

**THE REGULAR MEETING OF THE PLANNING COMMISSION BOARD HELD ON
JUNE 21, 2010, 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, Jack Edmonds, Ben Hanson. Township Representative, Jim Kusler (Princeton Twsp.) Staff present were Jay Blake and Mary Lou DeWitt.

Absent was Ken Haskamp.

APPROVAL OF MINUTES OF THE REGULAR MEETING ON MAY 17, 2010

HANSON MOVED, SECOND BY STEINBRECHER TO APPROVE THE MINUTES OF THE REGULAR MEETING ON MAY 17, 2010. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING:

A. #06-10 Conditional Use Permit at 409 Third Avenue South

Robert & Yasmin Stanley, applicant, is asking the Planning Commission to consider his application to build an unattached garage larger than the allowed 800 square feet. The property is located at 409 Third Avenue South in an R-2 Residential Zoning District. The building size proposed is 30' x 34' structure and meets all the required setbacks.

This site is larger than a standard city lot. There is adequate area for this building. Staff's concern is with this size of garage, would there be business use or living quarters in it. Exterior materials need to be similar to what is on the house. Drainage issue could be a problem on the south side of the garage. It is seven feet from the adjoining property. Grading should be done or gutters need to be added for the drainage.

Robert and Yasmin Stanley were present to answer questions from the Planning Commission Board.

Steinbrecher asked the Stanley's if the proposed garage would be just for storage.

R. Stanley said it will be only for storage. The drainage of water goes down the driveway and down the street. Stanley is okay with putting on gutters and down spouts.

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

STEINBRECHER MOVED, SECOND BY HANSON TO APPROVE ITEM #06-10 CONDITIONAL USE PERMIT AT 409 THIRD AVENUE SOUTH WITH THE CONDITIONS THAT THERE WILL BE NO BUSINESS USE OR LIVING QUARTERS WITH THIS BUILDING, DRAINAGE FROM STRUCTURE BE MANAGED BY GUTTERS AND DOWNSPOUTS, AND EXTERIOR MATERIALS BE SIMILAR WITH THOSE IN RESIDENCE. 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.

The Planning Commission believes that the potential adverse impacts will be mitigated by placing the following conditions on the granting of the Conditional Use Permit. Drainage from the structure shall be managed by gutters and downspouts and grading per discussion.

OLD BUSINESS:

A. Zoning Ordinance Discussion – Permitted Conditional/Interim Uses

A draft copy of proposed zoning ordinance changes were reviewed by the Planning Commission Board. An item that has been added to the Industrial District in permitted uses is in wholesale business with outside storage provided that is the exterior storage area must be located to the rear of the building, and the exterior storage area must be fenced and fully screened from view. In existing businesses we will try to accommodate for this, basically this is for future development. Blake believes the Industrial area should be for manufacturing mostly. Retail sales should not be allowed in the Industrial Park with the possibility of generated traffic.

Steinbrecher said mini storage units would not be the best in an industrial park because that could be a waste of space and would like jobs created in the industrial park.

Thompson commented that they would be a good buffer.

Blake said he will look into this area further.

In MN-1 Industrial District churches have been added under the Interim Uses. In the B-1 Central Business District for permitted uses Dry Cleaners were added. Dry Cleaners that would be for pick up and laundry pick up stations including incidental repair, but not including processing. Odors from the cleaning solutions could be a problem in the processing. For the Laundromats, the self serving washing and drying, provided that the hours of operation are limited to 7 AM to 10 PM. For residential housing in a mixed use building, the residential units are located above the street level in non-residential structures. All parking is provided for all uses, and residential amenities are provided. Blake suggest that this pertain to First Street and Rum River Drive and more slack given to the off blocks. The height of the buildings is no more than 30 feet and would need a Conditional Use Permit if greater.

Thompson commented that the outside lighting for the ordinance should read it must meet the State lighting standards and he will provide a copy of that.

There is one car wash downtown in a B-2 District. The revised ordinance would allow car washes to be in a B-3 District only. The issue is noise from the dryers. In the same section is wordage on restaurants and eating establishments, including drive thru services provided that residential properties shall be screened from vehicle lights in the stacking area, adequate stacking is provided at the menu board and pick up window, and the hours of operation are limited to 7:00 AM to 10:00 PM, unless extended by a Conditional Use Permit.

Hanson said when reading the revised ordinance it appears that the hours of operation are for all eating establishments and not just for the drive thru services.

Blake will have that changed.

In the B-1 Business District and B-2 District an Auto Sales Business is not allowed. Now it only would read in B-3. There are two auto sales businesses operating in the City that could not expand because of this ordinance change. The guidelines for the design is also a little stricter. Also in this section that has been revised is Veterinary Clinics that want outside boarding facilities and would need an Interim Use Permit.

Blake said at the August Planning Commission meeting he will have the full draft ordinance with the highlights on anything that has been modified. There will be a draft zoning map also. Then a rezoning hearing will be schedule to follow that meeting if everything is approved by the Planning Commission Board. Blake would send letters out to those that would be affected by rezoning of their property.

Hanson commented that if there is a zoning change to the property, it should be in the memo that this change would not affect the evaluation for tax purposes to their property. Hanson does not want the property owner to be alarmed that their taxes would be raised because of zoning changes.

Thompson asked if there are changes in the Mobile Home District and Blake is not sure on this and will talk to Tina Goodroad who has been working on the ordinance revisions.

NEW BUSINESS: None

COMMUNICATION AND REPORTS:

A. Verbal Report

Blake said Glenn Metalcraft and United States Distilled Products building addition permits were issued. Inline Packaging will be on the City Council agenda for Tax Abatement. The NSP Funds had been spent and the City is inquiring if they could apply for more. The site for Sterling Pointe Assistant Living has contracted a new company to get rid of the concrete that was left there from the demolition of ThunderAlley/Smith System building. They will be on site July 7,

2010, to remove the remaining concrete. Craig Wellman would like to reduce the number of vehicles for his Auto Sales Lot. Blake told him to bring his plans in. The Conditional Use Permit for this site stated a time period for paving of the lot and that is June 30, 2010. If this is not completed, Blake will have this on the July Planning Commission agenda as a request to revoke the Conditional Use Permit.

B. Building Permit Informational

This is for informational purposes only where staff has prepared a summary of building permits that have been issued for the month of June, 2010.

Hanson would like staff to check on the status of the property at 810 Old Highway 18 South. Blake had mentioned at a past Planning Commission meeting that this site had been renovated into a triplex and not with a building permit. The building codes were not followed and Hanson is concerned for the safety of the tenants.

C. City Council Minutes for May, 2010

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 8:05 P.M.

ATTEST:

Dave Thompson, Chairperson

Mary Lou DeWitt, Comm. Dev. Assistant