

**MINUTES OF THE REGULAR MEETING OF THE PRINCETON PLANNING COMMISSION BOARD
HELD ON APRIL 21, 2008, AT 7:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS**

Comprehensive Plan 401- Discussion at 6:00 P.M.

This is continued discussion on the Comprehensive Plan Review. Blake told the Planning Commission Board a consulting firm has been hired for landuse. The traffic plan along with the collector streets will be done by W.S.B. Engineering. Once the City's population reaches 5,000, the City will be eligible to share directly in the gasoline tax revenues and that could exceed \$200,000. Blake did an overview of the chapters:

Chapter One – Appeal and Unique Qualities: Enhance the City's appeal and unique natural amenities.

Chapter Two – Community Perspective: Areas that need to be reviewed are Demographic Updates and Economic Analysis.

Chapter Three – Urban Expansion: The landuse is okay from 2004.

Chapter Four – Residential Development: Neighborhood Design Standards and Diversification of housing styles.

Chapter Five – Central Business District: Reviewing the Historic Downtown Character, Pedestrian Safety, and Parking.

Chapter Six – Community and Industrial Development: Review Development Standards, Staged Growth Areas, Infill Sites.

Chapter Seven – Transportation: Review MSAS Corridor Planning, Airport Protection.

Chapter Eight – Parks, Trails & Open Space: Review Current Parks System, Planned Park Enhancements, Trail Corridors, and Open Space Corridors.

On May 19, 2008, there will be an open house inviting the public to give suggestions on the Comprehensive Plan Update. This invitation will be put on the City website and also the local newspaper. We will also give flyers for the Princeton Public Utilities to put in their billing envelopes.

For the May 19, 2008, meeting: Review the Vision Statement, Goal Statement for Planning Areas.

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

Absent was Lee Steinbrecher.

APPROVAL OF MINUTES OF REGULAR MEETING ON MARCH 17, 2008

HASKAMP MOVED, SECOND BY HANSON TO APPROVE THE MINUTES OF MARCH 17, 2008. UPON THE VOTE THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING: None

OLD BUSINESS: None

NEW BUSINESS:

A. Rivertown Apartments – Pat Briggs Memo

Pat Briggs, Briggs Co., emailed a memo to Jay Blake withdrawing the applications for the Rivertown Apartments on the Strong property west of the City. The email was sent April 13, 2008.

Blake said that he had a phone conversation with Pat Briggs and what Blake understands is they could not get secondary mortgage commitment. The market timing, number of units, and project cost were part of the reasoning. Blake commented that the final plat is open for a year from the date of application.

HANSON MOVED, SECOND BY HASKAMP TO RESCINDER THE FINAL PLAT FOR RIVERTOWN APARTMENTS. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS.

B. Rick Savitski – Development Concept Discussion

Blake informed the Planning Commission Board that he purchased the Edmonds/Miller farm site that is a little over five acres. This site is zoned R-2 Residential. He has started a recycling/manufacturing business at this location and manufacturing/recycling is not allowed in that zoning. Blake commented that he had spoken in the past to change the zoning from R-2 Residential to Industrial in this area. Blake would like the Planning Commission Boards opinion of what their thoughts are regarding a business in that area. If the zoning were changed to manufacturing a Conditional Use Permit or Interim Use Permit would be needed also.

Rick Savitski was present and told the Planning Commission Board that his business is licensed with the M.P.C.A.

Blake commented that this is a rural area and a recycling business can be unsightly and may not be best to have in a residential area. Blake would like the Planning Commission Boards opinion on the direction that should be taken. Options are this site could be rezoned and then an Interim Use Permit could be applied for. The City could help him find another site where this business would work better.

Savitski said that he has worked in the recycling field many years. He wants to build trailers for housing the recycling. There is a funding he could apply for but then he would have to move his business to Iowa. Savitski mentioned that Greg Anderson had spoken with him and said he should annex his property back into Princeton Township. Savitski does have the paper work to file this with the State if need be.

Hanson asked if the recycling and manufacturing business are linked together.

Savitski said yes. He has found that you need to diversify your business to keep it successful. He has the education with IRT. He is getting appliances free and breaks them down and resells the parts. Freon is reclaimed so there is not a pollution problem.

Haskmap said he would like to see what the site would look like coming down Hwy #95.

Savitski said you would not see the site except for the sign advertising it.

Blake commented that there are trees bordering a portion of the property.

Minks said there is another building site between this property and Hwy #95 where you would have to look for it to see it.

Blake stressed the importance to keep the area neat.

Savitski said they do not sit on the material because you could loose money. His business is a junction and then he sends out the parts where he sells them.

Blake commented that the road by this site is maintained by Princeton Township and the City maintains the other half.

Minks said the gravel on the road is for a four ton road.

Blake said the City is looking at sharing the cost for the gravel between the township and City.

Minks commented that the township would not want to have the burden of keeping the road up that they share with the City and more so if the business is in the City.

Blake understands. Can the road handle that amount of traffic is another question.

Savitski said he will have mostly residents dropping items off and then he sends the material out.

Hanson asked on what the business water usage would be.

Savitski said that the water usage is no different than a homeowner. The business itself does not use water and for employees there are two.

Haskamp said he would like to see a business plan and what it is going to look like.

Blake said what the Planning Commission Board should be considering is the land use and health and welfare of the community. Blake has a little knowledge of the business plan, but Blake can not share that. The question is if the Planning Commission Board is comfortable with

industrial use at this time. If this were to be rezoned there would be a public hearing and maybe having it zoned to agriculture would be the best. With that zoning this type of use could be added with an Interim Use Permit. The third option is to support Mr. Savitski going back to the township. The City would lose tax base so Blake does not support this option.

Hanson asked if this were annexed back to Princeton Township who would be responsible for the road and Blake replied that the township would be.

Minks said Princeton Township has been plowing snow and adding gravel. Now if there is more use on this road with this business, he does not want the township to solely take care of it. He likes the idea of the City helping with cost of gravel and such. It would be best to make it a nine or ten ton road.

Edmonds said for this business, he does not see making this road a nine or ten ton road would be necessary.

Blake said the road issues, screening, and visibility issues have been spoken of. If it went back to the township then the City would have no control of these issues.

Hanson commented that he is for rezoning this property and making it work. How Savitski is operating his business with the combination of manufacturing and recycling is a good idea. The fencing is a big item and visually should be good.

Savitski said he has a pile of washers and dryers and can not turn it in until he has enough. Once if he is able to get this loan, then he is going to buy a piece of equipment to crush them and there would not be a stack of appliances like you see now. He is going to offer to the public to bring their appliances free. Then he will turn around and recycle them. He does not take tv's.

Hanson asked Savitski once he gets this machine that crushes washers and such, his work days might be half of the day, how will he have the money to continue to keep busy.

Savitski said that is why you diversify.

Blake believes agricultural zoning would be best at this time with an Interim Use Permit.

Hanson agreed.

Haskamp wonders what the response to the public hearing would be. They would guide us in what would be best.

Blake said there are ways to address concerns with the rezoning and interim use permit.

Edmonds asked if the metals are receiving a high priced today, but were to go down in value in the future, would Savitski be sitting on the material.

Savitski said no. The materials are constantly moving so that is not a problem.

Haskamp said rezoning to agricultural and having a public hearing, items such as pollution and other concerns can be addressed.

Edmonds would not be in favor of this site going back to the township. Rezoning to agricultural along with an Interim Use Permit would be best.

Minks agreed.

Blake will work with Savitski and get the process moving forward with the rezoning and interim use permit. Blake will speak to Solid Ground Development and ask them if they want to participate in rezoning some of their land. Otherwise he will just do Savitski's site.

COMMUNICATION AND REPORTS:

A. City Council Minutes for March, 2008

The Planning Commission Board had no comments.

B. Verbal Report

Blake updated the Planning Commission Board that Walmart was suppose to announced in April if they are buying the remaining land at Rivertown Crossing, but the deadline is actually May 18, 2008. They have had soil borings done. No one has been looking at the Soule property. Blake is working on a Natural Resources Grant for \$100,000.

HANSON MOVED, SECOND BY HASKAMP 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