

**THE REGULAR MEETING OF THE PLANNING COMMISSION BOARD HELD ON AUGUST 17, 2009,
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 Dave Thompson. Members present were Ben Hanson, Lee Steinbrecher, Ken Haskamp, and Mark Riverblood, Princeton Township Representative. Staff present were Jay Blake and Mary Lou DeWitt. Absent was Jack Edmonds.

(There are no Minutes from the July 20, 2009, meeting, no quorum)

APPROVAL OF MINUTES OF THE REGULAR MEETING ON APRIL 20, 2009

HASKAMP MOVED, SECOND BY STEINBRECHER TO APPROVE THE MINUTES OF THE REGULAR MEETING ON APRIL 20, 2009. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING:

A. #09-04 Rezoning from B-1 to B-2 Zoning for Hy Tech Auto

Wayne Nelson, applicant and owner of Hy Tech Automotive would like to expand his current business to include sales of used vehicles. This area is zoned B-1 Central Business and Nelson is applying for rezoning of the eastern half of Block 20 to B-2 General Business which allows auto sales with a Conditional Use Permit or Interim Use Permit.

Wayne Nelson was present to answer questions from the Planning Commission Board.

Steinbrecher commented that the other car dealerships in the City have a restricted number of vehicles that they can sell at their lot, how do we control the number of vehicles that would be there for repair and the number of vehicles for sale.

Blake said this would be a stipulation of the Interim Use Permit.

Steinbrecher commented that if Nelson were to purchase the service station across the street, he would not like to see that as Hy Techs repair shop.

Blake said Nelson has not purchased the Marathon Station, but if he were, the current Conditional Use Permit stipulations would have to be followed.

Thompson said that the idea that Nelson is thinking of would not be a large change to the two sites as long as the stipulations are followed with the number of vehicles in the lot and no vehicles parked on the street.

Haskamp asked who monitors the Conditional and Interim Use Permits and Blake said he does. He checks them once or twice a year.

Nelson said he would get his cars from auctions. Small scale used car sales. He just wants the option to sell a vehicle if it comes about. Nelson is concerned with the bridge repair next year and hopes this will help having extra sales.

Haskamp asked if Nelson buys the Marathan Station would he sell gas and Nelson said no. He would only keep the diesel fuel for his own trucks.

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

STEINBRECHER MOVED, SECOND BY HASKAMP TO APPROVE ITEM #09-04 REZONING FROM B-1 CENTRAL BUSINESS TO B-2 GENERAL BUSINESS ZONING FOR HY TECH AUTO, 301 RUM RIVER DRIVE NORTH. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

The Planning Commission Board reviewed the Findings of Fact:

1. Is the rezoning consistent with the Princeton Land Use Plan? Yes.
2. Have there been changes in the character of development in the vicinity? No.
3. Does the rezoning constitute spot zoning of the property? No.

OLD BUSINESS:

A. Zoning and Subdivision Ordinance Update

Cierra Schlichting, of Bonestroo, was present to talk to the Planning Commission Board about updating the zoning and subdivision ordinance. The process of the update will be broken down to five sections:

Group 1 – Use Districts

- *Mixed Use- create a district that allows medical, office, and residential
- *Neighborhood Commercial – create new district
- *Residential Uses-review minimum lot size and setback requirements in older neighborhoods

Group 2 – Performance Standards

- *Landscaping-review requirements for industrial and multifamily
- *Fencing-review setbacks to property line

Group 3 – Procedures

- *Nonconforming Uses-update ordinance to be consistent with state statutes
- *Junk Vehicles

Group 4 – Environmental

- *River District – combine Wild and Scenic River, Shoreland, and Floodplain Ordinances

Group 5 – Subdivision/PUD

- *PUD
- *Lot Split
- *Subdivision ordinance (ensure consistency with Zoning Ordinance Updates)

Schlichting will have four meetings with the Planning Commission Board and one public hearing before the Planning Commission , after all five sections have been reviewed and approved by the Planning Commission Board. And the final step is the adoption of the ordinance by the City Council.

Blake said that he would like to add a new land use class, Medical/Office in residential. This land use joins medical facilities, office parks, and associated residential uses.

Steinbrecher asked if this would be stream lining the ordinance or making it more user friendly.

Blake said it would reduce the time it takes to review. The River District is has three ordinances. The DNR is trying to combine two of the districts, but staff would like all three done in one district. Blake will have at the September 10, 2009, City Council meeting a contract amendment on the agenda for approval.

The reasoning behind adding to the zoning ordinance the Medical/Office Land Use is because a party is proposing to bring a 48 unit senior resident facility building to the old Thunder Alley site. This would need a zoning change that would make it available for mix use and that is Medical Office Land Use. Another type of this facility may be built on the west side of the City.

Steinbrecher said that the residential use has to be defined so not an apartment complex could be built in this area. He would like it to be defined to memory or senior housing.

Thompson said he would like to see Interim Use Permit used more instead of Conditional Use Permit. He would like to have the updated ordinance state Interim Use instead of Conditional Use Permit in the guidelines.

Hanson commented that for future development we need to watch what size of an area the zoning area will be. We do not want small sections zoned, spot zoning.

NEW BUSINESS:

A. Site Plan Review for United States Distilled Products Addition

This came before the Old Business. A Developer's Meeting was held on August 13, 2009, and this addition was reviewed. The changes requested by Mike Nielson, WSB City Engineer, were made to the plans. The moving of the smaller existing building was approved to make room for this addition. The landscaping will be reviewed once the addition is up. There will be landscaping to the site area on the grounds.

Dave Thompson, Princeton Public Utilities said that the utility issues were resolved.

Todd Geisness, U.S.D.P. Manager, responded to the question if this addition would add employees. Geisness said in the future there could be more employees. Maybe two or three added at the beginning.

STEINBRECHER MOVED, SECOND BY HASKAMP TO APPROVE THE SITE PLAN FOR UNITED STATES DISTILLED PRODUCTS ADDITION. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

COMMUNICATION AND REPORTS:

A. Verbal Report

Blake said the hockey arena is moving forward. An emergency exit is being worked on. A summer and winter exit plan is being worked on. A Memory Care Facility is proposal to be built on the west side of the city. Sewer and water is available at this site.

In regards to the NSP Program, the City has purchased two properties and are hopefully in purchasing another soon. An offer has been made.

B. City Council Minutes for July, 2009

The Planning Commission Board had no comments.

HASKAMP MOVED, SECOND BY HANSON TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 8:01 P.M.

ATTEST:

Dave Thompson, Chairperson

Mary Lou DeWitt, Comm. Dev. Assistant