

**THE SPECIAL MEETING OF THE PLANNING COMMISSION BOARD HELD ON AUGUST 3, 2015,  
AT 7:00 P.M., AT PRINCETON CITY HALL COUNCIL CHAMBERS**

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The meeting was called to order at 7:00 P.M., by Jack Edmonds. Members present were Jeff Reynolds, Eldon Johnson, Chad Heitschmidt, and Jim Kusler (Princeton Twsp. Representative). Staff present were Jolene Foss (Comm. Dev. Director) and Mary Lou DeWitt (Comm. Dev. Assistant).

**AGENDA ADDITIONS/DELETIONS:**

Edmonds said that if the rezoning of Heritage Village site was not on the agenda, he would have added it. He has thought about it a lot the last two weeks.

REYNOLDS MOVED, SECOND BY JOHNSON, TO APPROVE THE AGENDA AS IS. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

**NEW BUSINESS:**

**A. Site Plan Review for Riverstone Dental**

Memo from the Community Development Director:

**BACKGROUND**

Bob Shaffer of The Foundation Architects, on behalf of Riverstone Dental, has submitted a site plan review application for the construction of a dental office at 309-311 South Rum River Drive. The property is legally described as Lot 2, Block 9, Damons Addition, Mille Lacs County.

The property is zoned B-2 Neighborhood Business District and designated as Downtown Central Business District on the Future Land Use Plan. Proposed use aligns with both the zoning and future land use designation.

**ANALYSIS**

The site is located on the corner of South Rum River Drive and 4<sup>th</sup> Street South and directly west of the Holiday Gas Station. The site included two parcels that will be combined for a total of 20,090 square feet or 0.46 acres in size and is currently undeveloped.

The project includes the construction of a 3,200 square foot, one-story building. The building meets all setback and height requirements. Access will be off of 4<sup>th</sup> Street South in the southwest corner of the site.

**Parking.** The proposed 17 parking stalls meet the Ordinance standards, as well as the stall sizes and aisle widths. The parking lot includes two "islands" in the middle of the lot for trees.

**Landscaping.** The comments received on June 30<sup>th</sup>, 2015, in response to the engineers concerns, proposes two rain garden type runoff areas along the South Rum River Drive frontage portion of the lawn. All areas disturbed during construction shall be restored as soon as possible. Seeding and/or sodding shall occur according to code.

**Signage.** Proposed signage has not yet been determined. Any proposed signage must meet ordinance requirements and a permit must be applied for.

**Building Materials.** The exterior of the building is to be constructed with ledgerstone, cementitious lap siding and wood. Building elevations are provided.

**City Engineer.** The City Engineer has reviewed the site plan application and submitted comments via a memo dated June 12<sup>th</sup>, 2015 in regards to storm sewer calculations, spot elevations, pedestrian ramp, grading, utilities, etc. All of the comments have been satisfactorily addressed.

**Fire Inspector.** Comments from the Fire Inspector are yet to be received.

### **CONCLUSION**

Based upon the above review standards, city staff would recommend approval of the site plan review for the proposed Riverstone Dental building, subject to the following conditions:

1. The Landscape Plan shall be provided.
2. The City Engineer recommendations shall be followed as indicted in the memo dated June 12<sup>th</sup>, 2015 and updated plans submitted.
3. All necessary permits shall be applied for and approved prior to construction, including, but not limited to: building, signage, Water Access Charge (WAC), and Sewer Access Charge (SAC).
4. An escrow shall be submitted in an amount of \$10,000 to ensure the project is finalized and consultant fees are covered.

\*\*\*\*\*End of staff memo\*\*\*\*\*

Foss said the landscaping rain garden runoff areas on the plans is not there.

Brian Brouwer (The Foundation Architects) said rain gardens are shown on the plans.

Foss said they were going to minimize the removal of the trees, and it looks like more than what they had said were going to be removed.

Robert Shaffer (The Foundation Architects President) said that they tried to save as many as possible. The parking lot is in the back and they tried to move the building more forward. They had to raise the building so it sloped for the parking lot for drainage. On the plans Page C200 there is a grading drainage control plan and with the rain gardens they are putting in, they lost a lot of the trees that they were hoping to save. They will replant some more trees. They will hire a landscaper that is local and will submit those plans to the City.

Foss wants to see some of the trees replaced.

Edmonds commented that there's no sense saving older trees when they could die with all the construction going on.

Foss wants to see what they come up with. Are they able to retain some of the trees.

Shaffer said a few. They are outlined on the property line. There will be a fence put in. The rain gardens can kill off a lot of natural stuff. You cannot put normal trees near them or they rot them off.

Foss said she did make an error on her memo and put the escrow amount as \$2,500 and it should be \$10,000.

Shaffer said he will bring this back to the owner and see if he can handle the change. It is a large difference.

Foss said she could lower the escrow amount.

Johnson said it looks nice and will be good to have in that area.

HEITSCHMIDT MOVED, SECOND BY JOHNSON, TO APPROVE THE SITE PLAN REVIEW FOR RIVERSTONE DENTAL IN THE B-2 NEIGHBORHOOD BUSINESS DISTRICT, AND LOCATED AT 309-311 RUM RIVER DRIVE SOUTH, WITH THE FOLLOWING CONDITIONS:

1. THE LANDSCAPE PLAN SHALL BE PROVIDED.
2. THE CITY ENGINEER RECOMMENDATIONS SHALL BE FOLLOWED AS INDICATED IN THE MEMO DATED JUNE 12<sup>TH</sup>, 2015 AND UPDATED PLANS SUBMITTED.
3. ALL NECESSARY PERMITS SHALL BE APPLIED FOR AND APPROVED PRIOR TO CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO: BUILDING, SIGNAGE, WATER ACCESS CHARGE (WAC) AND SEWER ACCESS CHARGE (SAC).
4. AN ESCROW SUBJECT TO NEGOTIATIONS, SHALL BE SUBMITTED IN AN AMOUNT OF \$10,000 TO ENSURE THE PROJECT IS FINALIZED AND CONSULTANT FEES ARE COVERED.

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

**OLD BUSINESS:**

**A. Rezoning from R-2 Residential to MN-1 Industrial for Heritage Village Site**

This item was on the July 20, 2015 Planning Commission agenda as a public hearing. At the meeting the Planning Commission moved to table the rezoning request from R-2 Residential to MN-1 Industrial for the old Heritage Village site, until the Planning Commission Board has more time to review the information and when the Feasibility Study is done.

Foss has added the item to tonight's meeting and provided more information for the Planning Commission Board to review.

Edmonds said his major concern in not approving it as Shovel Ready. He spoke to Michele McPherson (Mille Lacs County Land Services Director) and Susan Shaw (Mille Lacs County Soil & Water Conservation District) and they assured him that Shovel Ready is just wording. The topic is rezoning this property. A public hearing was held and three residents had distinctive input and were concerned that the rural atmosphere was going away. Life goes on and things change. Unless the projects change it does not move forward. There is wetlands out there. There is a high water table. Not an issue for the rezoning, just for the Developers. Eldon Johnson's concern was history of other City projects and hind sight is 20/20.

Johnson said that is part of it. Several things struck him. We are talking about 200 acres. You are talking about putting one big building there. You give up your whole development to someone and then there is the service cost to get the services out there. What if it goes upside down and it will be the residents that will be stuck paying for it. The City has 80 acres of land for many years that has not been used. This site is expensive to get services to. It will get worse with the expense. He cannot imagine that will be on the Developer. They will pay their share of what is used and the residents are going pay for the rest. We have other land to use and he is sticking to that. He has watched for 50 years of this happening to residents. He has seen a project downtown where the residents are paying for.

Edmonds said there is a huge difference and this is private property, not the Cities.

Johnson said at some point we have to take the initiative about the bond payments that are made and that is on the City. Services have to go all the way out there.

Edmonds said he thought about this and the 2008 Comprehensive Plan calls for all the area around the Airport to be Industrial. He never thought this should be residential. Maybe the City should have kept it Industrial. He does not believe the rezoning is detrimental to any of the concerns that were brought up. This was his aunts land and bought by one person and sold to who owns it now.

Heitschmidt asked if all 200 acres is zoned R-2.

Foss said yes.

Heitschmidt said the request is to rezone the 200 acres to Industrial.

Reynolds said you do not know if we get a data center.

Johnson said he is not worried about getting the data center. He stays with his positions. He won't change his mind.

Heitschmidt said whether it is residential or industrial it will have to come back to us.

Edmonds said the Shovel Ready aspect he was not aware of. He was assured that they have to follow procedures. It is a rezoning and the Comprehensive Plan supports this and the land owners want it.

REYNOLDS MOVED, SECOND BY EDMONDS, TO APPROVE THE REZONING REQUEST FROM R-2 RESIDENTIAL TO MN-1 INDUSTRIAL FOR THE OLD HERITAGE VILLAGE SITE (PID'S #24-031-0010, #24-031-0020, #24-031-0030, AND #24-031-0050).

REYNOLDS RETRACTED HIS MOTION.

EDMONDS MOVED, HEITSCHMIDT SECOND, TO REMOVE THE TABLING FROM THE PLANNING COMMISSION MEETING DATE ON JULY 20, 2015, FOR THE REZONING REQUEST FROM R-2 RESIDENTIAL TO MN-1 INDUSTRIAL FOR THE OLD HERITAGE VILLAGE SITE (PID'S #24-031-0010, #24-031-0020, #24-031-0030, AND #24-031-0050). UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

REYNOLDS MOVED, SECOND BY EDMONDS, TO APPROVE THE REZONING REQUEST FROM R-2 RESIDENTIAL TO MN-1 INDUSTRIAL FOR THE OLD HERITAGE VILLAGE SITE (PID'S #24-031-0010, #24-031-0020, #24-031-0030, AND #24-031-0050).

Kusler asked on the availability of the utility services.

Mayor Whitcomb said the easements were put in, but no utilities.

UPON THE VOTE, THERE WERE 3 AYES, 1 NAY. (AYES: REYNOLDS, EDMONDS, AND HEITSCHMIDT. NAY: JOHNSON). MOTION CARRIED.

The Planning Commission Board reviewed the Findings of Fact:

1. Is the rezoning consistent with the Princeton Land Use Plan? Yes.
2. Have there been changes in the character of development in the vicinity? Yes.
3. Does the rezoning constitute spot zoning of the property? No.

Based on the findings, a recommendation to approve the rezoning will be made to the Princeton City Council.

HEITSCHMIDT MOVED, SECOND BY REYNOLDS, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:35 P.M.

ATTEST:

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Jack Edmonds, Chairperson

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Mary Lou DeWitt, Comm. Dev. Assistant