

**MINUTES OF THE REGULAR MEETING OF THE PRINCETON PLANNING COMMISSION BOARD
HELD ON MAY 19, 2008, 7:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS**

Comprehensive Plan Open House- 5:00 P.M. – 7:00 P.M.

The Princeton Planning Commission held a community issues forum to review future development patterns in the Princeton area. The forum includes an opportunity for residents to help shape the future of the Princeton area. The Comprehensive Plan describes the community's vision for the future, as well as the City's long-term goals, policies, and implementation strategies. The Comprehensive Plan serves as a big picture planning guide for citizens, City Staff, and elected Officials. The plan helps assess the City's existing conditions and identifies needed changes for the future. It guides future land uses to accommodate planned population and employment growth, economic development and land redevelopment. This provides future guidance for many city elements, including land uses, housing, transportation, public facilities, utilities, parks & trails, and redevelopment.

The Comprehensive Plan is the blueprint for the future growth and development of Princeton. It guides the use of every piece of land, private and public, in Princeton. It determines what can happen on your property and the land around you. The Plan influences the form, pace, location and character of future growth. The updates to the Comprehensive Plan are not a rezoning. Changes to the City's Comprehensive Plan may lead to the need to amend the City's Zoning Ordinance but any changes to zoning, including potential rezoning of individual properties, would be studied as a separate project following approval of the Comprehensive Plan Update. Any rezoning proposals would require public hearings.

As part of updating the Comprehensive Plan, the Planning Commission is proposing a revised Vision and set of Goals. The vision serves as a reminder of that Princeton wants to be. The vision sets the stage for establishing goals for the community. This informal forum gives the community the opportunity to review the vision statement and goals to ensure that it continues to focus on the aspirations and achievements that are expected to occur. The public is encouraged to give their thoughts on the Visions and Goals and make suggestions.

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

Absent were Ken Haskamp and Ben Hanson.

APPROVAL OF MINUTES OF REGULAR MEETING ON APRIL 21, 2008

STEINBRECHER MOVED, SECOND BY EDMONDS TO APPROVE THE MINUTES OF APRIL 21, 2008. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING:

A. #08-04 Variance for Side Yard Setback at 202 8th Avenue South

Blake informed the Planning Commission Board that the applicants, Robert & Roseanne Beattie are requesting a variance from the required 10' side yard setback to an 8'3" side yard setback.

The Beattie's are planning to build a garage addition and had purchased 14 feet of land from the adjacent property for this addition and then found out that the Zoning Ordinance had changed with setbacks since Mr. Beattie had been on the Planning Commission Board and now needs a variance for the additional 1'9" required. With the addition, the garage will remain in compliance with the ordinance of 800 square feet maximum and the proposed addition would be a total of 723 square feet. The site plan shows the neighbors shed is currently in the land the Beattie's have acquired from them and the neighbors will be moving it. This neighbor has written a letter in support of the Beattie's addition.

Blake supports the variance request. For older neighborhoods in the City who have smaller lots it would be appropriate to amend the Zoning Ordinance where the setbacks would be less. If we were to amend the ordinance, the amendment would not be done in the building time of the season and Blake believes this variance would be best at this time for the applicant.

Steinbrecher asked if there is a setback from the driveway to the alley and Blake responded that there is no setback required.

Edmonds asked on the extra land purchased if Beattie's could have purchased more at that time.

Robert Beattie said they could have if they had known of the setback change. Beattie also commented what a hassle it was to acquire the land and does not want to go through that time and expense again. He might move his fence line in four feet so it goes even with the garage that is built.

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

STEINBRECHER MOVED, SECOND BY EDMONDS TO APPROVE ITEM #08-04 VARIANCE AT 202 8TH AVENUE SOUTH, FOR A SIDEYARD SETBACK OF 8'3" INSTEAD OF THE REQUIRED 10' SETBACK. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

The Findings of Fact were reviewed by the Planning Commission Board:

1. Without the variance, is the owner deprived of a reasonable use of the property? Yes, limits amount of space which would be allowed.
2. Is the alleged hardship due to circumstances unique to this property? Yes, because of earlier ordinances the setbacks were less, under new ordinances the increase of size of home is greatly affected.
3. Were the circumstances causing the hardship created by someone or something other than the landowner or previous landowners? Yes, acquisitions of two more feet of additional land is quite time consuming and expensive.

4. Will the issuance of the variance maintain the essential character of the locality? Yes.
5. Does the alleged hardship involve more than economic considerations? Yes, removal of ability to expand building within present footprint.

B. Amendment to City of Princeton Zoning Ordinance A-1 Agricultural, Section V (2)

Blake informed the Planning Commission Board that they are asked to consider the Zoning Ordinance Amendment allowing Recycling Centers in the A-1 Agricultural Zoning District by Interim Use Permit. It was the general consensus at the Planning Commission meeting on April 21, 2008, that Staff put together a zoning amendment to the A-1 Zoning. Recycling Centers have a potential of becoming an eye sore and with an Interim Use Permit this can be reviewed.

The intent of the A-1 Agricultural District is to preserve the rural character of the district until such time as the land use is determined. For the purpose of this ordinance, certain terms or words used herein shall be interpreted as follows:

LANDFILL: A land depository, excavation, or area operated in a controlled manner by a person for the dumping of debris or inert material; or a disposal site operated by means of compacting and covering solid waste at least once each day with an approved material. This term is intended to include both debris landfills and sanitary landfills.

MIXED WASTE RECLAMATION FACILITY: A facility for the removal and/or reclamation of recyclable materials from solid waste. A mixed waste reclamation facility shall not be deemed to include a Recycling Center.

RECYCLING CENTER: A facility for the collection of nonputrescible recyclable materials which have been separated at their source prior to shipment to others who will use those materials to manufacture new products. A recycling center shall be deemed to exclude a land fill or mixed waste recycling center as defined by the City Zoning Ordinance.

Edmonds asked if the City allows recycling centers in other zoning areas. Blake said no. Edmonds commented that with the Interim Use Permit inspections could be set at certain time periods.

Blake said that we want to create a non-problem area and not have piles of recycling build up so the Interim Use Permit would be beneficial. Also the four ton road can be looked at.

Edmonds supports the idea instead of all housing that was considered for that area. He asked Savitski how often trucks will be at his site.

Savitski said once a week.

Blake commented that the Public Works Department is looking at getting the price for the gravel road and splitting the cost with Princeton Township.

Savitski said the road is currently just sand and no gravel.

Blake said land field and mixed waste would not be allowed. In the Interim Use Permit the materials that can be recycled would be listed.

Sharon Pontious, 1849 100th Avenue, asked where this property request is located. Blake explained the old Edmonds Farm and showed the site on a plat map. Pontious were okay with this business at that site.

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

THOMPSON MOVED, SECOND BY EDMONDS TO APPROVE THE AMENDMENT TO CITY OF PRINCETON ZONING ORDINANCE A-1 AGRICULTURAL, SECTION V (2) ALLOWING RECYCLING CENTERS IN THE A-1 AGRICULTURAL ZONING DISTRICT BY AN INTERIM USE PERMIT AND FORWARD THIS AMENDMENT TO THE CITY COUNCIL FOR REVIEW. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

C. Rezoning from R-2 to A-1 Agricultural at #24-031-0040

Blake informed the Planning Commission Board to consider the rezoning request of Richard Savitski for his property located at 1946 107th Avenue. This site was part of the former Heritage Village Residential Development proposed in 2004. As part of that application, the property was annexed into the City and given an A-1 Agricultural Zoning designation. It was later rezoned to R-2 Medium Density Residential as the platting processed continued. Since the final plat was not completed, the property remains a 5.8 acre tract with the original farmstead buildings. The surrounding land use is mostly agricultural and rural residential in character. A small contractor business is situated along TH #95 just north of the subject property.

The current Comprehensive Plan directs the area for medium density residential development based on what was proposed back in 2004. We are currently updating the land use map portion of the Comprehensive Plan as part of a comprehensive review of land use patterns around the airport. The Princeton Airport Advisory Board, City Council, and other interested parties met in November of 2007, and came to the consensus that land use around the Airport should be reclassified for commercial and industrial uses. Blake has had informal discussions with the current owners of the other tracts in this area and they are open to a review of the land use guide for this area. Blake has not had further discussion with those owners so this land is the only parcel to be rezoned at this time. The land use plan update is expected to be completed by the end of this year. Blake supports the rezoning for this site and would have less

impact then if it were rezoned to Industrial.

Edmonds asked Blake when he does approach Solid Ground Development who owns a large area of land by this parcel if he is going to ask them to rezone all their property A-1 Agricultural.

Blake said he would like to start with 80 acres and rezone that to A-1 Agricultural.

Thompson asked Dan Minks who is on the Princeton Township Board if he has a problem with this and Minks responded no.

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

STEINBRECHER MOVED, SECOND BY THOMPSON TO APPROVE ITEM #08-05 REZONING FROM R-2 TO A-1 AGRICULTURAL AT #24-031-0040. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

OLD BUISNESS: None

NEW BUSINESS:

A. Discussion on B-4 Neighborhood Business District

Blake discussed that he would like to do a transitional neighbor business district where there are conveniences that this would be great for. The First Love building on First Street is an example that might be good for a narrow number of business, daycare, and offices for example that could be beneficial to the neighborhood. Staff would like the Boards opinion.

Steinbrecher commented that he could see certain businesses that would not be offensive to neighborhoods and land owners would be happy to have them.

Blake said the idea is not to stretch commercial throughout the area, but to have it in certain areas. It would have to be logically located.

Thompson said traffic generation has to be looked at to. Not spotted zoning.

Blake said his concerns would be signing, parking, and traffic. No negative impact on the homes next door.

COMMUNICATION AND REPORTS:

A. City Council Minutes for April, 2008

The Planning Commission Board had no comments.

B. Verbal Report

Blake said that he has been out of the office the last couple weeks and has not had the opportunity to finish a few items. Blake will be meeting with Dylan Howard tomorrow and will see if there is any news on the anchor store. Roger Winkelman and Tim Strong want to do a Memory Care Center that is a home for approximately 14 people and this Center is for those with Alzheimer's or a memory loss disease. Strong has built these facilities in other areas. Strong is looking for about an acre of land. Industrial building has increased. The Business Retention Program Review was May 15, 2008, and Blake was pleased with the number of people that came, approximately 25. Recommendations were made and will be brought to the City Council.

Thompson said the new water treatment facility had its first testing and that had gone well. The treatment plant should be operational soon.

STEINBRECHER MOVED, SECOND BY EDMONDS TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:48 P.M.

ATTEST:

Dave Thompson, Chairperson

Mary Lou DeWitt, Comm. Dev. Assistant