

**THE REGULAR MEETING OF THE PRINCETON PLANNING COMMISSION BOARD HELD
ON JULY 16, 2007, AT 7:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS**

The meeting was called to order at 7:00 P.M., by Dave Thompson. Members present were Ken Haskamp, and Jack Edmonds. Township members present were Dan Minks, Princeton Township. Staff present was Jay Blake.

Absent was Lee Steinbrecher.

APPROVAL OF MINUTES OF THE REGULAR MEETING ON JUNE 18, 2007

HASKAMP MOVED, SECOND BY EDMONDS TO APPROVE THE MINUTES OF JUNE 18, 2007. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING:

A. #07-07 Lot Split at 503 Rum River Drive North

Blake informed the Planning Commission Board that Patrick Fitzpatrick, applicant, is requesting the division of his property to allow the sale of a commercial lot on the westerly 95 feet of Lots 11 and 12. The current business operation is located on that part of Lots 1, 2, and 3, not included in the right-of-way of Rum River Drive North.

There has been a fair amount of discussion on the current zoning of the site and the official records indicate that the area remains zoned B-2 General Business. Records indicate that the discussion occurred at the Planning Commission level to rezone all parcels along Rum River Drive, north of TH #95 to R-3 Multi-family zoning, with the exception of the east station and convenience store. This action never occurred. The proposed division meets the standards for lot sizes for the B-2 General Business Zoning District and also R-3 Multi-family Zoning District.

Patrick Fitzpatrick was present and said he would like to add more cars to the current Conditional Use Permit.

Blake informed him that could not occur at this time.

EDMONDS MOVED, SECOND BY HASKAMP TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

THOMPSON MOVED, SECOND BY HASKAMP TO APPROVE ITEM #07-07 LOT SPLIT AT 503 RUM RIVER DRIVE NORTH REGARDING PARTS OF LOT 1, 2, AND 3, BLOCK 34, ORIGINAL TOWNSITE, AND LOTS 11 AND 12, BLOCK 34, ORIGINAL TOWNSITE. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

B. #07-08 Vacation of Drainage Easement, Lots 1, 2, 3, and 4, Block 3, Princeton Industrial Park, Plat 3

Blake informed the Planning Commission Board that the City is requesting the vacation of drainage and utility easements of their land along the property lines of:

- The South 56 feet of the East 190 feet of Lot 1, Block 3, Princeton Industrial Park Third Addition
- Lot 2, Block 3, Princeton Industrial Park Third Addition
- Lot 3, Block 3, Princeton Industrial Park Third Addition
- Lot 4, Block 3, Princeton Industrial Park Third Addition
- Lot 5, Block 3, Princeton Industrial Park Third Addition
- Lot 6, Block 3, Princeton Industrial Park Third Addition

The remaining portion of Lot 1 is owned by Duane Kruse. This property was acquired and platted for industrial lots by the City of Princeton. The long narrow lots were designed to allow a prospective builder to buy multiple lots and create flexibility for the City in selling the property.

Earlier this year Anoco Metal Services began looking for a new location for their business. Staff worked with Dean Powell, Anoco Metal Services owner, who chose these industrial lots as his preferred site. Mr. Powell is proposing to move his business to Princeton and construct a 17, 500 square foot building, resulting in the addition of 20 new jobs to our community. Staff worked with the builder and the owner and determined that Part of Lot 1, Lot 2, and Lot 3, and the north 60 feet of Lot 4, would be needed to meet the business current and future expansion needs.

During the platting process the standard drainage and utility easements were placed along the lot lines. In order for the lots to be sold and developed as an individual building site, the drainage and utility easements along the internal property lines need to be vacated.

The City Engineer and Public Utilities Commission have reviewed the request and believe that no negative impacts would result from the vacation of the easements along the internal lots lines.

Blake answered questions regarding the lot split and Kruse property.

HASKAMP MOVED, SECOND BY EDMONDS TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

HASKAMP MOVED, SECOND BY THOMPSON TO APPROVE ITEM #07-08 VACATION OF DRAINAGE EASEMENT, LOTS 1, 2, 3, AND 4, BLOCK 3, PRINCETON INDUSTRIAL PARK, PLAT 3. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

4. OLD BUSINESS: None

5. NEW BUSINESS:

A. Sign Review for Dollar Bell

THOMPSON MOVED, SECOND BY HASKAMP TO APPROVE THE PYLON SIGN FOR THE DOLLAR BELL STORE IN RIVERTOWN CROSSING WITH THE CONDITIONS THAT THE MINIMUM HEIGHT IS TEN FEET FROM GRADE AND LOCATED IN OPTION ONE MARKED ON THE SITE PLAN. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

B. Site Plan Review for Anoco Metal Services, Inc. (Special Meeting will be called)

6. COMMUNICATION & REPORTS:

A. City Council Minutes for June, 2007

The Planning Commission Board had no comments.

B. Verbal Report

Blake updated the Planning Commission Board with the following: Anoco Metal Services will be moving their business to Princeton, presently located in Columbia Heights. Their business will be located in the Industrial Park. Progress is being made on 21st Avenue extension. The Briggs Company is still moving forward with their plans on the apartment complex and should be on August agenda for Preliminary Plat and a Planned Unit Dev. Curt VanOort's building is beginning construction. Joe Glenn is building a new T-hanger at the airport. Purchase agreement has been signed for the Riebe property and ground breaking for the park should be September 22, 2007. Orderly annexation discussions are continuing. More airport hanger areas are available.

HASKAMP MOVED, SECOND BY EDMONDS TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:55 P.M.

ATTEST:

Dave Thompson, Chairperson

Jay Blake, Comm. Dev. Director