

**THE REGULAR MEETING OF THE PLANNING COMMISSION BOARD HELD ON
OCTOBER 19, 2009, AT 7:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS**

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

APPROVAL OF MINUTES OF THE REGULAR MEETING ON SEPTEMBER 21, 2009

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

PUBLIC HEARING:

A. #09-05 Rezoning to Medical Office/Residential District at old Smith System/ThunderAlley Site

William Dunkley, property owner would like to rezone a section of their property that would consist of 3.5 -4 acres of the former Smith System/ThunderAlley property currently zoned B-2 General Business to MOR District. To the west of the site is residential, south is the hospital, and north is industrial. The total acreage of this site is 10.02. The legal description has to remain a little flexible until the road changes are made. The City is looking at making the curve in the Northland Drive road and old Hwy. #18 where the curve is made into a 30 mile an hour road. Where the road would go would determine the legal description and the changes would not be made until that is platted. The Comprehension Plan supports this zoning.

The City received a memo from Marlene Messin, Plastic Products Co. The letter states Messin's concern that their manufacturing facility has operated in Princeton for many years and wishes to continue doing so without any difficulties or harassment due to noise, tractor trailers, etc. Bill Gardner, Vice President of Plastic Products was present. He is concerned that Plastic Products site will be rezoned in the future. Their concern also is regarding noise since they are a facility that operates 24 hours a day and sometimes six days a week. With the possibility of having residential next to their site, he is concerned they could complain about noise and traffic.

Thompson commented that the hospital would probably have more noise with ambulances and traffic.

Blake said that we need to be aware of Plastic Products concerns of not having their business rezoned in the future. If this rezoning is approved and the applicants come back for a Conditional Use Permit, it could be stated as one of the terms in the permit that the Plastic Products site will remain zoned as they are now and for future, unless the owners of Plastic Products request rezoning. The Dunkley's want to leave the remaining area of this site as

B-2 General Business. There is many uses allowable in that zoning and they are not sure what will be built in the remaining area.

Steinbrecher said that the other portion of land that is currently zoned B-2 would be good to make it compatible with the senior housing they are looking at building.

Blake said the Dunkley's also own a couple of New Horizon Daycare Centers and that is a possibility for them.

Steinbrecher said if a curve is put in then the home that is there becomes an island.

Haskamp commented that the ice arena will also bring in more traffic with their addition.

Blake hopes that those two homes that are on the west side of the road would become buildable lots. They are zoned MOR in the Comprehensive Plan.

Steinbrecher asked if Plastic Products concerns could be in the Developer's Agreement.

Blake said yes. The adjoining development would have to sign off that they understand that industrial is already there.

Jeff Drown, Lyon Contracting and Dev., represents Tridents Development, and was present to answer questions the Planning Commission Board may have. Drown said the facility will be a 50 Unit Memory Care at this site. They have been successful in the other communities they have built in.

Steinbrecher asked Drown if they are concerned building a Memory Care Unit with Plastic Products industry adjacent to their site.

Drown said as far as Plastic Products, he seen their site when they were looking at this land and is fine with it. They will add proper buffering. The remaining of Dunkley's property is zoned B-2 and they are not changing that at this time.

Blake said it would be nice to have a master plan on the remaining six acres of that site.

Thompson said that the latest state guidelines for noise is very strict so he knows that Plastic Products and any other business can address this with screening.

Bill Gardner asked what other communities this Memory Care Unit has built in.

Drown said Sauk Center and Sauk Rapids. They also just completed units in Delano and Ramsey. There is one being built in St. Michael.

Lawrence asked if all units are the same.

Drown said yes. They are some with just the assisted living and other units in there that have memory loss facilities and those are where they need total help.

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

STEINBRECHER MOVED, SECOND BY HASKAMP TO APPROVE #09-05 REZONING FROM B-2 GENERAL BUSINESS TO MEDICAL OFFICE/RESIDENTIAL DISTRICT AT THE OLD SMITH SYSTEM/THUNDERALLEY SITE, WITH THE FLEXIBILITY OF THE LEGAL DESCRIPTION AND THIS REZONING WILL BE HELD FROM MOVING FORWARD TO THE CITY COUNCIL UNTIL THE LEGAL CLARIFICATION HAS BEEN DONE, AND THERE WILL BE SOMETHING WRITTEN INTO THE CONDITIONS OF THE CONDITIONAL USE PERMIT FOR THE MEMORY CARE FACILITY ONCE IT IS APPLIED FOR REGARDING PLASTIC PRODUCTS ZONING STAYING AS IS UNLESS REQUESTED BY THE OWNERS AND THE CONCERNS ON NOISE AND TRAFFIC FROM PLASTIC PRODUCTS, WHO HAS BEEN THERE FOR SOME TIME, BE TAKEN CARE OF BY DEVELOPMENT OF THE MEMORY CARE FACILITY WITH A BUFFER BEING INSTALLED. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

OLD BUSINESS: None

NEW BUSINESS:

A. Site Plan Review for Glenn Metalcraft Addition

Glenn Metalcraft, Inc., would like to build an addition to their current facility. The new structure will be approximately 25' tall. It will be constructed from pre-cast concrete insulated panels with an R-value of 24. The new structure will be linked to the old with a 20' x 50' masonry shell that is approximately 14' tall. Using a link connection, rather than putting the addition tight, allows the roof drainage in more of a cost effective way.

Brian Baas, B.J. Baas Builders, Inc., was present to address any questions the Planning Commission Board may have. The northwest corner of the building will have a covered storage area for recycling bins, refuse and re-usable container. This will eliminate any concerns with PCA as it relates to outside storage. The area will be fenced for security and be screened on the

side facing the south. The site will drain completely to the streets on the east and south through surface drainage. An agreement was made with ECM, property to the north, to allow some grading on their property to make a more gentle, and maintainable drainage area.

There was a Developer's Meeting on October 8, 2009, and the parking issue was addressed. The City Ordinance shows more parking stalls needed than what the business actually can use. They needed to remove a few of the parking spaces from the site plan for fire protection so the fire trucks can get around the building. With the current parking stalls and the added parking spaces, there will be enough to address this buildings concerns. It had been addressed at the Developer's Meeting to ask United States Distilled Products if they would change their building addition plans, to have the hydrant put where Glenn Metalcraft and USDP could share it and the cost. Blake mentioned a Storm Water Management Plan should be done in the future. Funds from the City Storm Water Utility could be used for this in the future.

Mike Nielson, City Engineer with W.S.B., was present and briefly went over his memo dated October 14, 2009. This expansion will be to the east of their existing facility in the Princeton Industrial Park and Nielson has worked with their engineer on the utility service and drainage issues.

Thompson said he was at a meeting with USDP and they said they were willing to work with making a connection. It would cost them less if they do it now.

Nielson said he they are showing a dead end with tapping into the main and he would request their engineer show calculations on this. The sanitary sewer service will be constructed from the building and connecting to the existing service behind the curb on 14th Street South. The service line has two clean outs at bends in the pipe and are to be constructed in accordance with the 6" PVC and Nielson would like to see a frost sleeve added to the detail. A frost sleeve is a larger diameter pipe that is placed over the riser pipe to a depth of 7'. The purpose of the frost sleeve is to prevent the frost from heaving the concrete pad and pulling the pipe joints apart allowing ground water to enter the sewer system. The loading docks for the new building are drained by sump catch basins that will infiltrate into the soil. The seasonal high ground water is not know at this time and could cause two problems. The first problem is that the dock drains will not effectively work when the ground water is high. This is a potential problem that would only have an adverse effect on the operation of the docks. The second potential problem that is a concern is the groundwater contamination due to inadequate separation. Potentially oil and fuel will drip from parked trucks that will eventually get washed into the dock drains. If adequate separation from the ground water does not exist there could be an adverse effect. For their docking areas they might have to pump it up to their waste treatment. Nielson would like some documentation on the seasonal high groundwater at this location.

Nielson recommends to make any decision on this project contingent on solving the drainage issues that appear to be a problem. If additional offsite storm sewer or ponding were required based on the additional information requested, it could be handled either onsite through additional infiltration methods similar to what was done at the Coborns store or by constructing additional storm sewer and ponding.

STEINBRECHER MOVED, SECOND BY HASKAMP TO APPROVE THE SITE PLAN REVIEW FOR GLENN METALCRAFT ADDITION WITH THE UNDERSTANDING THE NUMBER OF PARKING STALLS WILL DEVIATE FROM THE CITY ORDINANCE REGULATIONS, ON SITE LANDSCAPING PLANS BE WORKED ON AFTER THE PROJECT IS COMPLETED WITH THE CITY STAFF, AND THE DRAINAGE ISSUES BE WORKED OUT WITH CITY ENGINEER ALONG WITH THE DEAD END TAPPING WATER ISSUES. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

COMMUNICATION AND REPORTS:

A. Verbal Report

Blake said that United States Distilled Products has held off on their original addition plans and will come back in the spring with plans for a larger addition. The City is still proceeding with the possible purchase of Arcadian Homes.

Steinbrecher said his term for Planning Commission ends December 31, 2009 and his term for City Council ends December 31, 2010. He is not planning on running again for Council but would like to ask that he could have his term end for Planning Commission Board end the same time as his Council term. He would like to serve another year on the Planning Commission Board.

Blake said he will check to see if that would be possible.

B. City Council Minutes for September, 2009

The Planning Commission Board had no comments.

STEINBRECHER MOVED, SECOND BY HASKMAP TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 8:09 P.M.

ATTEST:

Dave Thompson, Chairperson

Mary Lou DeWitt, Comm. Dev. Assistant