



**CITY OF DULUTH**  
Planning Division

411 W 1<sup>st</sup> St, Rm 208 \* Duluth, Minnesota 55802-1197  
Phone: 218/730.5580 Fax: 218/723-3559

**STAFF REPORT**

<b>File Number</b>	PL 12-179	<b>Contact</b>	Jenn Reed Moses, jmoses@duluthmn.gov	
<b>Application Type</b>	Variance	<b>Planning Commission Date</b>	January 8, 2013	
<b>Deadline for Action</b>	<b>Application Date</b>	December 11, 2012	<b>60 Days</b>	February 9, 2013
	<b>Date Extension Letter Mailed</b>	December 20, 2012	<b>120 Days</b>	April 10, 2013
<b>Location of Subject</b>	4600 Stebner Road			
<b>Applicant</b>	AAR Corporation	<b>Contact</b>	chris.mason@AARCorp.com	
<b>Agent</b>	QT Sign, Inc.	<b>Contact</b>	QTSignInc@AOL.com	
<b>Legal Description</b>	N/A			
<b>Site Visit Date</b>	N/A	<b>Sign Notice Date</b>	December 26, 2012	
<b>Neighbor Letter Date</b>	December 21, 2012	<b>Number of Letters Sent</b>	1	

**Proposal**

Variance to exceed maximum size for a wall sign; maximum size is 630 sq. ft. and proposal is to build a 1,193 sq. ft. sign.

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	I-G	Airport maintenance facility	Transportation and Utilities
<b>North</b>	Outside city limits	Outside city limits	Outside city limits
<b>South</b>	MU-N	Airport	Transportation and Utilities
<b>East</b>	MU-N	Airport	Transportation and Utilities
<b>West</b>	I-G	Airport	Transportation and Utilities

**Summary of Code Requirements (reference section with a brief description):**

Sec. 50-27-2 - Sign Regulations. Maximum size is 40 sq. ft. or 2 times the number of lineal ft. of the length of the building wall, whichever is greater.

Sec. 50-37.9.C. - General Variance Criteria. See UDC pages 5-29 through 5-33 (paraphrased here):

Granting of variances of any kind is limited to situations where, due to characteristics of the applicant's property, enforcement of the ordinance would cause the landowner exceptional practical difficulties or undue hardship. The Planning Commission must find the following for a variance to be granted: a) That they are proposing to use the property in a reasonable manner, b) that the need for relief from the normal regulations is due to circumstances unique to the property and not caused by the landowner, c) that granting the variance will not alter the essential character of the area, d) that granting the variance is consistent with the intent of the UDC and the Comprehensive Plan.

**Comprehensive Plan Findings (Governing Principle and/or Policies) and Current History (if applicable):**

Future Land Use - Transportation and Utilities: Applicable to airports, the Port terminals, large highway rights-of-way and similar uses.

Current History: The facility was originally built by Northwest Airlines as an aircraft maintenance facility. After sitting vacant for many years, AAR started a maintenance facility in Summer 2012.

**Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):**

Staff finds that:

1. The need for relief is unique to the needs of an airport maintenance facility. Applicant states that sign will need to be readable from the air and airport runway.
2. The use of property is reasonable, and is consistent with existing and future land uses of this property as well as adjacent properties.
3. Granting the variance will not alter the essential character of the area.

**Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):**

Based on the above findings, Staff recommends that Planning Commission approve the variance for a 1,193 sq. ft. sign on the south facade of the AAR facility, subject to the following conditions:

- 1) The project be limited to, constructed, and maintained according to the sign specifications and building elevations dated December 6, 2012.
- 2) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.
- 3) The sign meet any necessary FAA requirements.

**Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)**



# City Planning

AAR Corporation  
Variance - Sign  
4600 Stebner Rd

## Legend

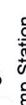
### Water Distribution System

- 30 - 60" Water Pipe
- 16 - 24" Water Pipe
- 4 - 6" Water Pipe

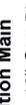
### Sanitary Sewer Collection System

- Sanitary Sewer Collector
- Sanitary Sewer Interceptor
- Sanitary Sewer Forced Main

### Storage Basin



### Pump Station



### Gas Distribution Main

- 8" - 16" Gas Pipes
- 4" - 6" Gas Pipes
- 0" - 4" Gas Pipes

### Storm Sewer Collection System

- Storm Sewer Pipe
- Storm Sewer Catch Basin
- Discharge\_Points

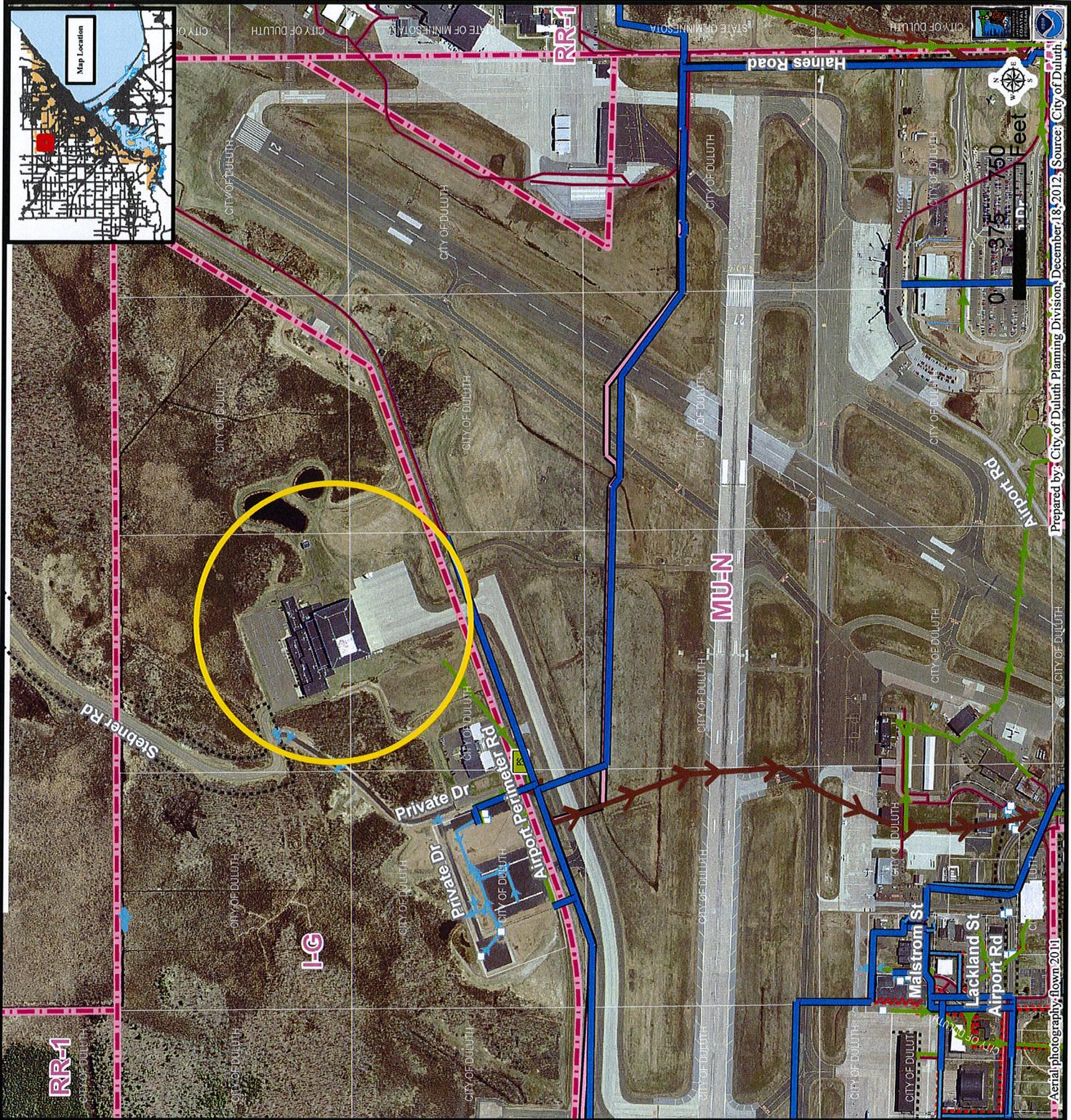
### Right-of-Way Type

- Road or Alley ROW

### Easement Type

- Utility Easement
- Other Easement
- Zoning (Final)

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data 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. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



Map Location

STATE OF MINNESOTA

CITY OF DULUTH

RR-1

MU-N

H-C

Stebner Rd

Private Dr

Airport Rd

Malstrom St

Lackland St

0 125 250 Feet

Prepared by: City of Duluth Planning Division, December, 18, 2012. Source: City of Duluth, Aerial photography (from 2011)

**CITY OF DULUTH, MN**  
**PLANNING AND CONSTRUCTION SERVICES**

AAR Aircraft Services – Duluth  
4600 Stebner Rd

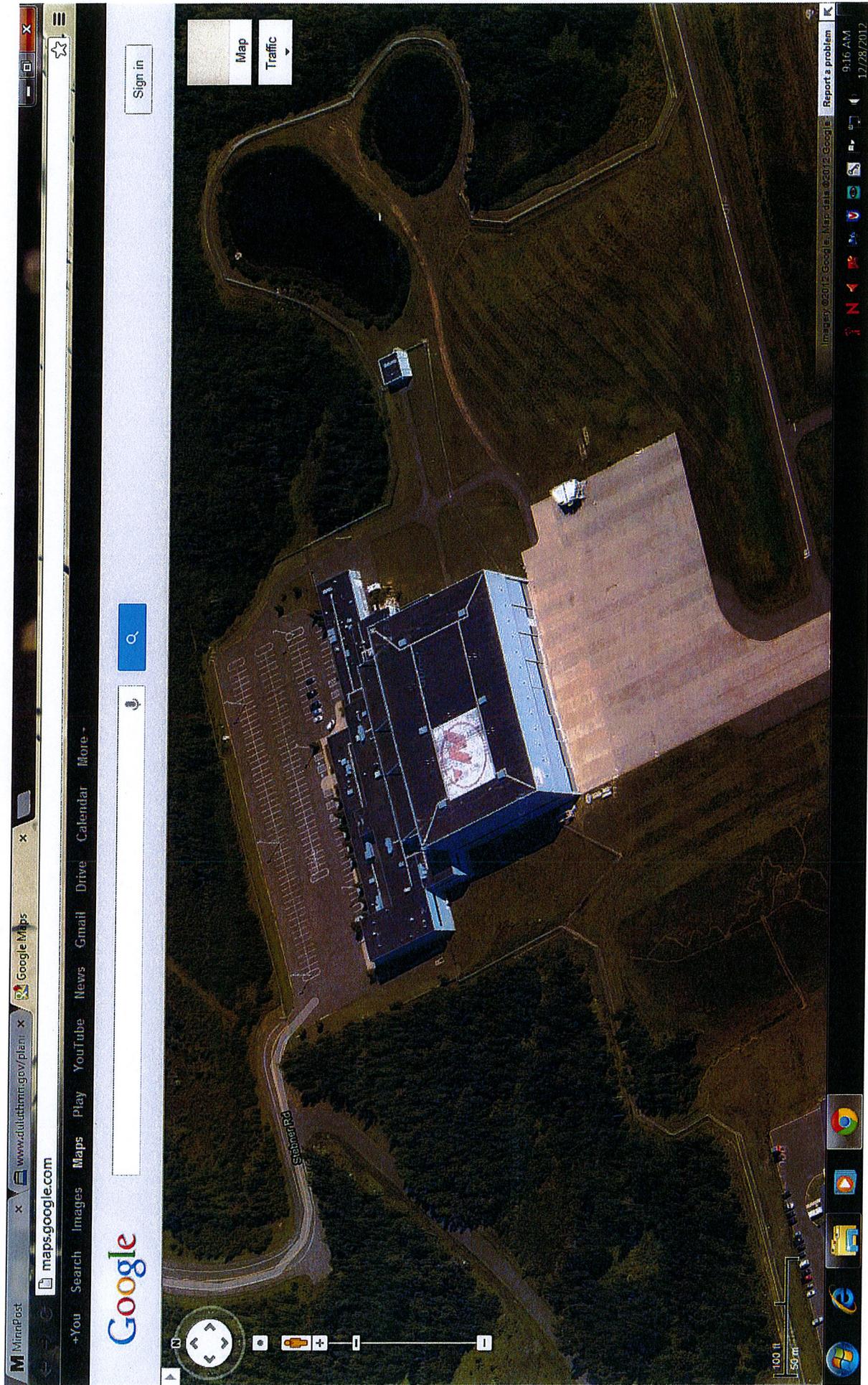
1. Evidence that the requested variance will not have a negative impact.

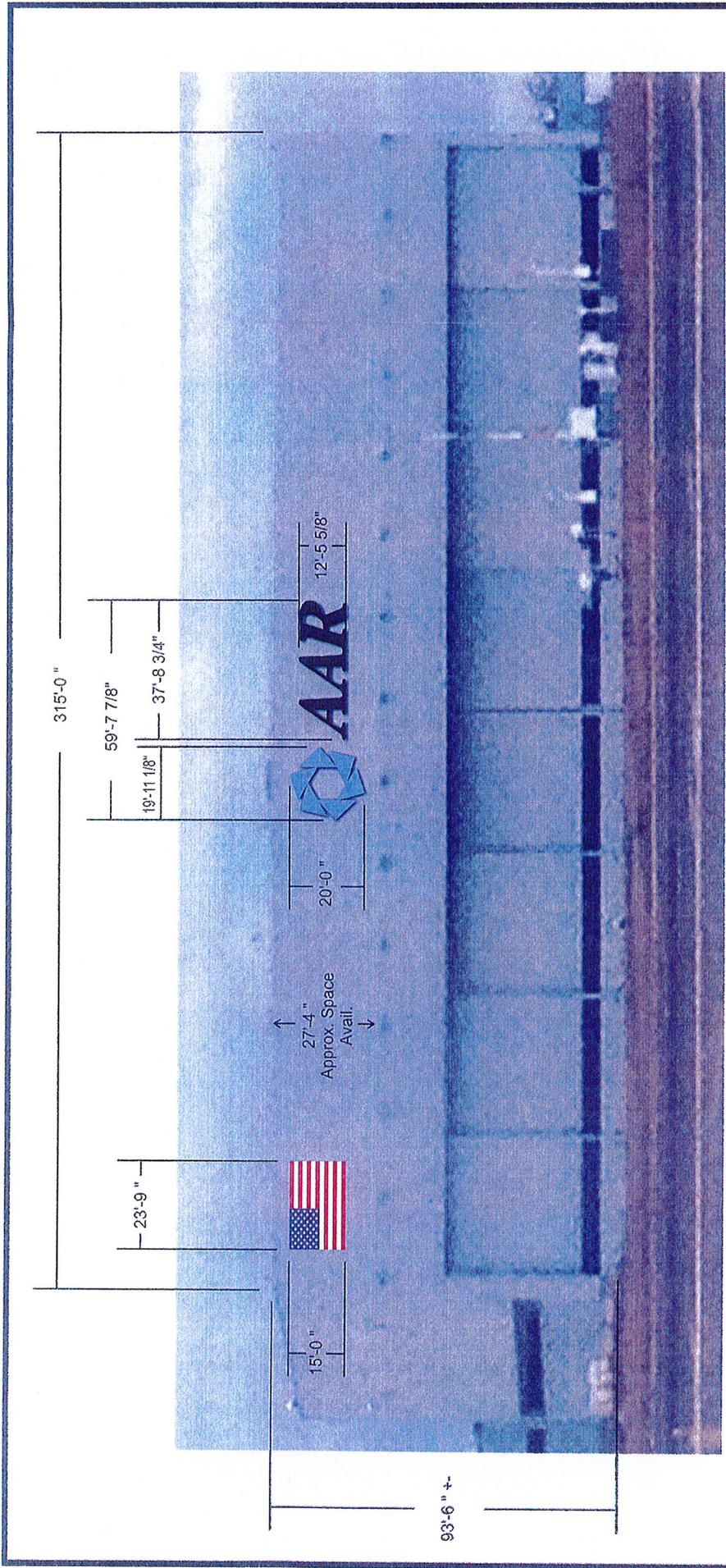
As evidence we have submitted an aerial view from Google Earth of the property where it sits in proximity to other facilities showing a hardship of the distance of where it needs to be viewed from. Along with the aerial view is also a photographic elevation drawing which is done in an accurate aspect view of depiction.

2. A statement of need establishing hardship.

The sign code does not address airport facilities direct signage at the airport facility. The airport hanger in question is a mega building in size and proportion. Thus when flying into the airport and landing on the runway it will help identify the building where the aircraft can proceed to. This is not like a standard vehicle or person driving / walking down the street and viewing signage. The signage has to be viewed from a great distance, a mile or better. The linear footage of the building compared to the overall size is the reason why the variance is sought. The individual letters and turbine logo has been designed in proportion of the size of the building. This will make it viewable from the air as well as the runway, without over powering the surrounding aesthetics of the location.

RECEIVED DEC 11 2012





Qty. 1 Set of Internally Illuminated Channel Letters and New Fabric Flag Panel Installed Onto Existing Fascia as Shown Above.

**X**

Approval Signature \_\_\_\_\_

Date \_\_\_\_\_

**VERSION B**

All drawings and designs are the property of Q.T. Signs. Any Duplication, Distribution, Display without the express written consent of Q.T. Signs is strictly prohibited.

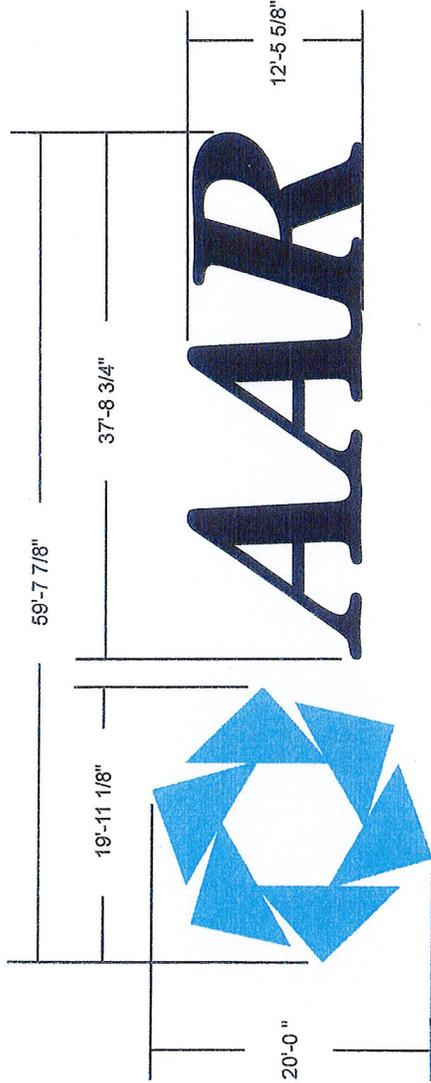
**NOTE: Please review all aspects of this drawing (Correctness of Copy / Spelling, Sizes, Materials, Colors, Quantities, Etc.) Before Approving! Q.T. Signs will be not responsible for overlooked errors once approved.**

**Q.T. Signs**

1391 WRIGHT BLVD. - SCHUMBERG, IL 60193 - PHONE 847-524-7950 - FAX 847-924-7953 - E-MAIL QTSIGNINC@AOL.COM

Location: AAR Aircraft Services Duluth Aircraft Maintenance Base - 4600 Stebner Rd., Duluth, MN	Page:
Filename: 11329 AAR Corp Chnl Ltrs ELEV.cdr	Date: 12-7-12
Drawn by: TV	Scale: 1/32" = 1'-0"
	Revised:

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**Qty. 1 Set of Internally Illuminated Channel Letters**

**BLUE CHANNEL LOGO**

**Illumination:** Sloan Great White 2 L.E.D.'s  
277 V. Internally Mounted Power Supplies.

**Faces:** Polycarbonate Decorated to Match Pantone #542 C.

**Returns:** 5" x .050 Aluminum, White Inside, Painted to Match Pantone #542 C Outside.

**Trim Cap:** 2" Painted To Match Pantone #542 C.

**Letter Backs:** .080 Aluminum

**BLACK CHANNEL LETTERS:**

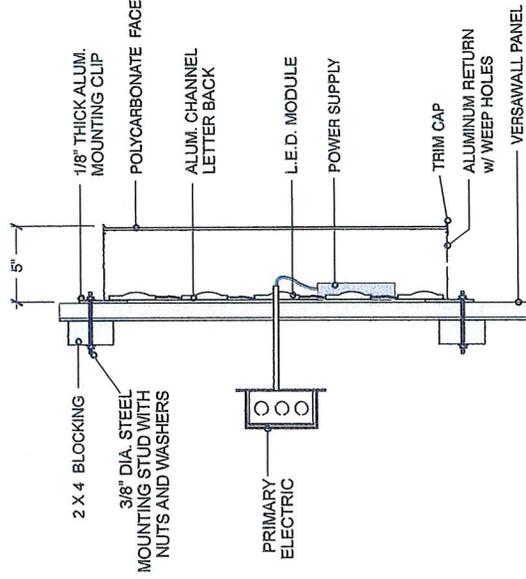
**Illumination:** Sloan Great White 2 L.E.D.'s  
277 V. Internally Mounted Power Supplies.

**Faces:** Black-by-Day, White-by-Night Polycarbonate.

**Returns:** 5" x .050 Aluminum, White Inside, Black Outside.

**Trim Cap:** 2" Black

**Letter Backs:** .080 Aluminum



**CROSS SECTION**  
NTS

X

Approval Signature

Date

**NOTE: Please review all aspects of this drawing (Correctness of Copy / Spelling, Sizes, Materials, Colors, Quantities, Etc.) Before Approving! Q.T. Signs will not be responsible for overlooked errors once approved.**



1391 WRIGHT BLVD. SCHMIDTBERG, IL 60193 PHONE: 847-524-7950 FAX: 847-524-7953 E-MAIL: QTSIGNINC@AOL.COM

Location: AAR Aircraft Services  
Duluth Aircraft Maintenance Base - 4600 Stehner Rd., Duluth MN

Page: 1 of 1

Date: 12-6-12

Filename: 11929 AAR Corp Chnl Ltrs SCALE A.cdr

Revised: 12-10-12

Scale: 3/32" = 1'-0"

Drawn by: TV