted there were two different case numbers listed in the staff report and asked which was correct.

Mr. Hunting responded that the correct case number was 15-01PUD.

Chair Maggi asked that comments be focused on tonight's agenda, which is Blackstone Vista only, and advised that discussion regarding the Argenta Trail realignment and 69th Street would be discussed at the February 23 City Council meeting.

Reading of Notice
There was no public notice.

Presentation of Request
Mr. Hunting explained the request as detailed in the report. He advised that the applicant is

requesting approval of the final plat and final PUD development plan for Blackstone Vista. The number of lots was reduced by one because a larger outlot was needed for the lift station. County staff has reviewed the plat and are working with the applicant on turn lane designs. The City Engineer and his consultants are satisfied that they meet the Northwest Area requirements and will review the latest revised set of plans this week. Staff is satisfied that the applicant has addressed all of the conditions that pertain to Blackstone Vista in the original PUD approval and they recommend approval of the request.

Chair Maggi asked for clarification of Condition 15.

Mr. Hunting replied that Condition 15 referred to a legal document that will recorded with the chain of title indicating the PUD zoning and the regulations related to that.

Chair Maggi asked if the 30 foot rear yard setback listed in Condition 26 was the standard setback throughout the City.

Mr. Hunting replied in the affirmative.

Commissioner Simon asked for clarification of why Blackstone Vista was being separated from Ponds and Ridges for the final PUD rather than going through the process that Argenta Hills used by coming in as a preliminary PUD, then a final PUD, and then coming back for approvals on the individual phases.

Mr. Hunting responded that Blackstone was following the same process as Argenta Hills.

Commissioner Simon stated that Argenta Hills requested their final PUD, and then the nine phases of Argenta Hills came back separately, partly because of changes from what was originally approved.

Mr. Hunting advised that Blackstone's process was no different from what was done with Argenta Hills or any other PUD. Each phase of the Argenta Hills PUD came in with their own final PUD approval for each phase or plat addition. Blackstone Vista is being proposed all in one phase.

Chair Maggi stated the difference may be that Argenta Hills was one development whereas Blackstone was three separate distinct developments.

Commissioner Simon asked why the conditions pertaining only to the Ponds or Ridges were left in the final approval for the Vista development.

Mr. Hunting replied that any final PUD is reviewed against the preliminary conditions of approval and the final PUD has its own set of conditions. In this case, Blackstone Vista was reviewed against the conditions of approval that pertained to Blackstone Vista.

Commissioner Simon asked for clarification of the legend shown on sheet 2 of 5 in the plan set showing five foot easements.

Mr. Hunting replied that the legend in question pertained to the standard lot perimeter easements and was not referring to the setbacks.

Commissioner Simon asked how the City would assure that the side yard setbacks were five feet and ten feet, for a total of 15 feet.

Mr. Hunting replied that the final site plan will include a list of all the required setbacks.

Commissioner Simon stated that many of the lots were not 65-70 feet wide as shown on the original plat.

Mr. Hunting replied that some of the lots may be smaller at certain points; however, staff measures lot width from the setback.

Commissioner Gooch asked if five foot setbacks on the garage side and ten foot setbacks on the house side were required.

Mr. Hunting replied in the affirmative.

Opening of Public Hearing

Ian Peterson, Ryland Homes, advised that he read and understood the report and was available to answer any questions.

Commissioner Simon asked where rain garden No. 2 was located.

Chair Maggi asked the applicant if he felt confident that rain garden #2 was included in the development plan.

Mr. Peterson replied in the affirmative.

John Todd, 6689 Argenta Trail, asked if approval of the final plat would impact any potential utility routings.

Mr. Hunting replied that to his knowledge this application would not lock out any option and would not have an impact on what route Council would ultimately choose.

Mr. Todd asked if this plat would be affected by the routing that was eventually chosen.

Mr. Hunting replied it would not, stating that any of the suggested routings would work with this plat.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Klein asked how often staff has met with the residents regarding the Blackstone project, and stated he was not aware of any controversy regarding the Vista portion of the project.

Mr. Hunting replied that he was not involved in any neighborhood meetings; however, other staff has met with residents regarding the Argenta Trail realignment, sewer routing, etc. but he was unsure how many meetings took place.

Commissioner Gooch advised that he supported the request providing five foot and ten foot side yard setbacks would be required.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Robertson, to approve the request for the final plat and final PUD development plans for Blackstone Vista, with the conditions listed in the report.

DRAFT

Commissioner Klein asked who would be responsible for the maintenance of the street lighting.

Mr. Hunting replied he was unsure, but believed it was the City's responsibility.

Motion carried (7/0). This item goes to the City Council on March 9, 2015.

OTHER BUSINESS

Chair Maggi asked when the Planning Commission might expect to see requests regarding other portions of the Blackstone development.

Mr. Hunting replied that he was unsure of the timing, but anticipated that an application for the Ponds would be coming soon.

The meeting was adjourned by unanimous vote at 7:25 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

DRAFT

PLANNING REPORT
CITY OF INVER GROVE HEIGHTS

REPORT DATE: February 25, 2015 **CASE NO:** 15-04PDA & 15-05PDA

HEARING DATE: March 3, 2015

APPLICANT: Rooty's Den LLC & Les Jepsen

PROPERTY OWNER: Rooty's Den LLC

REQUEST: **PUD Amendment** to allow for additional dining room seating by amending the approved site plan; and a

PUD Amendment to amend the approved plans to allow a free standing sign on the property.

LOCATION: 9061 Buchanan Trail

COMPREHENSIVE PLAN: CC, Community Commercial

ZONING: PUD (Arbor Pointe PUD)

REVIEWING DIVISIONS: Planning & Engineering

PREPARED BY: Heather Botten, Associate Planner & Allan Hunting, City Planner

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BACKGROUND

Two applications have been submitted for the A&W property located at 9061 Buchanan Trail. Staff decided to combine the two requests into one staff report to simplify the process. The applicants are planning to re-open the A&W spring of 2015. The existing site focuses on a drive-in style type of restaurant. The new owners will be removing the outside drive-in style ordering and are proposing to add onto the existing building. The building expansion would incorporate 10 booths and five tables for a total of 64 additional indoor seats. For visibility purposes the applicants are also asking for free standing sign to be located on the property.

The specific requests consist of the following:

A. **Planned Unit Development Amendment** to the A&W PUD to allow for additional dining room seating and to modify the conditions of approval to allow for a free standing sign.

B. **Planned Unit Development Amendment** to amend the approved conditions of approval for Arbor Point 14th Addition Resolution 03-155, Condition #10 and Resolution 03-190, Condition #7 to allow a free standing sign on the property.

EVALUATION OF THE REQUEST

The following land uses, zoning districts, and comprehensive plan designations surround the subject property:

North White Pines Senior Living, Wells Fargo Bank, Commercial; zoned PUD; guided HDR and CC
East Advance Auto Parts; zoned PUD; guided CC
West Ruby Tuesday; zoned PUD; guided CC
South Vacant; zoned PUD; guided CC

SITE PLAN REVIEW

BUILDING ADDITION

Setback and bulk standards. There are no required setbacks within the Arbor Pointe PUD for this lot. The lot is internal and abuts a private street. The building and parking lot separation from the street and sidewalk is acceptable.

Building. The proposed building addition would be approximately 12 feet high, blending in with the existing building architecture. The addition will be constructed with similar materials and colors as the existing structure.

Parking. Parking requirements for fast food restaurants are one space for each 2 seats of design capacity. The restaurant is designed for a total of 78 seats in the dining room and 24 outdoor seats. Total parking required would be 51 stalls; the site has 39 stalls provided. The PUD allows flexibility from zoning code requirements. Staff is comfortable with the parking provided as the outdoor seating is seasonal and the parking requirements are met when looking at only the indoor seating.

Engineering No additional impervious surface is being added to the property and no changes are being proposed to the existing stormwater features. The developer shall provide the City with a written report that the existing stormwater facility is clear of sediment and debris and in good working order. Additionally, as-builts shall be submitted prior to the issuance of a Certificate of Occupancy. The Owner shall supply a written maintenance plan to be included in a Storm Water Facility Maintenance Agreement for the existing underground facility which shall be approved by the Director of Public Works prior to the issuance of the Building Permit or Certificate of Occupancy. The Engineering Department recommended conditions of approval that are included in the conditions listed at the end of this report.

SIGNAGE

The applicant is proposing to amend the original PUD approval to allow one free standing sign on the site. The request is for a free standing sign 40 feet tall with a 141 sq ft oval A&W sign to be located on the northwest corner of the lot along Buchanan Trail. Signage in Arbor Pointe follows B-4, Shopping Center signage criteria. Maximum height for a free standing sign is 10

feet above the height of the building and maximum size is 240 feet. In this case, the maximum sign height would be 27 feet, based on the height of the existing building.

The approval of the Arbor Pointe 14th Addition plat included the Walgreens store, the strip center and Buchanan Trail. All other businesses on Buchanan Trail were approved at different times. The PUD approval contained a condition that restricted signage for this commercial PUD. No individual free standing signs are allowed and only two shared monument signs were approved. These were to contain all of the signage for the businesses other than wall signage. The approval for A&W carried forward this same sign restriction. The point was to control sign clutter and "sign pollution". The application requested is to amend these PUD approvals by changing the conditions to allow for a free standing sign on this site.

As the Arbor Pointe commercial area developed, each phase was approved with shared monument signage. No other business in Arbor Pointe has its own free standing sign. The condition restricting free standing signs only applies to the Arbor Pointe 14th plat (the stores on Buchanan Trail). Whether by design or not, no other project came in with individual free standing signs.

The A&W location has unique characteristics when compared to other parcels in Arbor Pointe:

- The nature of the use is more of an opportunity or impulse business and not generally a destination oriented business with visibility and location being very important.
- This lot has not direct visibility from any of the main streets in Arbor Pointe; Concord Blvd, Broderick Blvd or Cahill Avenue.

The City's Economic Development Authority has recently studied the Arbor Pointe commercial area due to the number of closed stores. A market analysis was done to determine problems, issues and constraints. Visibility was noted as a factor for some of the locations (A&W being one). To increase visibility, signage and allowing more signage is one option.

The applicant has provided some pictures taken from different streets around the area and superimposed the proposed sign on the location to visualize the height and size of the sign. The applicant has indicated the height and design is intended to capture visibility from Hwy 52 travelers' in time for them to take the Concord Blvd exist. No other business in the Arbor Pointe PUD appears to have signage designed or intended to be visible from the highway. The unique character of the commercial neighborhood has been established with shared monument signs with signage intended to capture visibility and attention from the local road network (Concord, Cahill and Broderick). Allowing a large high sign would be out of character for the area.

Staff recognizes that the A&W site is challenging from a visibility standpoint and a free standing sign may be appropriate for this location. Staff is however concerned about the height and size proposed. The market study indicated there are 16 commercial properties and 22 businesses in Arbor Pointe. If all or others were allowed signage focused on highway visibility,

the unique character would be lost and the area would look no different than the Robert Street area with all the car dealers and their large signs.

Staff did some site visits to determine, in our opinion, the site visibility constraints. As mentioned earlier, we focused on visibility from the local streets and not from the highway. Knowing the height of the surrounding buildings and height of parking lot light poles and using these as our markers, staff has determined that a sign height of 30 feet would be visible from nearly all points on the local streets. Staff does not support the request for a 40 foot sign.

Staff also conducted an inventory and site visit of other free standing signs in the area and in the "Iron Triangle" to compare large sign sizes. There are many free standing signs on the car dealer lots that are similar in size and height to the proposed sign. The oval "Ford" sign is about 8 feet narrower in width and one foot shorter in height than the proposed sign. In our opinion, the requested sign size would be too large for the area and would be out of place since there are no other tall free standing signs in Arbor Pointe. The Tractor Supply and Absolute Trailer locations are technically not within the Arbor Pointe PUD boundary; however, using their signs as reference, those signs are approximately 100 square feet in size. Based on what exists in the area, Staff would recommend the sign size be reduced to approximately 100 square feet in size.

ALTERNATIVES

The Planning Commission has the following actions available on the following requests:

A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:

- **Approval of a Planned Unit Development Amendment** to the A&W PUD to allow for additional dining room seating and to modify the conditions of approval to allow for a free standing sign subject to the following conditions:

1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Site and Elevation Plan	dated 1/20/15
Site Plan Showing Sign Location	dated 2/24/15
Grading and Drainage Plan	dated 7/02/08
Utility Plan	dated 7/02/08
Landscape/Lighting Plan	dated 6/16/08

2. One free standing sign shall be allowed on the site as shown on the approved site plan. The sign shall be limited to a maximum height of _____ and a maximum square feet of _____.

3. All signs for the site require a separate sign permit and shall conform to the sign requirements of the PUD.

4. Prior to issuance of building permits, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works.

5. All parking lot lighting on site shall be a down cast "shoe-box" style and the bulb shall not be visible from property lines. Any wall lighting shall be directed such that the source of light is hooded, recessed or controlled in some manner so as not to be visible from streets.

6. The Owner shall supply a written maintenance plan to be included in a Storm Water Facility Maintenance Agreement for the existing underground facility which shall be approved by the Director of Public Works prior to the issuance of the Certificate of Occupancy.

7. The developer shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence.

8. Resolution 08-178 shall become null and void.

- Approval of a **Planned Unit Development Amendment** to amend the approved conditions of approval for Arbor Point 14th Addition Resolution 03-155, Conditions #10 and Resolution 03-190, Condition #7 to allow a free standing sign on the property subject to the following condition:

    1. Signage for the entire project shall be limited to four (4) monument signs, one at each entrance, and one each along Broderick Blvd. and Concord Blvd. except that one free standing sign ____ ft high and ____ feet in size shall be allowed on Lot 2, Blk 1, Arbor Pointe 15th Addition.

B. Denial. If the Planning Commission does not favor the proposed application the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

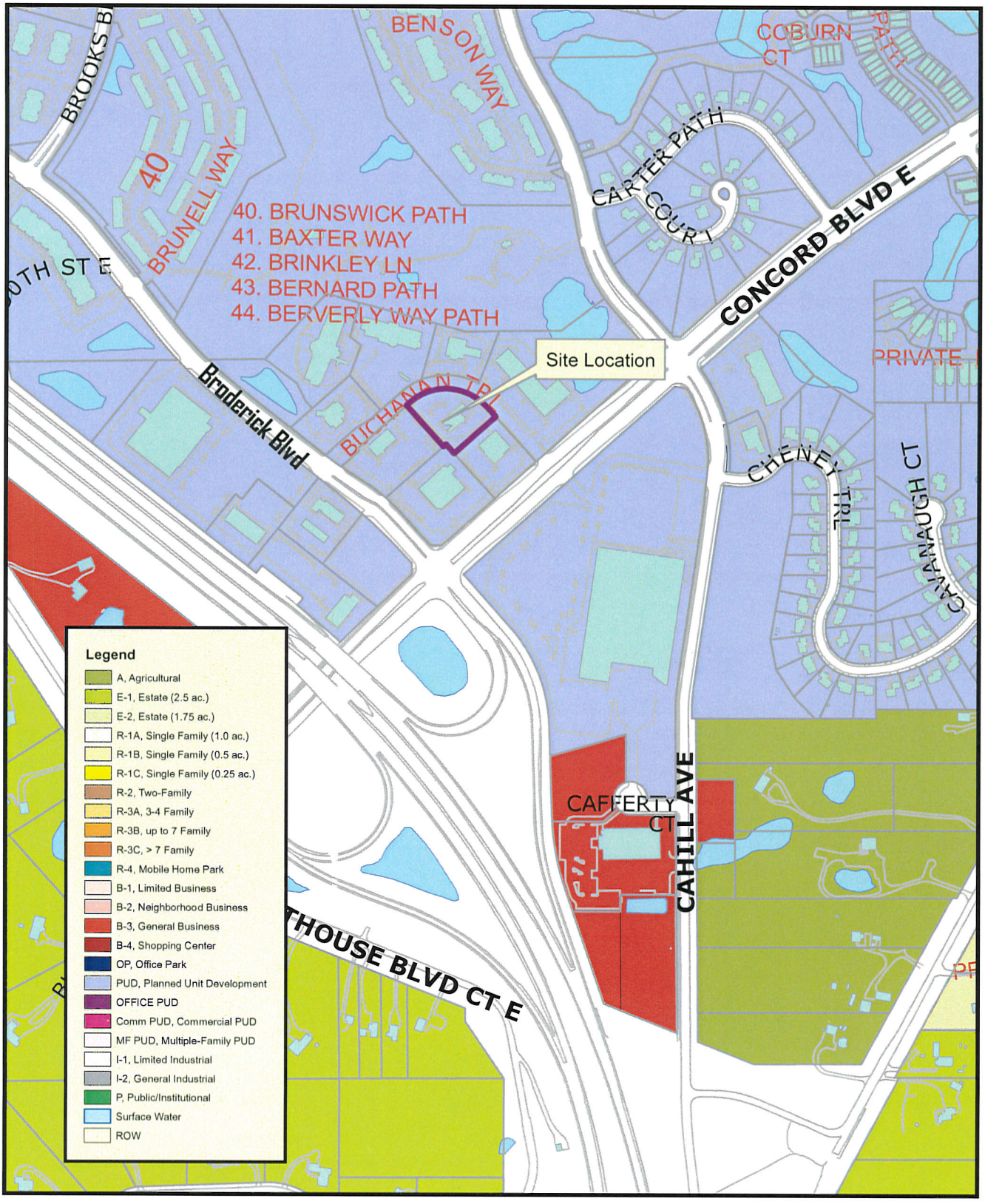
Based on the information in the preceding report staff is recommending approval of the building addition with the conditions listed. Staff is recommending denial of the sign request as presented based on the size of the sign would be out of character with the neighborhood and signage with this PUD was intended to be visible from local streets.

Staff would be in support of a free standing sign 30 feet in height and 100 square feet in size with the conditions listed.

Attachments:
- Zoning/Location Map
- Narrative
- Site Plan
- Building Elevations
- Site Plan with sign location
- Pictures submitted by applicant

Map not to scale

A&W Restaurant



N

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is to be used for reference purpose only. The City of IGH is not responsible for any inaccuracies herein contained.

Exhibit A
Location and Zoning Map

EXISTING SITE

The current building consisting of 1912 S.F. constructed in 2009. Located at 9061 Buchanan Trail. Inver Grove Heights, MN. Lot 2, Block 1, Arbor Pointe 15th Addition, Dakota County, MN.

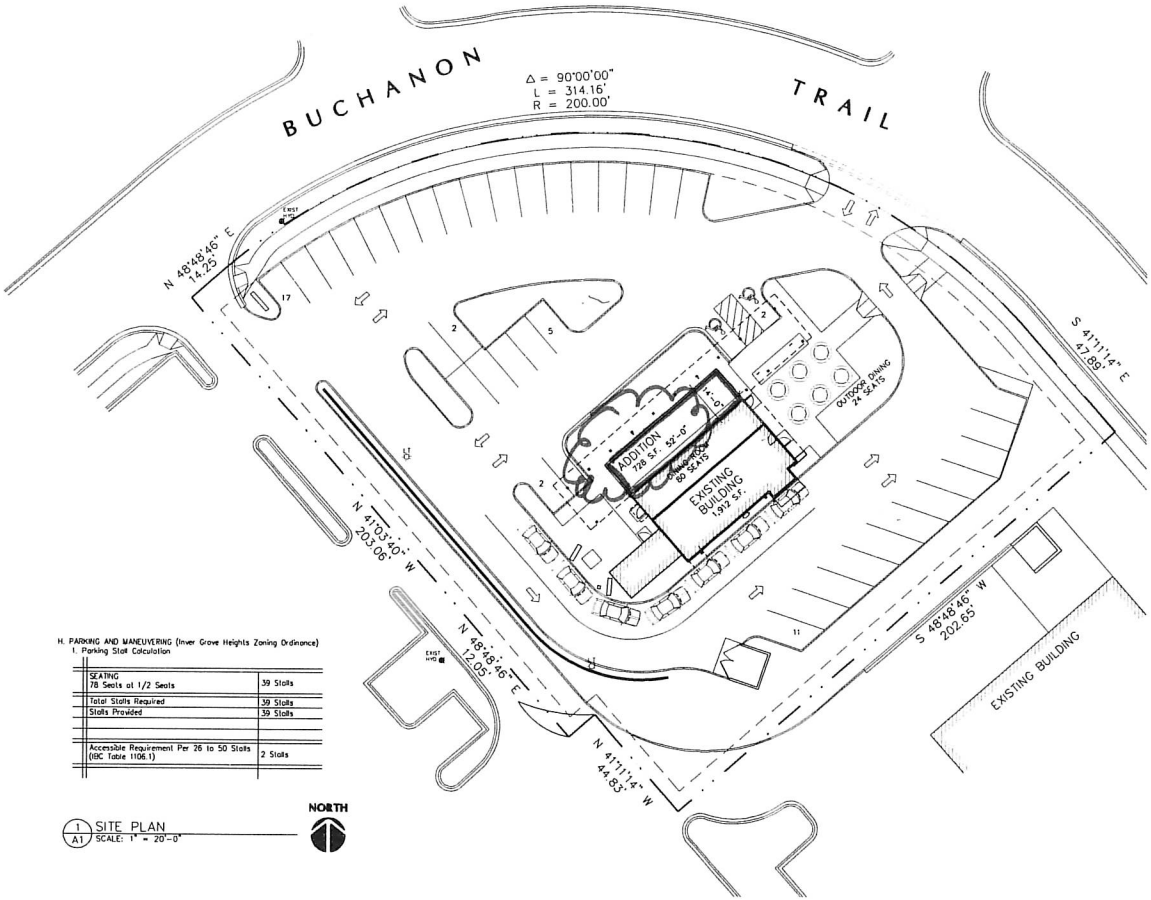
PROPOSED DINING ROOM ADDITION

The addition will be connected to the NW side of the existing building adding 728 S.F. Construction will be consistent with the current building. The dining room will add 64 seats consisting of 10 permanent booths and 5 tables. The structure will use the existing canopy contained within the drip line. There is no proposed changes to the landscaping.

CONCLUSION

In conclusion, we look to the city of Inver Grove Heights to approve a building permit to allow this construction to begin. We not only are looking to support and promote our A &W, but also to assist in the revitalization of Arbor Point by doing so. Thank you in advance for your cooperation and support of this project.

Filename: A&W DRIVE-IN - INVER GROVE HEIGHTS\ADDITION\A&W DRIVE-IN ADDITION-A1



H. PARKING AND MANEUVERING (Inver Grove Heights Zoning Ordinance)
1. Parking Stall Calculation

SEATING 78 Seats at 1/2 Seats	39 Stalls
Total Stalls Required	39 Stalls
Stalls Provided	39 Stalls
Accessible Requirement Per 26 to 50 Stalls (IBC Table 1106.1)	2 Stalls

1 / A1 SITE PLAN
SCALE: 1" = 20'-0"

NORTH

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:651.755.1211 Fax:651.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY NOT FOR CONSTRUCTION

Signature
LEONARD LAMPERT
Print Name
13669
License #
Date

A & W RESTAURANT
Inver Grove Heights, MN

Copyright 2015
Leonard Lampert Architects, P.A.

Project Designer: JAMES B
Drawn By: JRB
Checked By: JRB
Revisions

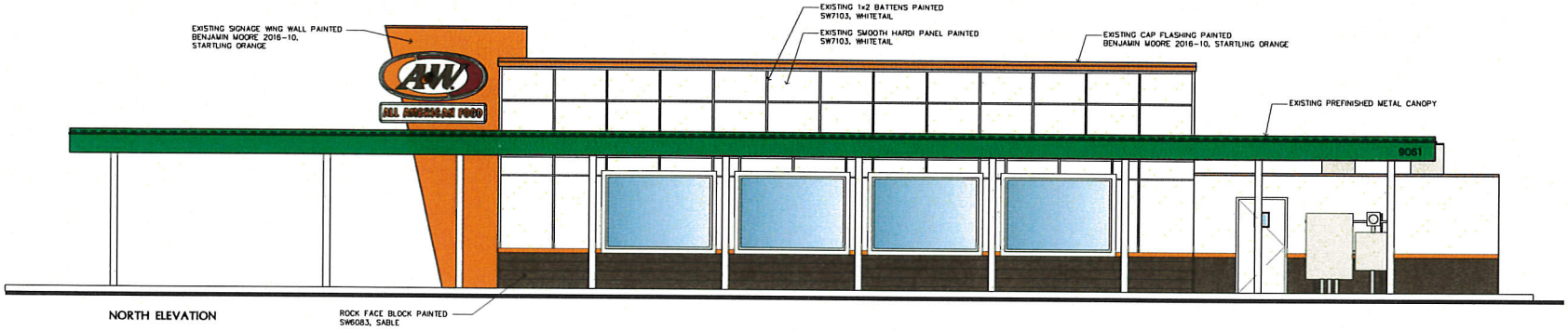
1/20/15	PRELIMINARY

SITE PLAN

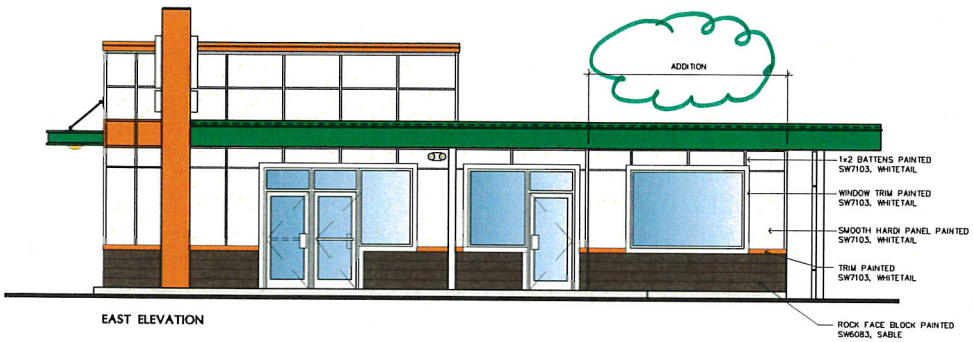
Sheet Number

A1

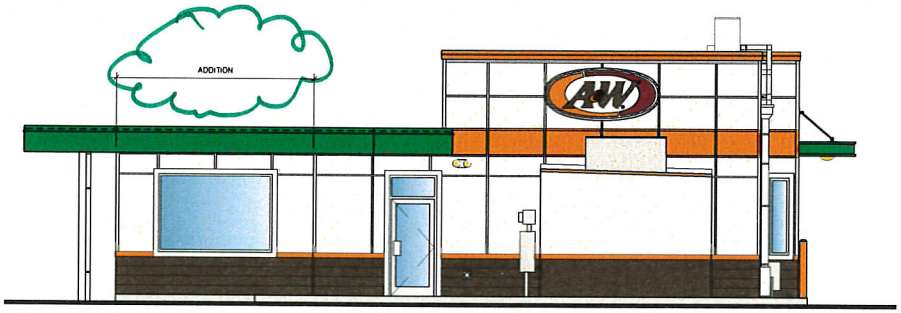
Project No. 150112-1



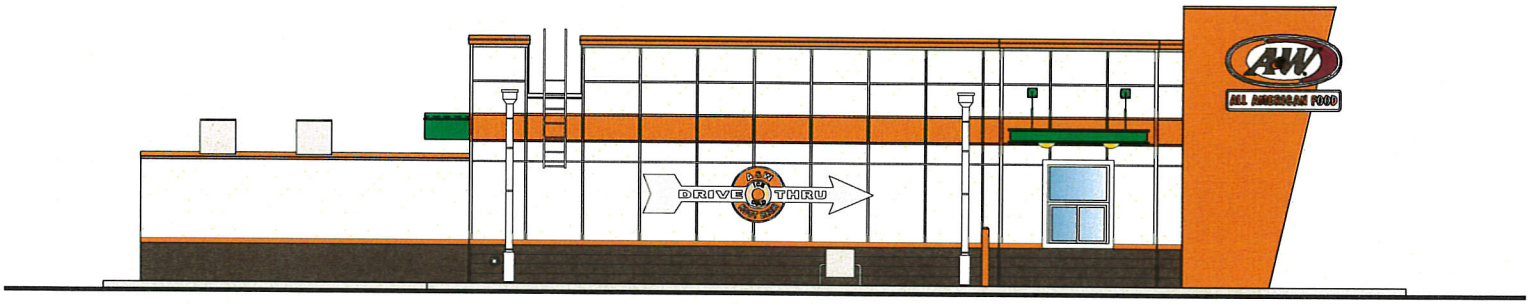
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

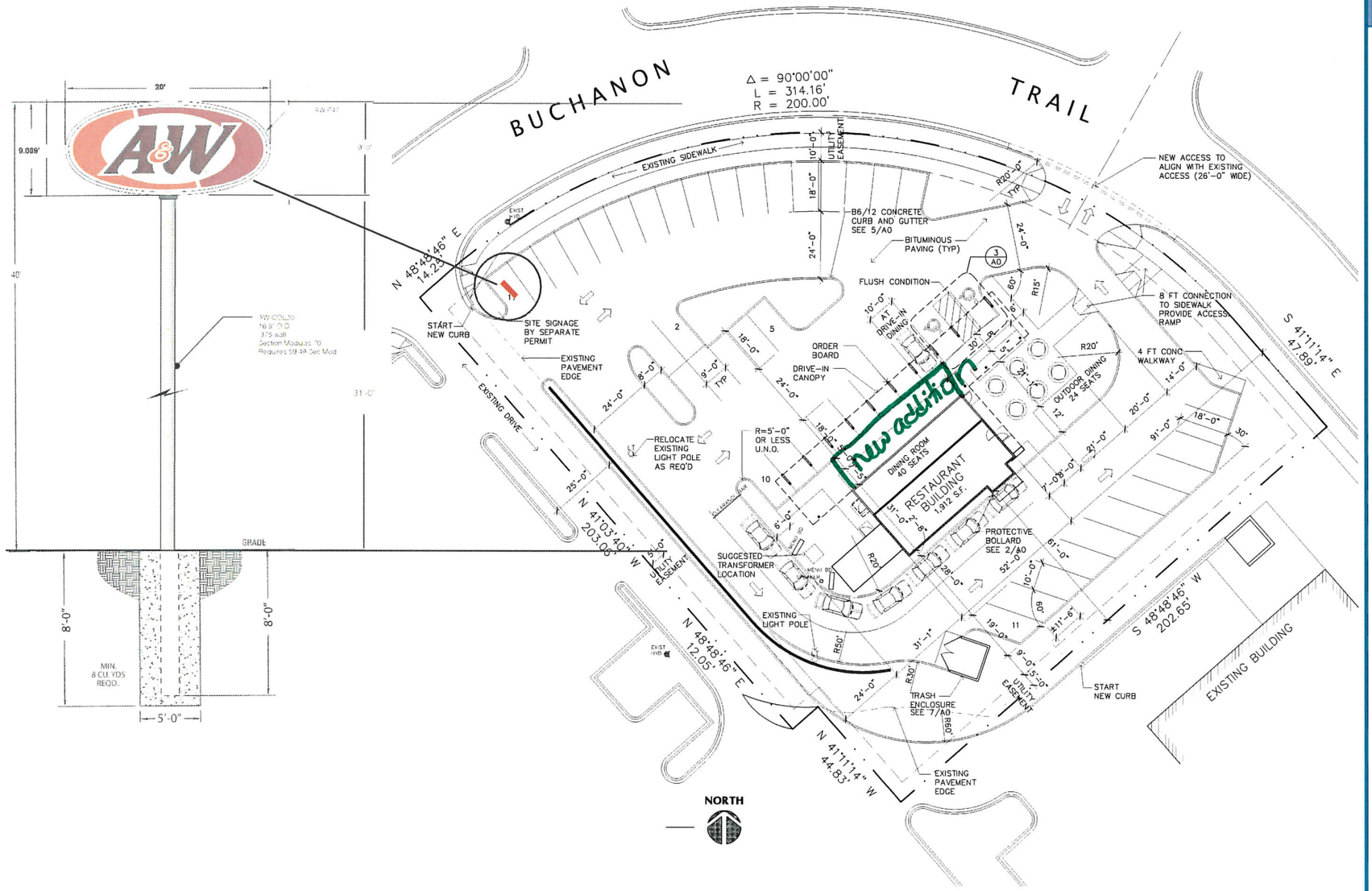
A&W RESTAURANT

Inver Grove Heights, Minnesota

NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.

LAMPERT ARCHITECTS

Sign location



Quality Sign Solutions

Project

A&W Drive-in

File name

mapwithsign1.ai

Description

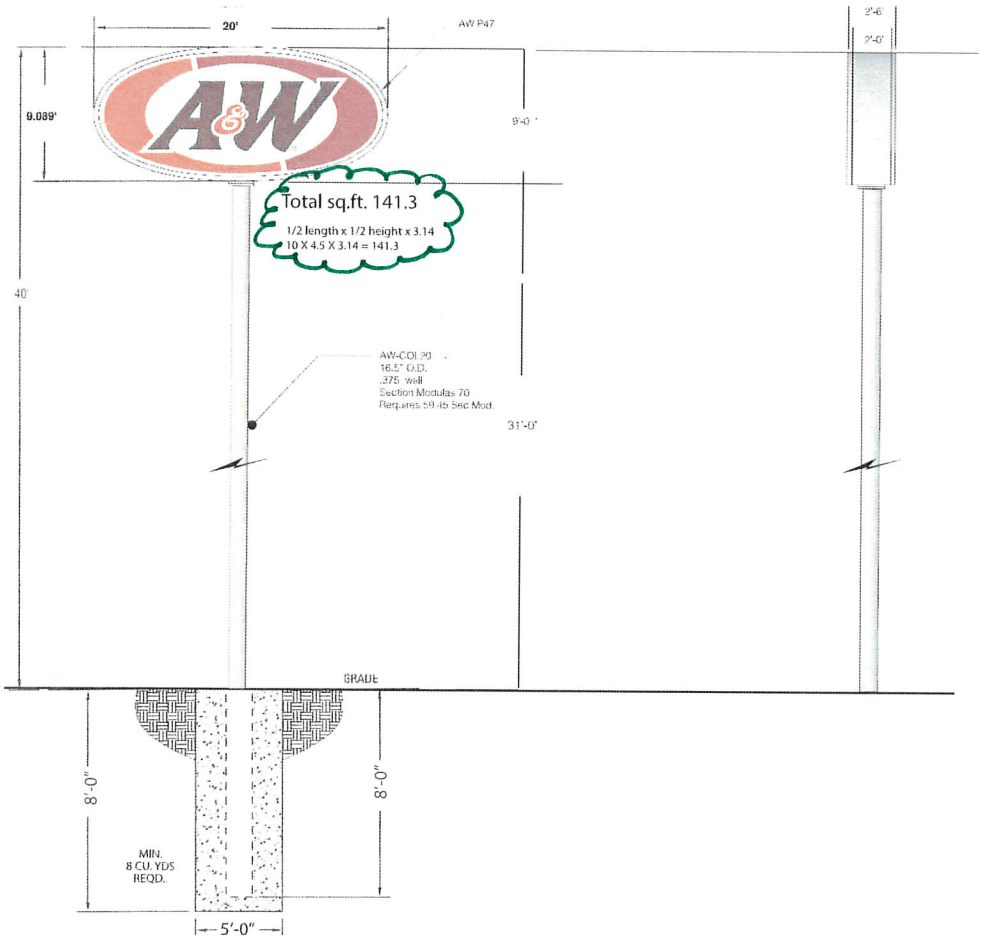
Logo/oval cabinet specs:
109 1/2" x 240" x 30" special shape oval center
Pole mount flex face sign with plate, & match plate.
40' pipe
Painted cabinet
Access panels for service.
Ul listed, on / off safety switch, fluorescent lamps.
Ul approved 3m panagraphics ii fabric flex
Faces printed process to insure color
5 year warranty

RECEIVED
FEB 24 2015

Jason Meyer
p (715) 781-3102
jason.meyer@qualitysignsolutions.com

DESIGN • FABRICATION • INSTALLATION
Pylons • Monuments • Channel letters • Acrylic letters
Vehicle Identification • Banners

RECEIVED
FEB 24 2015



Quality Sign Solutions

Project

A&W Drive-in

File name

siteplan1.28.15.ai

Description

Logo/oval cabinet specs:
109 1/2" x 240" x 30" special shape oval center
Pole mount flex face sign with plate, & match plate.
8" schedule 40 pipe
P ainted cabinet
Access panels for service.
Ul listed, on / off safety switch, fluorescent lamps.
Ul approved 3m panagraphics ii fabric flex
Faces printed process to insure color
5 year warranty

Scale

Scale NTS

Jason Meyer
p (715) 781-3102
jason.meyer@qualitysignsolutions.com

DESIGN • FABRICATION • INSTALLATION
Pylons • Monuments • Channel letters • Acrylic letters
Vehicle Identification • Banners

Heather Botten

From: Beth Aza [beth.performanceequity@gmail.com]
Sent: Tuesday, February 24, 2015 12:48 PM
To: Heather Botten
Cc: Les Jepsen; Brad Lohaus
Subject: Additional Sign Information
Attachments: southboundoverpassconcord.jpg.pdf; ramp to go northbound52.jpg.pdf; northbound52.jpg.pdf; southbound52a.jpg.pdf; southbound52.jpg.pdf; southboundoverpassconcord.jpg copy (1).pdf; southbound52a.jpg copy (1).pdf; ramp to go northbound52.jpg copy (1).pdf; southbound52.jpg copy (1).pdf; northbound52.jpg copy (1).pdf

Good Afternoon Heather,

Attached below is additional information for the signage amendment for the A&W in Inver Grove Heights as discussed 2 weeks ago we have included pictures to give a visual of what the actual sign will look like to passers by. There are 2 sets of photos, there are the actual photos with the "Now Open" sign attached to the boom truck. Then there are the photos where they imported the actual A&W sign where the "Now Open" sign was.

Let me know if you need anything additional.

Best regards,

Beth Aza
651-219-4610

S bound 52

S. bound 52

Sign Solutions

A&W Drive-in

South boun

S bound 52
NOW OPEN
CAR WASH
Holiday
Holiday

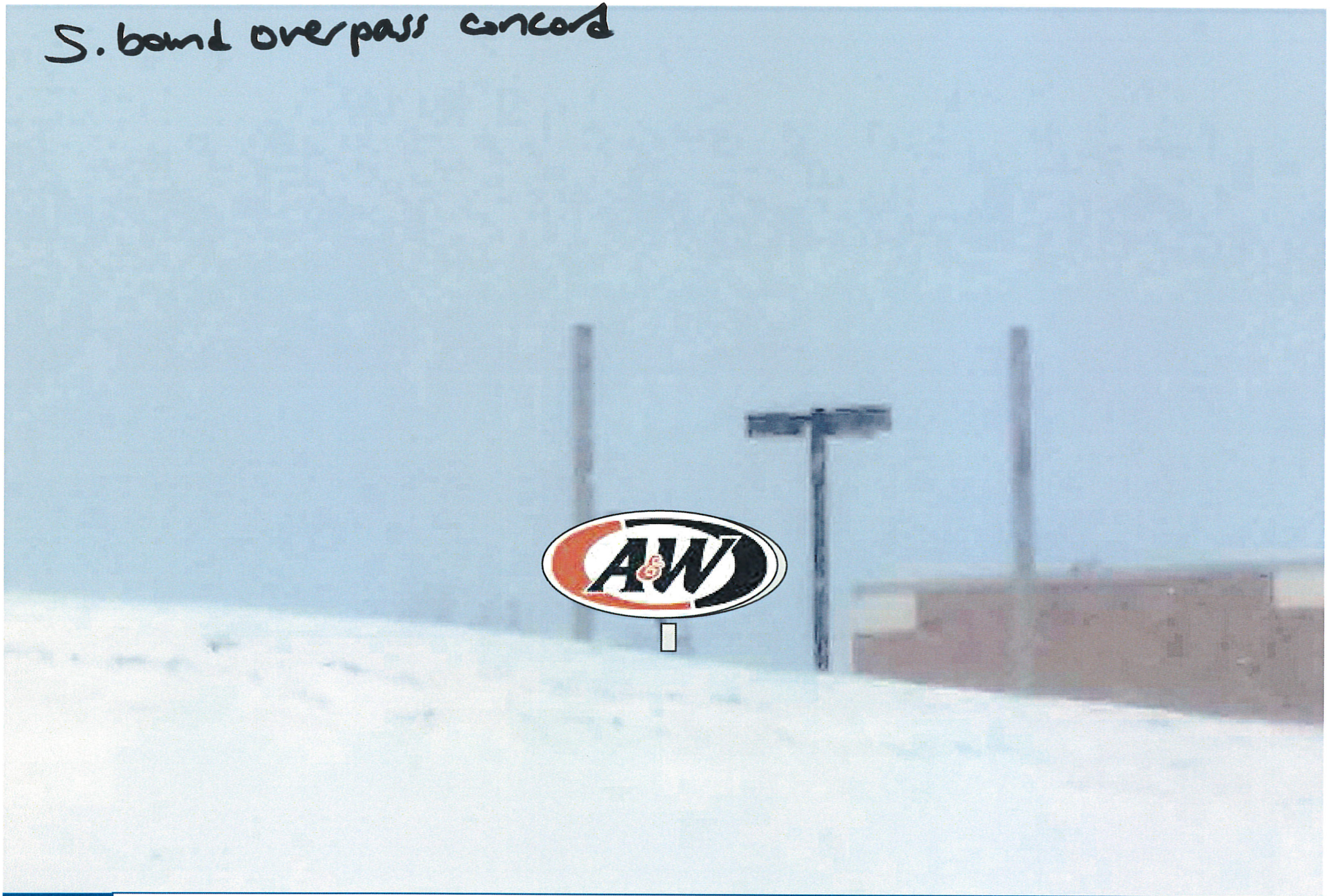
Sign Solutions

A&W Drive-in

South bound on Hw

South bound overpass
Concord

S. bound overpass concord



ign Solutions

A&W Drive-in

South bound over pa

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Holiday

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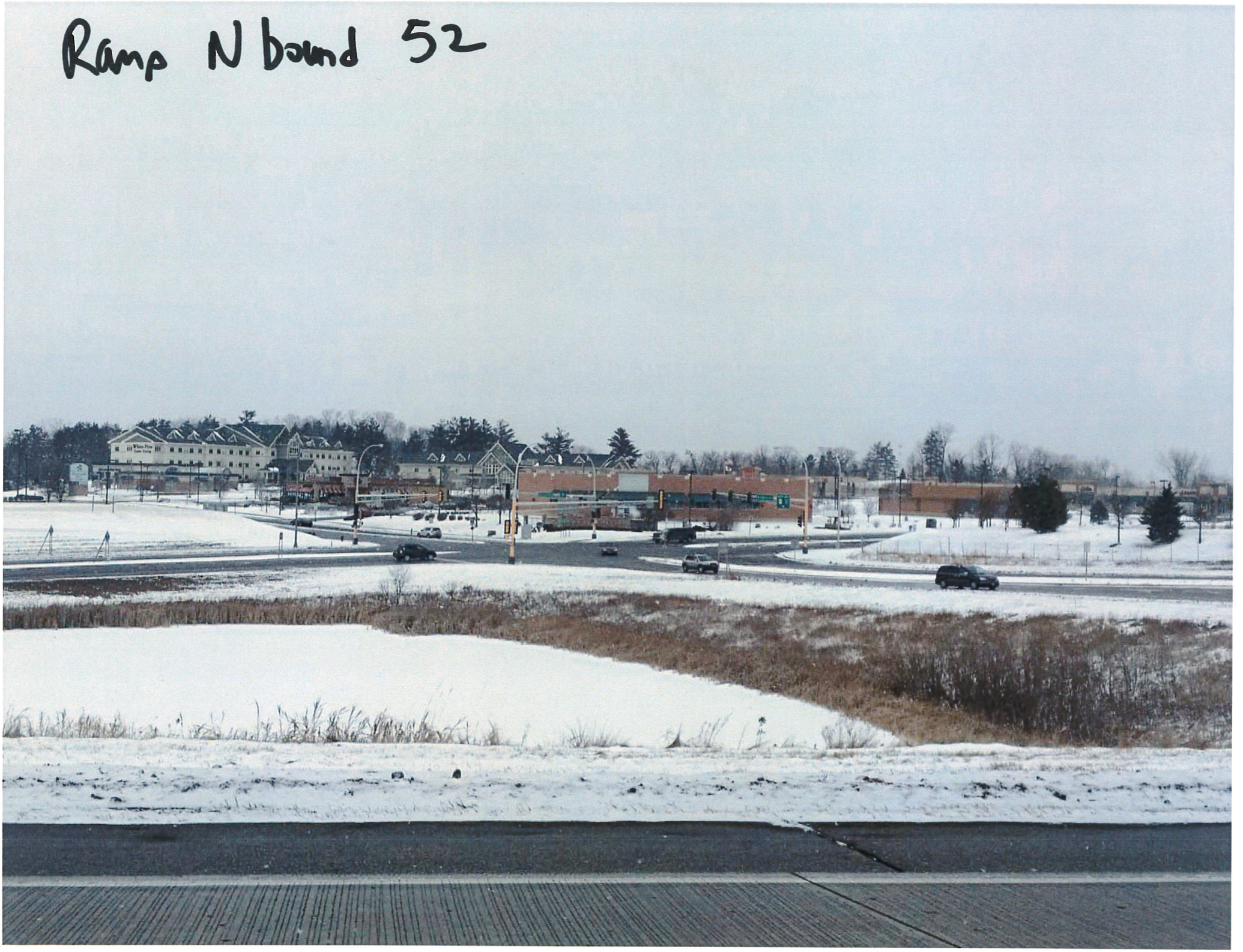
Sign Solutions

A&W Drive-in

North bou


Ramp N bound 52

Ramp N Bound 52

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