

**THE REGULAR MEETING OF THE PLANNING COMMISSION BOARD HELD ON APRIL 16, 2012, AT
7:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS**

The meeting was called to order at 7:00 P.M., by Mitzi Mellott. Members present were Jack Edmonds, Ben Hanson, and Dick Dobson. Township members present were Jim Kusler (Princeton Twsp.) and Randy Atwood (Baldwin Twsp.) Staff present were Carie Fuhrman and Mary Lou DeWitt.

Absent was Dave Thompson.

APPROVAL OF MINUTES OF THE REGULAR MEETING ON MARCH 19, 2012

EDMONDS MOVED, SECOND BY HANSON, TO APPROVE THE MINUTES OF MARCH 19, 2012. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING:

A. Amendment to Chapter V (R-1, R-2, & R-3 Districts) of Zoning Ordinance: Building Materials Standards

The Planning Commission Board has been discussing the building material regulations in the Residential Zoning Districts over the past few months. Currently, the Ordinance language states that in the R-1 and R-2 Zoning Districts, only “conventional, residential-type siding and roofing shall be permitted or other materials approved by the Planning Commission.”

Based on the Planning Commission’s discussions and the City Attorney’s input, the following language is proposed for the R-1, R-2, and R-3 Zoning Districts:

All siding and roofing used in residential construction shall consist of building materials in common use in residential construction, but may also include building materials which the Planning Commission finds to be similar in form, function, and esthetics to building materials in common use in residential construction.

Fuhrman would recommend that if there are no concerns or changes from the Planning Commission or public at the public hearing, the Planning Commission move to recommend approval to the City Council of Ordinance #683. The Ordinance Amendment would then be on the next City Council agenda for its first reading.

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

DOBSON MOVED, SECOND BY HANSON, TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF ORDINANCE #683, AN ORDINANCE AMENDING SECTION 4 (R-1 RESIDENTIAL), SECTION 5 (R-2 RESIDENTIAL), AND SECTION 6 (R-3 MULTI-FAMILY RESIDENTIAL) OF CHAPTER V (ZONING DISTRICTS) OF TITLE 11 (ZONING) OF THE PRINCETON CODE OF ORDINANCES IN ORDER TO REVISE THE STANDARDS FOR THE BUILDING MATERIALS USED IN RESIDENTIAL SIDING AND ROOFING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

OLD BUSINESS:

A. Electronic Community Sign Update

Fuhrman informed the Planning Commission Board that she introduced the joint community/school sign idea to the City Council at their April 5, 2012 Study Session. The discussion was positive. The committee is currently exploring location possibilities and working to get preliminary costs. The committee will meet again on May 1, 2012.

NEW BUSINESS: None

COMMUNICATION AND REPORTS:

A. Verbal Report

1. Possible Rezoning/Land Use Plan Amendment (Rum River Drive North)

Fuhrman said that Wesley Geurkink owns the property at 605 Rum River Drive North and he is concerned with the R-3 Multiple Family Residential Zoning on his property. On this site is Geurkink's son's small commercial building, Twin River Builders. Geurkink's concern is that if he were to sell the lot, it would then have to be used as residential and this lot is not large enough to have a home built on it. Geurkink would like to have it rezoned to B-2 Neighborhood Business District. The property south of his site is zoned B-2 as is the block north of his site. Fuhrman pointed out on the Land Use Plan map this area is designated residential. If this were to be rezoned the Land Use Plan would also have to be revised.

Wesley Geurkink was present and said south of his lot is the A.G.S. building and it is nine feet from his building and the property is zoned commercial.

Fuhrman said if Geurkink stopped the business use it is being used as for a year on his site, it would then be a non-conforming use, and have to be used as residential. The Land Use Plan for this site and A.G.S. is designated for residential. If this property were to go through the rezoning process and was rezoned to B-2, Fuhrman would also like to amend the A.G.S. property on the Land Use Plan to Neighborhood Commercial.

Geurkink said he would like to have his property rezoned to B-2. He can not sell it as residential. It is a 9,000 square foot lot. He asked when this site was rezoned to Residential.

Hanson said that he does not remember rezoning this property.

Fuhrman said because of the size of the lot it does not meet the residential setbacks, but the City would by law have to give them use for something on this property. A variance would be needed to make it a buildable lot. The homes behind this property would be kept residential, but these two properties would have been better designated commercial on the Land Use Plan.

Dobson commented in this area that he would be okay with a beauty shop or something like that on the west side of Rum River Drive North.

Mellott asked what the difference is between the rezoning request that came to the Planning Commission in February, 2012, and this one.

Fuhrman said that rezoning request in February the property was already in its use and viable. This property would not be viable use for Residential Zoning. The site may not be able to fit a home if sold. Also, the properties north and south of this site are commercial on the Land Use Plan. Fuhrman asked Geurkink if he has spoken to the owner of the A.G.S. building if they would be interested in purchasing it.

Geurkink said he has not spoken with them yet. Geurkink mentioned that Blake, the prior Comm. Dev. Director had signed a letter in 2010 that this property was B-2 and could have auto sales on it.

Fuhrman said she has seen a copy of that letter in the address file, but that was a mistake. It was zoned residential.

Edmonds asked Geurkink if there are any interested buyers for this property.

Geurkink said there is one party that would be interested.

Fuhrman commented that even if this were to be rezoned to commercial there still is a concern with parking.

Geurkink said the building size is 30 x 50 foot.

Hanson asked if it is rezoned can there be restrictions.

Fuhrman said there would have to be a Conditional Use Permit and the Planning Commission could deny it. There are different parking restrictions depending on the use.

2. Walmart Update

Fuhrman said Walmart has chosen a Shaw Lundquist as their General Contractor and next week there will be a preconstruction meeting.

3. Council Discussion re: Temporary Sign Fees

Fuhrman talked to the City Council and they suggested she look at what other communities do for non-profit organizations in regards to fees. Just one organization was concerned with it. Others that took out the sign permit seemed to be okay with it.

4. 2012 Economic Development Strategic Plan

Fuhrman said the EDA Board and City Council adopted the 2012 Economic Development Strategic Plan. Lays out goals and strategies for the Economic Development Authority.

5. Ben Hanson Resignation from Planning Commission Board

Fuhrman informed the Planning Commission Board that Ben Hanson will be moving out of the area and this will be his last Planning Commission meeting. Fuhrman and the Planning Commission Board thanked Hanson for serving on both the Planning Commission Board and also the EDA Board. A plaque was given to Hanson. The City Council decided to advertise in the paper for someone to fill Hanson's term.

Hanson said he enjoyed being on both Boards.

B. City Council Minutes for March, 2012

The Planning Commission Board had no comments.

DOBSON MOVED, SECOND BY HANSON, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:38 P.M.

ATTEST:

Mitzi Mellott, Vice Chairperson

Mary Lou DeWitt, Comm. Dev. Assistant