

**THE REGULAR MEETING OF THE PLANNING COMMISSION BOARD HELD ON
NOVEMBER 16, 2009, 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 Lee Steinbrecher, Ben Hanson, Jack Edmonds, and Bryan Lawrence (Representative for Baldwin Township). Staff present were Jay Blake and Mary Lou DeWitt. Absent was Ken Haskamp.

APPROVAL OF MINUTES OF THE REGULAR MEETING ON OCTOBER 19, 2009

STEINBRECHER MOVED, SECOND BY EDMONDS TO APPROVE THE MINUTES OF THE REGULAR MEETING ON OCTOBER 19, 2009. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

Ben Hanson arrived at 7:03 P.M.

PUBLIC HEARING:

A. #09-06 Interim Use Permit for Used Auto/ATV Sales at 301 Rum River Drive North

Wayne Nelson, Hy Tech Automotive is requesting an Interim Use Permit to allow sales of vehicles and ATV at their current business. Staff believes the number of vehicles for sale should be no more than eight. No on street parking or sidewalk encroachments shall be allowed for vehicles for sale or repair. If this property were to be sold in the future, the Interim Use Permit would not transfer with a sale of property. This permit is only with the person who applies for it.

Dick Dobson was present and said he supports the Interim Use Permit for this business, but is concerned with line of sight from north to south with extra vehicles being parked in their lot.

Hanson asked if there is a barrier between the car and sidewalk.

Wayne Nelson said no. If a customer were to park their vehicle that needs service by the sidewalk, Hy Tech employees try to move it right a way. Nelson believes having auto's for sale and being parked there might help the congestion.

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

STEINBRECHER MOVED, SECOND BY HANSON TO APPROVE ITEM #09-06 INTERIM USE PERMIT FOR USED AUTO/ATV SALES AT 301 RUM RIVER DRIVE NORTH WITH THE FOLLOWING CONDITIONS:

1. No additional parking area lights should be allowed.
2. Any additional permanent signage shall be reviewed by the City for compliance with the zoning ordinance.

3. No more than eight cars shall be allowed for sale on the site at any time, exclusive of automobiles waiting for repairs.
4. No on-street parking or sidewalk encroachments shall be allowed for autos/ATV for sale or repair.
5. The Interim Use Permit will be valid until such time as Wayne Nelson or Hy Tech Automotive sells the property to another party.

UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

The Planning Commission Board reviewed the Findings of Fact:

1. Are there characteristics of the proposed use that may violate the health, safety or general welfare of Princeton residents? No.
2. Does the proposed use present any unique concerns regarding erosion, runoff, water pollution or sedimentation? No.
3. Could the proposed use create any special problems with parking? No.
4. Would the proposed use cause any problems with access or traffic generation? No.
5. Is the proposed use incompatible with other uses located in the zoning district? No.

OLD BUSINESS:

A. Ordinance and Subdivision Revision Update

Blake said the grant from 10,000 Friends from Minnesota is for \$30,000. Part of the grant funds will be going towards updating the ordinance and another part will be for the ash tree research and replacement. It is expected that all ash trees will be gone in the future because of a disease. Planting a harvest process is what the city would like to do. Northland Drive has a large amount of ash trees.

A. Site Plan Review Updated on United States Distilled Products.

Blake said there had been a Site Plan approval at the August 17, 2009, Planning Commission meeting for a 21,000 square foot addition. United States Distilled Products has decided they would like to build a larger addition and their plans have been added on the Planning Commission agenda for tonight. USDP would like to build a 42,000 square foot addition instead. The plans were received last week and City Engineer reviewed them.

Mike Nielson, W.S.B. City Engineer, wrote a memo dated November 16, 2009, on this. Nielson's remarks are listed below:

Sheet C-1 Grading Plan

1. This review is limited to the fire truck access along the East and South side of the building. The proposed fire lane includes 12" of Class 5 Aggregate base covered by 4" of topsoil. It does not appear that a fire truck will be able to access the south side of the building based on the tight turning radius provided. Please provide a turning radius template.

Sheet C-2 Utility Plan

This sheet addresses Sanitary Sewer service lines, Water Service Lines, Fire Hydrant Looping, and Storm Sewer.

1. Storm Sewer Layout

The storm sewer as shown on Sheet C-2 runs diagonally through the intersection of 16th Avenue South and 12th Street South crossing the sanitary sewer and watermain twice and the sanitary sewer lift station once. Please relocated the storm sewer crossing to the west of this intersection to;

- a. Reduce the number of sewer and water crossings and eliminate the forcemain crossing.
- b. Minimize the street cut and repair needed.
- c. Maintain a minimum of 30 feet of separation with the existing lift station.
- d. Provide rip rap at the outlet structure in accordance with Mn/DOT specifications.
- e. Insulate the watermain if adequate separation can not be obtained.
- f. Lower the existing Sanitary Sewer service line from the existing building to the MH at the intersection of 16th & 12th Street to provide minimum cover on the sewer line and minimum separation with the proposed storm sewer line. Insulate the sanitary sewer if necessary.
- g. Provide storm sewer calculations for pipe and storm sewer pond.
- h. All storm sewer piping in the public ROW needs to be RCP Class 5.

2. Watermain/Hydrant Loop

- a. There needs to be a 20 foot utility easement provide for the maintenance of the watermain.
- b. Verify with the PUC that C-900 watermain pipe is acceptable.
- c. Modify the hydrant location and detail as shown on the attached sheet C-3 to provide for the extension south.
- d. Add an 8" Gate Valve prior to the hydrant assembly to allow shut off incase of watermain breakage.

Sheet C-3/C-4 Erosion Control Plan/SWPP Narrative

This plan needs to meet all NPDES requirements.

Sheet C-5 Existing Drainage

This sheet was not review for accuracy.

Sheet C-6 Details

- a. Sanitary Sewer Service Cleanout – A frost sleeve should be provided on all cleanout risers.
- b. Provide watertight caps on all cleanout's.
- c. Note: All watermain fittings shall be restrained with Mega Lug's. Remove all reference to rodding in lieu of Mega Lugs.

Blake said the watermain would be constructed between Glenn Metalcraft Inc. and USDP with a hydrant in the middle and them sharing the cost. Blake suggested 25 maple trees and 25 black spruce and maybe another type of tree for the landscaping. The Fire Department also needs to review these plans.

STEINBRECHER MOVED, SECOND BY HANSON TO APPROVE THE SITE PLAN REVIEW UPDATED ON UNITED STATES DISTILLED PRODUCTS WITH THE APPROVAL OF THE FIRE DEPARTMENT ON THE TURN RADIUS FOR THE FIRE TRUCKS AND ALL THE COMMENTS FROM NOVEMBER 16, 2009, CITY ENGINEER MEMO BE COMPLETED. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

NEW BUSINESS: None

COMMUNICATION AND REPORTS:

A. Verbal Report

Blake said the Senior Assistant Living Project is moving forward. This item will be on the EDA agenda for November for the TIF Plan for this site. Blake would like to see the curve in the road at that site fixed where it would be a 30 mile an hour curve. Glenn Metalcraft will not start their expansion till spring. Blake wants to do a Storm Water Management Plan for the Industrial Park. Storm water trunk fees would help the cost of this. The NSP Program is moving forward. Former City Planner from Isanti, Carla Vita is looking for volunteer hours with business research and is willing to work as a volunteer on some City projects.

B. City Council Minutes for October, 2009

The Planning Commission Board had no comments.

STEINBRECHER MOVED, SECOND BY HANSON TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:45 P.M.

ATTEST:

Dave Thompson, Chairperson

Mary Lou DeWitt, Comm. Dev. Assistant