

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

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**(Comprehensive Plan Review began at 6:00 P.M.)**

**Comprehensive Plan 401 – Transportation Plan:** This chapter describes the City’s current roadway system. It discusses roadway functionality and classification and the need to provide a balance between mobility and access. The City of Princeton is located 50 miles north of the twin cities and 30 miles east of St. Cloud, Minnesota. The estimated 2006 population is 4, 535 putting us within close range of being a State-Aid City which requires a population of 5,000. This transportation plan functions as a guide to describe the city’s exiting roadway network and identifies a future transportation network which supports the city’s land use goals and objectives. The objectives of this chapter are to:

- \*Document existing functional classification systems
- \*Identify the framework necessary to serve the city now and in the future
- \*Identify an access management plan for the city to use as a guide when developing
- \*Provide design guidelines to ensure consistency throughout the city and guide in determining future right-of-way needs

The Transportation Network provides a guideline for the City as the undeveloped areas start to develop. By following this guideline, the City can assure that the proper roadway network is built providing for safety, mobility, and access within the city while complementing the future Land Use Plan. The functional classification system provides for the collection of and distribution of traffic from neighborhood streets to collector streets and to the arterial system. The functional classification system provides a network for efficient movement of people throughout the City. Roads are placed in categories based on the degree to which they provide access to adjacent land or provide mobility to through traffic.

The Design Guidelines is an effort to provide a safe and efficient roadway system, the City should adopt certain roadway design guidelines for various road uses. Some situations may require additional analysis due to unforeseen conditions, but a defined base will eliminate confusion in most situations. The development of roadways with sufficient capacity and right-of-way to accommodate existing and future travel demand is critical for an efficient transportation system. Roadways without enough lanes to accommodate traffic and demand have inadequate capacity. Capacity problems also result from an insufficient number of local collector roadways, or redundant roadways within the City’s system.

Other considerations that require analysis during the planning of a typical roadway system include:

- \*Existing and proposed development on both sides of the roadway
- \*Existing and proposed access to the roadway
- \*Type of use that will be providing access to the roadway
- \*Frontage road development

Access to the City transportation system should be appropriately controlled in terms of locations for driveways and side street intersections. Residential, commercial, and industrial access will be directed to local streets where possible. Property that is being developed or whose use is changing may be required to provide internal access to the site so as to reduce the number of driveways or street accesses to the City roadway system. As development occurs,

considerations should be given to right-in/right-out and ¾ accesses where traffic engineering analysis shows that they will provide safe and effective movement of vehicles and pedestrians. Also, the use of shared accesses into businesses should be examined and considered on a case by case basis.

Kate Miner, WSB Engineer, was present to discuss the Transportation Planning. Miner's handed out an updated map to the Board that showed collector roads. Miner's believes these could use improvements. On the maps there are some connecting roads that are being suggested for connecting roads for future growth if the area were to be developed. The design standards needs to be updated and the rule of thumb is functional classification.

Blake commented that a goal should be where the County Engineers get together and review the county collector roads for improvement. Two that need improvement are County Road #42 and #102.

Miner's said access management is an important issue. An example given was Division Street in St. Cloud. There are many access points so this resulted in adding an abundance of stop lights.

Lawrence asked if there is spacing recommended for access but will also work for businesses.

Miner's said having less redundant roadways does help and giving alternative roadways is what you try for. That is difficult to develop. There are some areas on the map that are shown as major collector roads, but these are only suggestive roads. The sites have not been reviewed to actually see if a road could be put there, one is 33<sup>rd</sup> Street and 18<sup>th</sup> Street, which is a City and Township road.

Steinbrecher questioned if a another light or stop sign should be added on Rum River Drive South to help slow down traffic where drivers could stop downtown easier without worrying about traffic flow. He thought by the old Coborn's Store and old Liquor Store maybe a four way stop sign or light would work well in that area.

Blake commented that adding another stop would not be justified.

Steinbrecher wondered if retailers would have more people stopping to shop if First Street and Rum River Drive were not as busy.

Haskamp asked if Coborn's had remodeled their old store instead of building a new one, would they have installed a stop light in that area.

Blake said a light may have been put in.

Miner's said a better possibility would have been alternative routes.

Steinbrecher said between 4:00 and 4:30 P.M., the Industrial Park has a shift ending and what he has seen is many of the employees from there are going through Rum River Drive and turning east on Hwy. #95, instead of going around on Hwy. #169 which clogs up Rum River Drive.

Miner's said a collector road on 21<sup>st</sup> Avenue should help this.

Blake commented that a traffic study would be nice. The City would need both Counties help in this.

Haskamp mentioned that on Fridays after 3:00 P.M., when school lets out, Rum River Drive is so busy and then it also gets busier starting in April through the summer with the Speedway Racing.

Lawrence said when he drives his children to North Elementary, he takes Hwy. #169 and then exits to County Road #29. He finds using the highway is faster than going through town.

Miner's said when 21<sup>st</sup> Avenue is completed it will relieve some of the heavy traffic on Rum River Drive.

Steinbrecher noticed that the map is not showing a possible extension of the runway south of the Airport.

Blake said he missed that and will have that area relooked at.

**(The Land Use Plan was reviewed after the regular meeting agenda items that began at 7:00 P.M.)**

**Initial Land Use Maps (Future Land Use Plan):** The City is planning for five growth areas surrounding the City.

\*North Residential Area

\*Northwest Gateway District

\*West Side Commercial Area

\*Airport Business Park-Industrial Area

\*Southeast Residential Area

Each of these areas is defined to provide general guidance for the community as infra-structure decisions are made. They also afford the City with flexibility as new development opportunities arise or if a significant change in the local economy occurs. They are not created so as to force annexation of the areas.

Blake encouraged the Planning Commission Board to review the Land Use Map and make comments either by calling or emailing.

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

**APPROVAL OF MINUTES OF THE REGULAR MEETING ON JUNE 16, 2008**

HANSON MOVED, SECOND BY HASKAMP TO APPROVE THE MINUTES OF THE REGULAR MEETING ON JUNE 16, 2008. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

**PUBLIC HEARING:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**A. Site Plan Review for 202 Rum River Drive North**

This building is the location of the Legion Building that had sold a few years back and was renamed to RJ's Two. This building is currently vacant and is up for sale or lease. Tom Brown, (TDI, LLC) co-owner of the building, was present to discuss the patio design they would like to install on the west side of the building. This patio would be constructed by adding an entrance/exit from the building at one of the existing window openings and adding a wrought iron fence around the existing exposed aggregate area. The patio would contain outdoor seating for dining, a future enclosed area for protection from the elements, and the fence would be constructed with a gate for an emergency exit from the patio.

Brown said they have been negotiating with a new tenant that would operate the facility. The patio improvements would be made upon executing a lease with a new tenant. Brown stated they would work with the Building Inspector on the necessary documents for construction and ordinances for these improvements. The enclosed smoking area has not been designed yet and they will follow the required outline by the Freedom to Breathe Act and Outdoor Patios.

Thompson asked how close this proposed fencing would be to the sidewalk.

Brown said as close as possible. They do own the land up to the sidewalk. The materials that they would use for the fencing would be a rod iron fence and as low as possible. Brown said there had been talk from the past tenant about putting up a gazebo for a smoking area. Brown does not like that idea. He is considering using an area in back of the building. Steve Kranzler, Classic Catering, is the new tenant.

Thompson is wondering how snow removal will be with the fencing.

Steinbrecher said the shelter they would put up he would like to see that it is not trashy looking.

Brown said that he first wants to get the patio area done with the fencing and then see what they could do about an enclosed smoking area. They have a few possibilities of where this could go.

Hanson commented a gazebo may not look that great for smokers.

Brown said he is not sure what they will do yet and will work with the City Staff on possibilities. He will look at the rod iron fencing that is downtown and see if that would work for their area.

STEINBRECHER MOVED, SECOND BY HANSON TO APPROVE THE SITE PLAN FOR 202 RUM RIVER DRIVE NORTH, A PATIO WITH FENCING ON THE WEST SIDE OF THE BUILDING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

**COMMUNICATION AND REPORTS:**

**A. City Council Minutes for June, 2008**

The Planning Commission Board had no comments.

**B. Verbal Report:**

Blake updated the Planning Commission Board that he has been having residents email petitions to Fleet Farm to peak their interest in maybe bringing their business here. The City Engineer, Mike Nielson, said his boss is friends with the Fleet Farm Engineer and Blake has asked Nielson if he could see about having a meeting set up between the City and the Fleet Farm Engineer. A Business Search Firm had emailed Blake and requested information regarding the City. In the email they stated they are interested in either Princeton or Rochester for a possible 500,000 square foot Industrial building. The business makes consumer products and distributes them. Blake is not sure where the site they are looking at is. Things with the Planning Department are at a standstill. It has slowed down. The City is in line for a \$100,000 Planning Grant from "Thousand Friends From Minnesota Representatives". There were 29 applicants and now it is narrowed down where Princeton is the twelfth on the list. Ten applicants will receive this grant. This would be a five year grant were the funding would be dispersed in that time period to the Planning Department for the use of Consultants for un-going projects.

STEINBRECHER MOVED, SECOND BY HASKAMP TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:25 P.M. (The meeting will continue with discussion on the Land Use Plan.)

ATTEST:

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Dave Thompson, Chairperson

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Mary Lou DeWitt, Comm. Dev. Assistant