



NORTHWEST ASSOCIATED CONSULTANTS, INC.

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PLANNING MEMO

TO: Le Sueur City Council
FROM: Nate Sparks
DATE: June 9, 2022
RE: Building Materials Ordinance

Background

The City Council requested that the Planning Commission review the exterior building materials ordinance for the I-1 District. The general idea was to consider requiring material standards for the building finish to be similar to those of the I-2 District. Currently, the I-1 and PI Districts require 75% non-metal finish and the I-2 requires 25%. The proposed ordinance reviewed by the Planning Commission would make all three districts have the same standard with an average of 25% non-metal building materials.

The Planning Commission added that the standard should include a statement that the street facing sides of all buildings should have at least 25% non-metal. This would prevent somebody from placing all the non-metal finishes on a non-street facing side.

The Planning Commission also exempted the Airport Overlay District from the standards, since this area is technically part of the PI District, as well. These buildings were always understood to be governed by the overlay district, but this just provides clarification.

Recommendation

The Planning Commission held a public hearing on the request at the May 12, 2022 meeting. The Commission recommended approval of the ordinance. City Council waived the first reading of the ordinance at its May 23, 2022 meeting.

Requested Action

The City Council should consider the ordinance and, if the Council concurs with the Planning Commission's recommendation, it would be appropriate to have the second and final reading of the ordinance.

Attached:
Ordinance

NOVIK Stone SK
Stacked Stone



PANEL DETAILS
 Coverage per box: 45.3 sq. ft. (4.2 m²)
 Panel Dimension: 33 1/2" x 18 1/2"
 (85.2 cm x 47.0 cm)
 Panel weight: 3.3 lbs (1.5 kg)
 Panels per box: 10

AVAILABLE PANEL COLORS



Rugged on the look. Easy on the apply.
 Awesome Aspen, Terrific Terra, Mighty Moku.

Stones of all different sizes are stacked together with narrow mortar lines to turn a wall into a focal piece. No wonder it's one of the most popular contemporary design looks.



FEATURES AND BENEFITS

- Professional grade - light enough for one person installation in a fraction of the time
- Easy to clean to install - no mortar, adhesives, or masonry tools required
- Seamless joints - attractive visual appearance
- Superior stain resistance - can be installed at ground level or at the roofline
- Durable - resistant to warping, cracking, expansion and contraction
- Requires little to no maintenance
- Complements all types of siding
- Lifetime Limited Warranty
- Installation info available at NOVIK.COM

AVAILABLE CORNER COLORS



CORNER DETAILS
 Panel Dimension: 18 1/2" x 6 1/2"
 (46.7 cm x 16.5 cm)
 Corner pieces per box: 5

"Progress is seeing your dream take shape."

Don't forget your starter strip.
 See page 15 for Starter Strip info & price list.







ORDINANCE # 594
AN ORDINANCE AMENDING THE ZONING ORDINANCE REGARDING
INDUSTRIAL BUILDING MATERIALS

THE CITY OF LE SUEUR DOES ORDAIN:

Section 1. Code Amended. Section 153.073 (E) is hereby amended to read as follows:

(E) Standards for the PI, I-1, and I-2 Districts. Within the PI, I-1, and I-2 Zoning Districts, all exterior walls may be a combination of materials including brick, dimensioned stone, rock faced block, decorative concrete panels, architectural concrete block, cast in place concrete, stone, wood, glass, or metal panels. Metal panels shall not encompass more than an average of 75% of all building elevations combined. Street-facing sides of all buildings shall not have metal panels that encompass more than 75%. Buildings in the Airport Overlay District are not subject to the PI standards described herein.

Section 2. Effective Date. This ordinance shall be placed into effect upon passage and publication.

ADOPTED by the City Council of the City of Le Sueur, Minnesota this 13th day of June 2022.

Shawn Kirby, Mayor

ATTEST:

Stacy Lawrence, City Clerk