

**THE REGULAR MEETING OF THE PRINCETON PLANNING COMMISSION BOARD HELD  
ON AUGUST 20, 2007, AT 7:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS**

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The meeting was called to order at 7:00 P.M., by Ken Haskamp. Members present were Jack Edmonds, Lee Steinbrecher, and Ben Hanson. Staff present were Jay Blake and Mary Lou DeWitt.

Absent was Dave Thompson.

**OATH OF OFFICE:**

Ben Hanson took the Oath of Office.

**APPROVAL OF MINUTES OF THE REGULAR MEETING ON JULY 16, 2007**

STEINBRECHER MOVED, SECOND BY HANSON TO APPROVE THE MINUTES OF THE JULY 16, 2007. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

**PUBLIC HEARING:**

**A. #07-10 P.U.D. for River Town Apartments – Postponed**

Brigg's Properties, LLC., postponed having the review of the Planned Unit Development, Preliminary Plat, and Final Plat to make changes to the plans regarding the curve in the street and adding additional units.

**B. #07-11 Preliminary Plat for River Town Apartments – Postponed**

**C. Final Plat for River Town Apartments – Postponed**

**D. Amendment to Zoning Ordinance, Section V (16) D-1 Airport**

Blake informed the Planning Commission Board to consider amending the zoning ordinance that would allow living quarters on the airport for emergency service uses by Interim Use Permit. The Princeton Zoning Ordinance does not allow any residential uses or living quarters on the airport property. While that seems reasonable on the surface, there are circumstances where living quarters would be appropriate. Such as emergency services operations as ambulance, fire protection, and public safety concerns.

The City anticipates that North Memorial Ambulance Services will be expanding their operations at the Princeton Municipal Airport and will propose to have living quarters adjacent to the newly expanded hangar. Staff has worked with the City Attorney to draft a proposed ordinance amendment that would allow such uses by Interim Use Permit.

An Interim Use Permit could be issued if the following conditions are met:

- The applicant's first responders must be housed in immediate proximity to equipment necessary to their emergency operations 24 hours of every day.
- The number of first responders occupying the living quarters is the minimum necessary to effectively complete the applicant's mission.
- The living quarters are accessory to the principal use on the property.

STEINBRECHER MOVED, SECOND BY EDMONDS TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

EDMONDS MOVED, SECOND BY STEINBRECHER TO APPROVE THE AMENDMENT TO THE ZONING ORDINANCE, SECTION V (16) D-1 AIRPORT AS WRITTEN. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

**OLD BUSINESS:** None

**NEW BUSINESS:**

**A. Sign Review for St. Edward's Catholic Church**

DeWitt informed the Planning Commission Board that St. Edward's Church would like to install an illuminated monument sign. The site is located at 804 Seventh Avenue South. The placement of the sign would be off of Rum River Drive next to the driveway that is north of Pizza Hut. The zoning for this site is B-2 General Business.

**The sign requirements in a B-2 Zoning:**

60 square feet maximum sign area and 8 feet maximum sign height.

The total height of the monument sign will be 7'5 feet with the signage area itself being 5'0 feet and the width of 10'0 feet. The site area is 21'0 feet from the curb and 8'0 feet from the driveway. The information we received for the proposed signage is following all zoning regulations.

Jerry Bieringer and George Freichels, representatives from St. Edward's Church, were present to discuss the sign and address any questions from the Planning Commission Board.

Steinbrecher asked if the sign would be illuminated.

Beringer said yes, on both sides.

STEINBRECHER MOVED, SECOND BY EDMONDS TO APPROVE THE MONUMENT SIGN FOR ST. EDWARD'S CATHOLIC CHURCH. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

**COMMUNICATION AND REPORTS:**

**A. City Council Minutes for July, 2007**

The Planning Commission Board had no comments.

**B. Verbal Report**

Blake updated the Planning Commission Board on items happening in the City. R.W. Builders purchased the Westling hanger from the City and will be leasing it to North Memorial Ambulance Services. Anoco Metal Services is scheduled to close September 1, 2007, on the purchase of the industrial lots. Dean Powell, owner of Anoco Metal Services, will start his business with ten of his current employees and plans to add an additional ten employees. The River Town Apartment complex is delayed to rearrange or shift the curve in the road. They will gain additional land and are thinking about adding some apartments. Commercial Development Standards will be updated to set a bar for commercial development on the west side of the City. The new buildings in Rivertown Crossing are very nice and Blake would like that to continue. The two anchor stores are meeting with Rivertown Crossing Developers, but no deals have been made. The RJ's Too building downtown is being leased out for a sports bar. Blake had a meeting with an organization that is looking at moving here. The interested party needs 3,000 to 6,000 square feet for a building size. What they are looking at making is healthy foods to be made and sold. This would be a research and development bakery. He would be shipping out of the area and not having a retail area at this time. A Public Safety Building is being discussed and they are looking for a site. They have narrowed it down to two or three sites and will be narrowing it down to one site shortly. This building would be a combination of the Police Department and Fire Department. A Land Use Update is needed to be done and Blake would like to proceed with this for the proposed growth areas. What would be looked at water, sewer, and police coverage. There is some land that is owned by the City, northwest of the airport, that the City is looking at Federal funding to extend services to this area. The Key area is to show this site is more than 20 miles from Cambridge. Sherburne County is helping with speaking to two State Representatives to have them help with this process. This would be used for industrial lots. Then the Solid Ground property west of the City could be revisited for possible development. Blake met with one of the Solid Ground representatives to discuss what could be done with their land. This could include the extension of the county road. It may not be part of the initial process. The City first has to see where they are with Federal funding.

STEINBRECHER MOVED, SECOND BY HASKAMP TO ADJOURN THE MEETING.  
UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED. THE  
MEETING ADJOURNED AT 7:36 P.M.

ATTEST:

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Ken Haskamp, Co-Chairperson

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Mary Lou DeWitt, Comm. Dev. Assistant