

**THE REGULAR MEETING OF THE PRINCETON PLANNING COMMISSION BOARD HELD ON
DECEMBER 17, 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 and Ben Hanson. Township members present were Dan Minks (Princeton Township) and Bryan Lawrence (Baldwin Township). Staff present were Jay Blake and Mary Lou DeWitt.

Absent were Lee Steinbrecher and Jack Edmonds.

APPROVAL OF MINUTES OF THE REGULAR MEETING ON NOVEMBER 19, 2007

HASKAMP MOVED, SECOND BY HANSON TO APPROVE THE MINUTES OF NOVEMBER 19, 2007. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING:

A. Amendment to Zoning Ordinance Chapter VI (P) "Durable and Dustless Surfaces"

Blake informed the Planning Commission Board that in the Zoning Ordinance Chapter VI (P), the parking lot area needed to be defined in regards to the durable and dustless section and the durable hard surface. At the November 19, 2007, meeting, the Planning Commission requested a more defined wording for the amendment regarding seal coating. Mike Nielson, City Engineer with W.S.B., wrote the following:

"Class Five aggregate six (6") inches in depth with seal coat applied as follows: All Aggregate Base Class 5 parking lots and/or driveways shall be seal coated with a CRS-2 Asphalt Emulsion at a rate of 0.35 gallons per square yard with and a FA-2 Aggregate chip or Pea Rock applied at a rate to prevent tracking. Other seal coat designs may be used with the approval of the City Engineer. "

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

HASKAMP MOVED, SECOND BY HANSON TO APPROVE THE AMENDMENT TO ZONING ORDINANCE CHAPTER VI (P) "DURABLE AND DUSTLESS SURFACES", AND FORWARD THIS AMENDMENT TO THE CITY COUNCIL FOR REVIEW. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

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? No.

B. Amendment to the City's Zoning Ordinance Section B (10) B-3 Highway Commercial

Blake informed the Planning Commission Board that based on the discussion from the November 19, 2007, meeting Staff prepared a revised amendment to the Princeton Zoning Ordinance. The revision has defined the landscaping islands needed per parking area. This amendment is primarily for the west side of the City that is in development. The language has been modified to the City of Plymouth ordinance.

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

THOMPSON MOVED, SECOND BY HANSON TO APPROVE THE AMENDMENT TO THE CITY'S ZONING ORDINANCE SECTION B (10) B-3 HIGHWAY COMMERCIAL AND FORWARD THE AMENDMENT TO THE CITY COUNCIL FOR REVIEW. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

OLD BUSINESS: None

NEW BUSINESS:

A. Final Plat for River Town Apartment Homes (Postponed)

Blake informed the Planning Commission that during the Staff review of the Final Plat, there were several errors in the documents. The Developer is working on correcting these issues, but they will not be completed in time for Staff to review the documents before the meeting date. Staff recommends that the Planning Commission table the request until the January, 2008, meeting.

Winter construction was delayed in November by the Developer and they would like to start the process in spring, 2008. It was the Developer's surveyor and plans that have delayed the process of the final plat. The Developer withdrew the Final Plat review.

B. Resolution for Development Program for TIF District

Blake informed the Planning Commission that this process has been going on for approximately six months. This will be a development tool to help the private development redevelop. The City has financed development in the past and this has not always helped the City. This is a pay as you go process. The City will not bond, but we will pay the Developer increments by them paying the taxes that they pay which would be a percentage of those taxes. The Development Plan for District Five, River Town Apartments, needs to have this TIF District Program to acquire the additional land to go forward. The City would provide 70% of this rebated back to the Developer and 30% is the City's which the City uses to buy up the old hangers. As the increase of the value for the land increases they would still get 70%, but if they default they get nothing. The State Statute requires the Planning Commission to pass a resolution that goes with the Land Use Plan of the City. Blake said if the Planning Commission approves this adoption the Resolution has to read exactly as written and forwarded to the City Council.

Hanson asked if this TIF District is only for the land that River Town Apartments would be developing on and not for anyone else and Blake said yes.

HANSON MOVED, SECOND BY HASKAMP TO APPROVE THE RESOLUTION FOR THE DEVELOPMENT PROGRAM FOR THE TIF DISTRICT AS WRITTEN AND FORWARD ON TO THE CITY COUNCIL FOR REVIEW AND PUBLIC HEARING. UPON THE VOTE THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

COMMUNICATION AND REPORTS:

A. City Council Minutes for November, 2007

The Planning Commission Board had no comments.

B. Verbal Report

Blake said the Business Retention Program is moving forward and there will be 25 business/industrial that will be surveyed. It has been a positive move. Negotiations are still being discussed on different businesses that may come into the City. There is no news on anchor stores.

C. January and February, 2008 meeting date changes

City Hall will be closed on January 21, 2008, in observance of Martin Luther King Jr. Day. That is the Planning Commission regular meeting date and Staff suggest the meeting date be rescheduled to January 22, 2008. The other date that City Hall will be closed is February 18, 2008, in observance to President's Day. Staff suggest the meeting be rescheduled to February 19, 2008.

The Planning Commission Board is okay with the dates of reschedule.

HASKAMP MOVED, SECOND BY HANSON TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:43 P.M.

ATTEST:

Dave Thompson, Chairperson

Mary Lou DeWitt, Comm. Dev. Assistant