

**THE REGULAR MEETING OF THE PLANNING COMMISSION BOARD HELD ON MAY 16, 2016, AT
7:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS**

The meeting was called to order at 7:00 P.M., by Jeff Reynolds. Members present were Jules Zimmer, Faith Goenner, and John Roxbury, Jr (Representative for Princeton Township). Staff present were Jolene Foss (Comm. Dev. Director) and Mary Lou DeWitt (Comm. Dev. Assistant).

ELECTION OF OFFICERS:

ZIMMER NOMINATED JEFF REYNOLDS FOR PLANNING COMMISSION CHAIR. ZIMMER MOVED, GOENNER SECOND, TO CLOSE THE NOMINATIONS. UPON THE VOTE FOR JEFF REYNOLDS FOR PLANNING COMMISSION CHAIR, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

GOENNER NOMINATED JULES ZIMMER FOR PLANNING COMMISSION VICE CHAIR. GOENNER MOVED, REYNOLDS SECOND, TO CLOSE THE NOMINATIONS. UPON THE VOTE FOR JULES ZIMMER FOR PLANNING COMMISSION VICE CHAIR, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

ZIMMER NOMINATED FAITH GOENNER FOR PLANNING COMMISSION SECRETARY. ZIMMER MOVED, REYNOLDS SECOND, TO CLOSE THE NOMINATIONS. UPON THE VOTE FOR FAITH GOENNER FOR PLANNING COMMISSION SECRETARY, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

APPROVAL OF MINUTES OF THE REGULAR MEETING ON APRIL 18, 2016

ZIMMER MOVED, SECOND BY GOENNER, TO APPROVE THE MINUTES OF APRIL 18, 2016. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

AGENDA ADDITIONS / DELETIONS:

Foss said she invited Bill Loehr to the Planning Commission meeting tonight. Loehr would like to open a race track and Hall of Fame Racing Museum. Foss would like to have the Planning Commission's feedback on this.

ZIMMER MOVED, SECOND BY GOENNER, TO APPROVE ADDING TO THE PLANNING COMMISSION AGENDA, UNDER NEW BUSINESS, TAB B, RACE TRACK AND HALL OF FAME RACING MUSEUM. UPON THE VOTE THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING: None

OLD BUSINESS:

A. Ordinance Amendment amending Chapter V (Zoning Districts) and Chapter II (Definitions) to allow pole type construction and materials

Community Development Director Memo:

At the April Planning Commission meeting an ordinance amendment proposal to allow alternative building materials (Insulated Concrete Form and Pole Type Construction) in the B-3 General Business District, the MN-1 Industrial and MN-2 Industrial was discussed at a public hearing.

The Planning Commission heard from two local residents regarding their support for this amendment. The City Attorney, a previous City Planner, advised against the allowance and City Administrator had reservations for this allowance, as well.

The Planning Commission asked Staff to provide additional information as to how the city could regulate the look of the buildings if they were used.

B-3, MN-1, and MN-2 already have a list of Applicable Regulations for aesthetic purposes.

See Chapter V, Section G for B-3 General Commercial District

F. Exterior Building Materials

Buildings within the General Business District shall be faced with the following:

- a. Face brick;
- b. Natural or synthetic stone;
- c. Stucco or EFIS;
- d. Prefinished metal panels;
- e. Glass and or curtain wall construction;
- f. Integrally colored split face (rock face) burnished or glazed concrete masonry units (excluding smooth, plain or painted).
- g. Precast concrete panels;
- h. Fiber-cement siding;
- i. Windows are required in the front of the building pending planning review and demonstration of need; e.g. security, etc;
- j. Or other materials approved by the Planning Commission if determined to have a similar or better longevity and durability as material listed above.

The standards for how buildings look when completed are already addressed in the Zoning Ordinance.

See Chapter V, Section N for B-3 General Commercial District

N. General Design Criteria

- a. Building facades shall be designed to avoid monolithic or monotonous appearance by employing designs which prevent the appearance of straight, unbroken lines in their horizontal and vertical surfaces.
- b. Portions of buildings facing or oriented toward public rights-of-way or residentially zoned or designated parcels shall features breaks/divisions in materials, separate entrances/entrance treatments, variation in roof lines and/or variation in building setbacks.

See Chapter V, Section G for MN-1 and MN-2

G. Other Applicable Regulations

1. For aesthetic purpose, all buildings and structures shall be faced with the following:

- a. Face brick;
- b. Pre-finished metal panels;
- c. Pre-cast concrete panels;
- d. Glass and/or curtain wall construction;
- e. Concrete block may be used alone or in conjunction with other permitted materials or surfaced with stucco, wood, or properly applied masonry paints;
- f. Plastic panels when combined with modular exposed structural curtain wall systems;
- g. Other approved materials;
- h. Windows are required in the front of the building pending planning review and demonstration of need, e.g. security etc;

There are no General Design Criteria in place for MN-1 or MN-2 Industrial Districts.

All buildings would have to meet the criteria established by the International Code Council (ICC) in the International Building Code (IBC). The International Building Code® (IBC®) is a model code that provides minimum requirements to safeguard the public health, safety and general welfare of the occupants of new and existing buildings and structures.

The IBC is fully compatible with the ICC family of codes, including: *International Energy Conservation Code®* (IECC®), *International Existing Building Code®* (IEBC®), *International Fire Code®* (IFC®), *International Fuel Gas Code®* (IFGC®), *International Green Construction Code™* (IGCC™) (to be available March 2012), *International Mechanical Code®* (IMC®), *ICC Performance Code®* (ICCPC®), *International Plumbing Code®* (IPC®), *International Private Sewage Disposal Code®* (IPSDC®), *International Property Maintenance Code®* (IPMC®), *International Residential Code®* (IRC®), *International Swimming Pool and Spa Code™* (ISPSC™) (to be available March 2012), *International Wildland-Urban Interface Code®* (IWUIC®) and *International Zoning Code®* (IZC®).

The IBC addresses structural strength, means of egress, sanitation, adequate lighting and ventilation, accessibility, energy conservation and life safety in regards to new and existing buildings, facilities and systems. The codes are promulgated on a 3-year cycle to allow for new construction methods and technologies to be incorporated into the codes. Alternative materials, designs and methods not specifically addressed in the code can be approved by the code official where the proposed materials, designs or methods comply with the intent of the provisions of the code (see Section 104.11).

The City Building Inspector has verified that all projects must meet the minimum requirement set forth in the IBC, including those that refer to snow, wind and rain loads.

The Planning Department will require a site plan review with the Planning Department and/or the Zoning Administrator for projects that are requesting pole type structure or insulated concrete forms of construction.

*****End of Staff Memo*****

Foss said the Planning Commission wanted more information on the pole type buildings. She decided to remove the hoop and frame type as an allowed pole building because they are not meeting code. The City Building Inspector is not in favor of them. The remaining two types is what she would like to have in the Ordinance.

Foss said we already have a material list and such, so she does not think that has to be added to the material list allowed for pole buildings. They would have to have a site plan review. The site plan review would depend on the size of the project. You do pour footings with the post. They are set five feet down in the footings. If the building is done right, they can look just as well as a steel structure.

Zimmer said after the last meeting he talked to builders and business people and they were favorable of allowing pole structures. One told him he would have been able to save thousands of dollars if he built a pole structure. One person said the poles go five feet into the ground on footings so he does not see any issue with it.

Goenner asked if the pole structures are proposed for commercial and industrial.

Foss said yes.

Zimmer said Aero Business Park might sell some lots if they can construct the buildings more economically.

Goenner is concerned about the City Attorney who wrote against allowing pole structures in the City.

Foss said the City Attorney is not in favor of it. Most communities have worked hard to get this out of their community. The longevity of their materials is a concern. There is a balance of what a person is allowed on their property and what is their financial limitations. She thinks it is a good choice to be allowed to have pole buildings. We do not want to bring down the value of a neighborhood. Maintain the integrity.

John Roxbury asked if the Fire Chief was asked on it.

Foss said no.

Roxbury said stick built or pole barns are different to fight fires on. He was on the Princeton Planning Commission Board a long time back and they fought to not have pole barns allowed within the City.

Goenner said the safety and aesthetics is her concern.

Roxbury commented on how you would control making it look good. It would be horrendous to write it all down in the Ordinance to make it look like a real building. The pole buildings would be allowed in the downtown and commercial districts.

Zimmer said not the downtown.

Foss said no, they would be allowed in B-3, MN-1, and MN-2 Districts. She wants us to be considerate with some of the advances in the materials now.

Reynolds said steel buildings sometime do not look that great also.

Zimmer said the public safety issue we need to find out on.

Reynolds said if it is a finished building it would have a liner in it.

Foss said the Planning Commission can hold on to this or move forward.

Goenner is not interested in rushing this. Public safety is a concern.

Goenner wants more information on the public impacts including the fire safety.

Foss said as long as they are following code it should not be how high the brick is or how many windows there are. We do not request that from other buildings.

Goenner told Foss to ask the City of Milaca on what their requirements are.

Foss said there is a fire wall needed in dividing up space. This is a code also.

REYNOLDS MOVED, SECOND BY ZIMMER, TO HAVE STAFF CHECK INTO THE FIRE RISK OF POLE BUILDING FOR SAFETY ISSUES. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

NEW BUSINESS:

A. Anderson (Variance thru Council) and Administration Simple Boundary Line Adjustments
Community Development Assistant Memo:

Vacate 16.5 feet of the easterly 6th Avenue South

Richard Anderson owns the property located at 507 South 6th Street and is selling the property. Anderson has had the site surveyed and there is zero side yard setback on the street side and garage of his property. Anderson has submitted a vacation application to vacate 16.5 feet of the easterly side of the street. This will make the property in compliance with the 10 foot side yard setback and give an additional 6.5 foot side yard to the property for landscaping or such. The City Council will be holding the public hearing since this is public property. It will be the City Council's decision to approve or deny the vacation application.

Administrative Simple Lot Line Combination

October, 2015 the City Council approved the Administrative Simple Lot Line Combination where

the process can be handled in house. Staff wanted to inform the Planning Commission that Richard Anderson will be applying for this application.

Enclosed is a revised plat of the proposed combination. The two revised lots meet the B-2 Neighborhood Business District Zoning Ordinance for lot size. This will help simplify the five lots involved with the combination.

Staff will be able to handle the lot combination in house and with no public hearing needed. The lot combination is not tied with the street vacations approval or denial.

There is no action needed from the Planning Commission on the two items.

*****End of Staff Memo*****

The Planning Commission approved staff to go ahead with the Simple Lot Combination.

B. Race Track and Hall of Fame Racing Museum

This item was moved to the top of the agenda since Bill Loehr was the only person present for the meeting.

Community Development Director Memo:

Bill Loehr has come to the City and wanted information on the 40 acre parcel located near the airport. It is owned by Mr. Cook and is located directly north of the 40 acre parcel owned by the City.

He would like to construct a dirt race track and a museum.

The property is currently zoned Ag-1. Automobile racing is not an allowed use in Ag-1. He would need to rezone the property Ag-2 and then it would be allowed with a conditional use permit.

There may be restrictions from the airport zoning on that parcel.

Mr. Loehr wanted to see if the Planning Commission would be open to this concept and ultimately, recommend to the City Council this rezoning.

The purchase of the property would be contingent on the ability to use it for this purpose.

It was important to note that he wanted to be located in Sherburne County. He also stated that he would be attracting the Wisconsin Racers versus the IMCA racers that the Princeton Speedway features.

*****End of Staff Memo*****

Bill Loehr introduced himself to the Planning Commission Board. He is proposing to develop a museum and race track. He has a website started for the museum. He wants a race track with the racing museum and Mille Lacs County turned him down. The last eight years he has worked with Princeton Speedway. He put a bid in for running the Princeton Speedway a few years back and it was turned down. He does the writing for the Speedway and gives it to the paper. Loehr said he and Ron Olene have talked about having a racing museum and if they were to have it at the Fairgrounds property, the Fairgrounds would own it, and they did not want that.

He was reading the paper and seen the City property that was just zoned adult use. He looked at the site, but it would need a lot of cleaning up. The property next to it is Dave Cook's property and he called Cook to see if he would be interested in selling it. Cook would sell him the land. It is zoned A-1 Agricultural District and needs to be rezoned to A-2 Agricultural District. Loehr would like a racing museum with a race track for show and then another race track for racing. He would do tours in the museum and then show people a set-up of a racing track. They would have a Hall of Fame there. He wants a 100,000 square foot building and have a real track. You buy your tickets for the museum and you walk right into the race track and see old vehicles and such. It would be run by sponsorship and their names would be on the boards. He would also have memberships and donations. Whatever it takes to get it started. This would be for profit. He is asking to change the zoning on this property site. Sunday nights would be the racing dates. He believes it would be a big draw. He would do it with Wisconsin and have four classes of cars that start at 4:00 P.M. until 8:00 P.M.

Foss said she wants honest feedback from the Planning Commission Board. Loehr had said he would like to be in Sherburne County. Mille Lacs County does have a race track. Can this community support another race track. The funding is also a concern because the funds have to be raised. Loehr would have to finance for this adventure.

Loehr said that he is not trying to put the Friday night business out of business. They have been here 60 years and wants them to continue. He believes this would work in Sherburne County and Sherburne County does not have a track.

Goenner commented on the noise. She already knows there is feedback on the noise from Princeton Speedway. Is it out far enough so not in residential area.

Loehr said Princeton has races since 1956 and has brought in business. The site he is looking at is surrounded by trees and that would help with noise. It would not be any noisier than airplanes coming in.

Goenner questioned the impact to the surrounding properties.

Foss said to the south is owned by the City. It could have an impact on that because of the airport. The property to the west is for sale and the other two sites to the west are residential.

Loehr said Jeff Dotseth who is on the Airport Board said this site should not be a problem for the runway.

Goenner said there are a lot of racers in the area and would this give them an opportunity to not have to travel if there were a second race track here.

Loehr said there is very few Sunday night races now. There is one in Proctor, MN. Wisconsin would have to approve this also.

Reynolds asked if the tracks will be 1/5 mile tracks.

Loehr said there would be a 1/5 mile track for the museum and a 3/8 mile track for auto racing and that will be setup just like Ogilvie.

Reynolds said Ogilvie has higher sides and that helps with noise.

Loehr agreed.

Zimmer mentioned the dust factor from the races.

Loehr said they do a good job in this track and you need to keep it watered down. This site should not have a problem since there is not much around it.

Zimmer said The Princeton Speedway does not race on Sundays. That is an added day for the weekends and disruption to the peace and quiet. He is on the City Council and numerous residents have attended the meetings because of noise complaints for the Speedway. This would be another day added to the racing.

Loehr said this is a State Hall of Fame museum. It will bring people into the community.

Zimmer said it is the race track that is the concern. He does not see the residents of this city wanting a race track and even the City Council wanting that.

Reynolds commented that this site is about 3/4 of a mile or a half mile from residential homes.

Zimmer said the people that live by the golf course can hear the races in town if the wind is blowing right.

Goenner questioned if having the race track that has races is required for the vision of the museum.

Loehr said yes, he wants them together. It would bring people to the museum.

Foss clarified 1/5 mile would be inside with no racing, just cars sitting on the track. On the outside track there would be racing.

Loehr said yes. Princeton has the racing on Friday nights, Ogilvie is on Saturday, and Granite City did have Sunday's.

Goenner said a museum would not require rezoning. She likes the museum idea, but not the race track. It is the noise that would be created from the race track.

John Roxbury said if you look at the city map a good majority of this site falls under the crosswind runway. That would not allow having any development on that area. He hopes the City does not go away with the crosswind runway because the City would never get it back.

Zimmer said the museum and educational part of his idea is good. It is the race track that is a concern.

Loehr said how do you draw people to the museum if you do not have a race track.

Zimmer said popularity.

Loehr said Princeton would have many come visit the site.

Goenner said Hwy. 169 there are people coming to their cabins and it could be a tourist site to see. She is thinking of the museum along I 90. She thinks people would stop to see this racing museum.

Foss said the museum would have a destination, but the race track would be a hurdle. There is the cross wind runway that may not work in the final plan. Even if they extended the runway, it would take more area to build on for limitations. Maybe he should see if there is financial backing and look at that first and we can look at more land area.

Reynolds said he would like this location instead of the current race track location. It has three main roads to access it. It is a huge investment for this. It would have to go through the rezoning and conditional use permit applications.

Loehr thinks it would be a perfect spot for it. There are trees surrounding it. The Fairgrounds has no trees and the trees help block noise and dust. He would not purchase the property until he can get the land rezoned to Ag-2.

Reynolds suggested to Loehr to do more research .

Loehr thanked the Planning Commission Board for their time. He could see a museum in the Olene property site. He would love to bid on the race track again with Wisconsin and then have a museum somewhere else.

COMMUNICATION AND REPORTS:

A. Verbal Report

1) Jack Edmonds Resignation

Foss said that Jack Edmonds gave his letter of resignation on April 28, 2016 to be effective immediately.

2) City Council Minutes for April, 2016

The Planning Commission Board had no comments.

ZIMMER MOVED, SECOND BY GOENNER, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 8:15 P.M.

ATTEST:

Jeff Reynolds, Chair

Mary Lou DeWitt, Comm. Dev. Assistant