

**THE REGULAR MEETING OF THE PRINCETON PLANNING COMMISSION BOARD HELD
ON MARCH 19, 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, Edward Juntilla, Jack Edmonds, and Lee Steinbrecher. Township members present was Bryan Lawrence, Baldwin Township. Staff present were Jay Blake and Mary Lou DeWitt.

APPROVAL OF MINUTES OF THE REGULAR MEETING ON FEBRUARY 26, 2007

STEINBRECHER MOVED, SECOND BY HASKAMP TO APPROVE THE MINUTES OF FEBRUARY 26, 2007. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING:

**A. #06-12 Continuation of a Conditional Use Permit (Interim Use Permit) for a Daycare Facility
At 606 Seventh Street North**

Blake updated the Planning Commission Board that this item was on the November 20, 2006, Planning Commission meeting for a Conditional Use Permit. The item was tabled to provide staff time to research an Interim Use Permit. The concern was if a Conditional Use Permit were issued it would stay with the property even after the sale of the property. With an Interim Use Permit the conditions are annually reviewed and the permit is null and void if the property were sold. Staff suggest using the time frame Monday – Friday with the hours of 6 A.M. to 5 P.M., the number of children not exceed fourteen, and upon the sale of the property the permit be null and void.

JUNTILLA MOVED, SECOND BY HASKAMP TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

STEINBRECHER MOVED, SECOND BY JUNTILLA TO APPROVE ITEM #06-12 INTERIM USE PERMIT FOR A DAYCARE FACILITY AT 606 SEVENTH STREET NORTH WITH THE CONDITIONS OF HOURS MONDAY – FRIDAY 6 A.M. TO 5 P.M., NUMBER OF CHILDREN NOT TO EXCEED FOURTEEN, AND THE PERMIT BE NULL AND VOID IF THE PROPERTY WERE SOLD. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

The Planning Commission Board Reviewed the Findings of Fact:

1. Are there characteristics of the proposed use that may violate the health, safety or general welfare of Princeton residents? No.
2. Does the proposed use present any unique concerns regarding erosion, runoff, water pollution or sedimentation? No.
3. Could the proposed use create any special problems with parking? No, plenty of available parking on a temporary basis.
4. Would the proposed use cause any problems with access or traffic generation? Yes, mild to turn in but manageable with restrictions.
5. Is the proposed use incompatible with other uses located in the zoning district? No.

B. Rezoning Lot 1-8, Block 1, Aero Business Park from MN-1 Industrial to B-2 General Business

Blake informed the Planning Commission Board that the EDA Board believes the zoning for Aero Business Park should be changed from MN-1 Industrial to B-2 General Business. The reasoning for this zoning change is the size of the lots, and the EDA's intent was to create a business center and not a

manufacturing park. General Business would be more consistent with the proposed uses East and North of the subject property. The City's Comprehensive Plan indicates that the area should be guided for "Business-Industrial".

James Hanson, 420 South Fourth Avenue, owns a hanger at the airport and questioned if it is just Aero Business Park that would be rezoned only.

Blake said yes.

HASKAMP MOVED, SECOND BY EDMONDS TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

Edmonds asked if the area east of the site will be rezoned.

Blake responded that it is currently zoned residential and there is a Developer that has a proposal for this site that would keep it residential. General Business should work well with this.

HASKAMP MOVED, SECOND BY EDMONDS TO APPROVE REZONING OF LOTS 1-8, BLOCK 1, AERO BUSINESS PARK FROM MN-1 INDUSTRIAL TO B-2 GENERAL BUSINESS. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. STEINBRECHER ABSTAINED.

The Planning Commission Board reviewed the Findings of Fact:

1. Is the zoning amendment consistent with the Princeton Land Use Plan? Yes.
2. Have there been changes in the character of development in the vicinity? Yes, there has been interest from Developer's to use the property for manufacturing and business use.

C. Zoning Ordinance Amendment, Chapter VII, Sections 1-6, Sign Standards

Blake informed the Planning Commission Board that this is a continuation of discussion from the past two Planning Commission meetings. With the west side of the community developing, Staff believes signage needs to be addressed. Blake has added multi-tenant pylon and monument signage with slightly larger sizes. There are a few changes in definitions and the sign sections are in order with those starting with signs that do not need a permit then those that do, and need approval by the Planning Commission. Multi-business signage for pylon signs is larger with the height and square footage. His concerned is with increasing the monument signs downtown. It would be the same concept as the pylon signs where it would increase with multi-business.

Kevin Bell, Dollar Bell Store, asked if multi-business signs will be allowed on all businesses in Rivertown Crossing Development. Bell owns a lot there and will be building his Dollar Bell Store with two smaller stores attached to his building.

Blake said if a business is multi-business, yes. Multi-tenant pylon sign will also be allowed. A reader board is allowed if it meets the signage requirement. It all has to fit in the square footage of the ordinance, meet set back issues, and does not impede traffic.

Dylan Howard, Howard Homes Inc., asked on the monument sign if it would impede on the lot coverage with the setbacks. It would not leave much room with the monument sign to be placed in the 20 foot setback.

Blake said monument signs are at ground level and the ordinance has to read as such because of that. Each site will be different and will have to be looked at.

Thompson agreed this will have to be looked at by case by case basis. Utilities could be in the setback area. It would be the expense of the business owner if utilities were damaged.

JUNTILLA MOVED, SECOND BY HASKMAP TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

Thompson asked what the determination would be on multi-business tenant signs because there are instances where one business could have different types of sections to their building where they would like to advertise those separately.

Blake said multi-business would have different owners. The intent is that it would be separate businesses on a location. Blake said that if the businesses are under the same ownership at the same site then it is as one business. If one owner it would be 150 square feet and multi-business signage would go to 500 square feet. The idea for a pylon sign needs five acres of land.

STEINBRECHER MOVED, SECOND BY HASKAMP TO TABLE ZONING ORDINANCE AMENDMENT, CHAPTER V, SECTIONS 9 & 10, IMPERVIOUS COVERAGE LIMITS FOR COMMERCIAL DEVELOPMENT. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

D. Zoning Ordinance Amendment, Chapter V, Sections 9 & 10, Impervious Coverage Limits for Commercial Development

Blake informed the Planning Commission Board that when he first reviewed the ordinance regarding Impervious Coverage Limits, he had misinterpreted it, and after reviewing the ordinance again he understands how it is written and it is okay. There is no impervious coverage just the limit is the size of the building which requires parking and landscaping. This will be reviewed with the Storm Water Management Plan and should be tabled.

JUNTILLA MOVED, SECOND BY HASKAMP TO TABLE THE ZONING ORDINANCE AMENDMENT, CHAPTER V, SECTIONS 9 & 10, IMPERVIOUS COVERAGE LIMITS FOR COMMERCIAL DEVELOPMENT. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

OLD BUSINESS:

A. Site Plan Review for Dollar Bell Store

Blake informed the Planning Commission Board that this item was continued from the February 26, 2007, meeting. Dollar Bell's site plan for it's new construction is on Lot 3, Block 2, Rivertown Crossing. Mike Nielson, WSB City Engineer, reviewed the site plan and is okay with the site plans and drainage plans. Staff suggest that the site plan be approved with one condition, a final landscaping plan be reviewed by the City. Staff would work with the Developer regarding the landscaping.

Dylan Howard, Howard Homes Inc., said he is working on the landscaping plans and will review them with Blake.

Steinbrecher asked how the City regulates the landscaping plans to know they have been completed.

Blake replied that this is an issue in every City. Certificates of occupancy have been released in the winter months because planting can not be done.

Howard said how he has worked with the City in the past is a conditional certificate of occupancy and leaves a deposit with the City. When the landscaping is completed in spring he receives his deposit back.

Blake will work on this process with Mary Lou and Lynn Paulson, City Building Inspector.

STEINBRECHER MOVED, SECOND BY JUNTILLA TO APPROVE THE SITE PLAN FOR DOLLAR BELL STORE WITH THE CONDITIONS THAT THE LANDSCAPING PLANS ARE APPROVED BY STAFF AND A CONDITIONAL CERTIFICATE OF OCCUPANCY IS ISSUED UNTIL LANDSCAPING IS COMPLETED. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

NEW BUSINESS:

A. Site Plan Review for Mycull Fixtures

Blake informed the Planning Commission Board that this building is located at 1005 16th Avenue South, Lot One, Block Two, Princeton Industrial Park. The existing building is 29,000 square feet and the applicant wants to build an addition of 2,607 square feet. The building coverage just meets the ordinance. The imperious coverage is paved. There is some green space on the west and south side. There has been a little issue with the parking but this has been worked out with the Developer. Mike Nielson, WSB City Engineer approves the site plan and recommends the added parking spaces even though they do go in the right-of-way slightly. Staff also recommends the parking stalls be included if in the future the owner sells this site to manufacturing then the codes are met. The additional parking stalls would be a total of seven.

Ron Weyer, R.W. Builders, was present and said he did not see Nielson's letter dated March 13, 2007. He did not know of the added parking. Weyer said he had that parking as an overflow area and meets 28 parking spots. Those added spots are the overflow. Mycull Fixtures has about 17 employees. Weyer is okay with adding the seven extra parking spots.

Blake said if three could be added that would be okay. If it sold ever in the future then the other four could be added if it were to go manufacturing.

Thompson said reading the City Engineers memo from March 13, 2007, of the 27 parking stalls, only 21 stalls meet the current city standards for isle width. The isle width between the stalls in the NE corner of the site is approximately 15 feet and a minimum of 22 feet is required.

Blake agreed that there are a few stalls that are short in isle width where trucks would have a problem. Blake said three parking stalls can be added now then in the future the others are added.

STEINBRECHER MOVED, SECOND BY EDMONDS TO APPROVE THE SITE PLAN FOR MYCULL FIXTURES FOR THEIR ADDITION OF 2,607 SQUARE FEET TO THE NORTHWEST CORNER OF THE SITE. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

B. Liquor Store Signage

Blake informed the Planning Commission Board that the new City Liquor Store that is being built on the west side of Princeton, in Rivertown Crossing Development, is requesting signage approval of the proposed signs that City has chosen. There will be a monument sign 4' x 8' feet on the northeast corner of one entrance. A pylon sign will be on the southeast side of the property. On the building will also be signage. All signs will be internally illuminated. The site is located in B-3 Highway Business District. The zoning ordinance requires pylon signs are no more than 60' feet high and 150' square feet. The proposed pylon sign will be 45' feet in height and 150' square feet. All signs meet the zoning ordinance.

HASKAMP MOVED, SECOND BY EDMONDS TO APPROVE THE SIGNAGE FOR THE PRINCETON LIQUOR STORE. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

C. Jeff Hammer Annexation Request

Dave Thompson, stepped down because he is the Public Utilities Manager. Haskamp will be the Co-chairperson.

Blake informed the Planning Commission Board that Jeff Hammer, Crystal Cabinets owner and the Public Utilities Commission have been working on this. The P.U.C. is planning to install three wells along Hammer's property and the railroad right-of-way. Ten feet of Hammer's property is needed to meet the Ordinance setback of fifty feet. The P.U.C. will purchase this and incorporate it in the railroad right-of-way. Hammer has requested nine and a half acres of his land to be annexed in. This will be a two annexation request. This annexation is consistent with the Comprehensive Plan. The Planning Commission has to approve this to move it on to the City Council so it can be on their agenda for March 22, 2007. A motion is needed to support the annexation and that it meets the Comprehensive Plan. Blake said that the City of Princeton's parcel of land would be zoned essential services. Hammer's property would be zoned MN-1 Industrial. The P.U.C. needs to expand the water for the City and water treatment plant.

Legal description: The west 10.00 feet of Lot 3, and the west 10.00 feet of the south 95.00 feet of Lot 2, all in Block 2, Buena Ventura Vista 2nd Addition, according to the recorded plat thereof on file in the office of the County Recorder, Sherburne County, Minnesota,
Said permanent easement containing 3,447 square feet (0.079 acres) more or less.

Thompson committed that the future plans for a bike path and trails will need to be worked on and may need to be adjusted from the original plans. Sherburne County is also reviewing this.

Bryan Lawrence arrived at 8:15 P.M.

Lawrence asked if the other property owners along that site are going to be forced to hook up. He would like the City to use caution that other property owners are not forced to hook up.

STEINBRECHER MOVED, SECOND BY EDMONDS TO RECOMMEND TO THE CITY COUNCIL THE ANNEXATION OF THE ABOVE HAMMER PROPERTY AND THAT IT IS CONSISTENT WITH THE CITY COMPREHENSIVE PLAN. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED. (Thompson and Juntilla are both on the Public Utilities Commission Board and abstained from the vote.)

COMMUNICATION AND REPORTS:

A. City Council Minutes for February, 2007

The Planning Commission Board had no comments.

B. Verbal Update

Blake gave a brief update on what has been happening within the City for the past month. The City is in the process of developing a tax increment financing area by the airport. This is to redevelop the land that has buildings that need repair and to clean up the area by the old area of the airport. The City is in the process of selling Lot One, Block One of Aero Business Park to Lee & Cheryl Steinbrecher. The EDA Board recommended approval of this sale to the City Council. Blake had a call from a property owner in Baldwin Township questioning what it would take to incorporate. Blake said they should talk to Christine Scotilla from Sherburne County. He had another call from a Baldwin property owner about merging. The City of Princeton would not be interested in incorporating. Blake has not spoken to Baldwin Township or Council about this.

STEINBRECHER MOVED, SECOND BY JUNTILLA TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 8:50 P.M.

ATTEST:

Dave Thompson, Chairperson

Mary Lou DeWitt, Comm. Dev. Assist.