

**CITY OF DELANO
WRIGHT COUNTY, MINNESOTA**

RESOLUTION NO: 10-____

RESOLUTION APPROVING A VARIANCE TO ALLOW MORE THAN 10% OF THE EXTERIOR WALLS TO BE FINISHED WITH A METAL FINISH ON THE CROW RIVER BANK OF DELANO, LOCATED AT 710 BABCOCK BOULEVARD EAST.

WHEREAS, Crow River Bank of Delano has submitted an application for a variance to the exterior building elevation standards; and

WHEREAS, Crow River Bank has requested to upgrade the look of their existing building by replacing the existing cedar channel board siding with a 24 gauge recycled metal (steel) covering; and

WHEREAS, Section 51.21, Subd. H.3 (Exterior Building Elevations) of the Delano Zoning Code requires that all exterior wall surfaces be a combination of materials including brick, dimensioned stone, rock faced block, decorative concrete panel, architectural concrete block, cast-in-place concrete, stone, stucco, wood, or glass. An average of said materials shall constitute no less than 90 percent of the exterior wall façade; and

WHEREAS, the south elevation shall contain the largest percentage of the proposed steel material at approximately 37%; and

WHEREAS, the Delano Planning Commission preliminarily reviewed the application at the March PC meeting; and

WHEREAS, the Delano Planning Commission held a public hearing to consider the variance application on April 13, 2010; and

WHEREAS, upon review of the application information, the NAC Planning Report dated April 7, 2010, and applicant testimony, the Planning Commission recommended approval of the variance application; and

NOW, THEREFORE BE IT RESOLVED, that the City Council of Delano, Minnesota hereby approves the variance to allow more than 10% of the exterior walls to be finished with recycled metal (steel) covering, based on the following findings of fact:

1. A goal of the Delano Comprehensive Plan is to enhance the commercial image along Highway 12. The design components for achieving this goal include attractive masonry buildings and quality site design. The Crow River Bank fulfills this goal.
2. The use of metal finish is intended to replace less durable wood finishes while maintaining the appearance and architectural design of the building. Maintenance and durable structures in the City's commercial areas are promoted by the City.

3. The bank's architectural design, which includes its unusual roof and eaves is solely unique to this site. This design is unique when compared to other contemporary commercial buildings such as the Ridgeview Clinic, Delano Crossings, True Value Hardware, or McDonald's.
4. Metal finishes are not prohibited in the B-2 Zoning District. Roofs and 10 percent of the wall is allowed to be of a metal finish within the B-2 District. The variance application requested by the bank is reflective of the buildings unique custom architecture.

ADOPTED BY THE MAYOR AND CITY COUNCIL THIS ____ DAY OF APRIL, 2010.

Joseph, McDonald, Mayor

ATTEST:

Marlene E. Kittock, Clerk/Treasurer