The meeting was called to order at 7:00 P.M., by Victoria Hallin. Members present were Faith Goenner, Jeff Reynolds, and Dan Erickson. Staff present were Jolene Foss (Comm. Dev. Director) and Mary Lou DeWitt (Comm. Dev. Assistant).

APPROVAL OF MINUTES OF THE REGULAR MEETING ON FEBRUARY 27, 2017
REYNOLDS MOVED, SECOND BY GOENNER, TO APPROVE THE MINUTES OF FEBRUARY 27, 2017. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

AGENDA ADDITIONS / DELETIONS:
REYNOLDS MOVED, SECOND BY GOENNER, TO APPROVE THE AGENDA. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING:
A. Ordinance Amendment to B-3 Zoning District for Mini Storage
Foss said this is an Ordinance amending the B-3 General Commercial District in regards to mini-storage facilities permitted by the issuance of an Interim Use Permit to be changed to the issuance of a Conditional Use Permit.

Hallin opened the public hearing.

There was no one in the audience that wanted to discuss the Ordinance amendment.

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

REYNOLDS MOVED, SECOND BY GOENNER, TO APPROVE AND FORWARD TO THE CITY COUNCIL ORDINANCE #748, AN ORDINANCE AMENDING THE ZONING ORDINANCE CHAPTER V (ZONING DISTRICT), SECTION 10 OF THE B-3 GENERAL COMMERCIAL REGARDING MINI STORAGE FACILITIES PERMITTED BY THE ISSUANCE OF AN INTERMIT USE PERMIT TO BE CHANGED TO THE ISSUANCE OF A CONDITIONAL USE PERMIT. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

B. #17-02 Amendment to Princeton Speedway Conditional Use Resolution
Community Development Director Memo:

BACKGROUND
Princeton Speedway, Inc. is requesting an amendment to PC Resolution #16-03 for an extension
of the 11:00 P.M. curfew to 12:00 A.M. on approximately four race nights (May 12th, floating night in June, floating night in July and August 4th) of the 2017 racing schedule, at Princeton Speedway in an A-2 Agricultural District at 1400 3rd Street North (Mille Lacs County Fairgrounds) for the 61st Year of Racing. They are proposing no Saturday or Sunday races and no rain out dates.

Proposed Schedule:
April 21st and 28th
May 5th, 12th, 19th, 30th
June 2nd, 9th, 16th, 23rd, 30th
July 7th, 14th, 21st, 28th
August 4th, 11th, 18th, 25th
September 1st

ANALYSIS
Princeton Speedway, Inc. is seeking an extension of the 11:00 P.M. curfew on approximately four of the scheduled race nights.

CONDITIONAL USE PERMIT
A resolution authorizing an amendment to the Conditional Use Permit for an extended curfew until 12:00 A.M. on approximately four nights is being requested.

GENERAL CUP REVIEW STANDARDS
Subsection 3.B. of Chapter IV outlines the standards for review of a Conditional Use Permit:
1. The proposed use does not violate the health, safety, or general welfare of Princeton residents.

Comment: No characteristics of the proposed use appear that they may violate the health, safety or general welfare of the Princeton residents.

2. The proposed use has been reviewed and approved by the City Engineer in regards to erosion, runoff, water pollution and sedimentation.

Comment: The proposed use will have no significant effect in regards to erosion, runoff, water pollution and sedimentation.

3. Adequate parking and loading is provided in compliance with the Ordinance.

Comment: Adequate parking and loading design is in compliance with the Ordinance.

4. Possible traffic generation and access problems have been addressed.

Comment: The proposed use appears to have no negative impact on traffic generation or accessibility.
5. The proposed use can be accommodated with existing public services and will not overburden the City’s service capacity.

Comment: The proposed use can be accommodated with existing public services and will not overburden the City’s service capacity.

6. The proposed use conforms to the City’s Comprehensive Plan and is comparable with present and future land uses of the area.

Comment: The proposed use conforms to the City’s Comprehensive Plan and is comparable with present and future land uses of the area.

STAFF RECOMMENDATION

Upon review of the Conditional Use Permit request, staff recommends that this permit be granted with the following conditions:

1. Friday night races shall end by 11:00 P.M., except on four nights of the season (May 12th, floating night in June, floating night in July, and August 4th).

2. Traffic will be encouraged to exit through the pits and away from the residential streets.

3. Litter will be picked up within a four block radius by management.

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

Memo from Holly Orpen the Manager/Promoter for Princeton Speedway:

I am Holly Orpen the new Manager/Promoter at Princeton Speedway. All of our scheduled events happen on a Friday night. We are asking that four nights be granted that we can go past curfew and go until midnight if necessary. We are asking that one be in May, one in June and one in July depending on when our sprint car nights are.

We have taken into consideration and have in place traffic routing from our drivers after the event so as not to disturb all of the neighbors. It is suggested that they exit from the pits and go by Walmart to get to wherever they may need to go. As far as the litter the owner Cliff Sasket and myself try to get there as soon as possible on Sunday morning to clean up what we weren’t able to Friday nights. This will continue again this year. We also make about a four block radius around the track to pick up garbage that may have blown out or that was thrown out by spectators.

Most nights last year we were done fairly early (around 10 P.M.) and we will try to
continue this again this year. There are some nights though that we are asking to extend our curfew. Not that it is a definite but we want to have that leeway to plan for the unexpected.

This will be Princeton Speedways 61st year in business and we look forward to seeing you out there.

Thanks for your consideration, Holly

Foss said that May and August they have the date, but for June and July, they would like to have floating dates so they can schedule them. They may not go that late on the dates requested, but want the cushion if they do.

Cliff Sasker, owner is here to answer any questions.

Hallin opened the public hearing.

Joe Vita, 1312 Meadow View Drive, said he lives near the site. He was not aware of the race track when they moved here. They are loud. Now they can go till 11:30 P.M. and to extend it to midnight is too late. When is it going to stop on extending their hours. It is so loud. Friday night at the race time it is so loud that they do not do anything outside because of the noise. He does not feel it is fair to keep approving the extensions. Have them start earlier instead of extending their hours. Start a half hour earlier. Do not extend their hours.

Paul Whitcomb, 503 4th Avenue South, said he expected a lot more people here tonight. He has been contacted by a few individuals that are not supportive of this extension. They are opposed to the extension and he is here to speak for them.

Tim Siercks, 218 11th Avenue South, said when he was running the race track there was not a Conditional Use Permit until four years ago. If you are at bar in town, they have a 1:00 or 2 A.M. liquor license. The race track is out by the highway and not in town.

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

Reynolds said back in the 1990’s it would consistently go past midnight. It helps the town with having the Speedway. The restaurants, bars, and automotive repair, and more benefit with having the Speedway in town. There are rainouts that they have to schedule around. They are going to try not to go past 11:00 P.M., but if they need to, they will need the midnight deadline in place.

Goenner asked why they do not start the races earlier.
Foss said the distance they are coming from they would have to leave earlier from work.

Cliff Sarker said the grounds dry out earlier in the afternoon and it is hard to keep the track greasy.

Goenner likes the head-ups on this. She likes that the racetrack is being respectful and coming in March to ask for the extended time.

Hallin asked if it was last year that they requested the 11:30 P.M. curfew on a few nights.

Foss said yes. There was a night that it did go over the 11:30 P.M. curfew and she heard that from the Police Chief.

Erickson asked why the litter is being picked up from a four block area.

Foss is not sure, she thinks it was from Holly who ran the race track who suggested the four block area.

Erickson asked if it would be hard to change the races to Saturday so they could start earlier.

Sarker said there is a sanctuary where they have to do the races on Friday.

Foss said there will be no additional nights or rainout nights with this request. Last year there were a number of residents here for the Conditional Use Permit amendment and they spoke of the noise pollution. The economic benefit was brought up. The race track was there a long time.

Hallin said the Speedway is an asset to our community. She said last year they did not extend past their cut off, so do they need this midnight extension.

Sarker said probably not, but just in case they would like it in place.

Siercks said there were two incidents at the Speedway last year where they needed the extra time.

Erickson asked what happens if they miss the deadline.

Foss said if they miss the deadline, then the Planning Commission Board would not allow them additional extensions. If the Police said something about receiving calls on them running late, then maybe the City Attorney would need to get involved.

REYNOLDS MOVED, SECOND BY GOENNER, TO APPROVE THE CONDITIONAL USE PERMIT AMENDMENT TO PC RESOLUTION #16-03 FOR AN EXTENSION OF THE 11:30 P.M. CURFEW TO 12:00 A.M. ON APPROXIMATELY FOUR RACE NIGHTS, (MAY 12TH, FLOATING NIGHT IN JUNE,
FLOATING NIGHT IN JULY, AND AUGUST 4\textsuperscript{TH} OF THE 2017 RACING SCHEDULE, WITH THE FOLLOWING CONDITIONS:

1. FRIDAY NIGHT RACES SHALL END BY 11:00 P.M. EXCEPT ON FOUR NIGHTS OF THE SEASON (MAY 12\textsuperscript{TH}, FLOATING NIGHT IN JUNE, FLOATING NIGHT IN JULY, AND AUGUST 4\textsuperscript{TH}).

2. TRAFFIC WILL BE ENCOURAGED TO EXIT THROUGH THE PITS AND AWAY FROM THE RESIDENTIAL STREETS.

3. LITTER WILL BE PICKED UP WITHIN A FOUR BLOCK RADIUS BY MANAGEMENT.

Sasker said when they find a sprint event that they can sign up for then they will need the extension till midnight. Sasker will let staff know of the two dates in June and July when he has them scheduled.

UPON THE VOTE, THERE WERE 3 AYES, 1 NAY. (AYES: GOENNER, REYNOLDS, AND ERICKSON. NAY: HALLIN). MOTION CARRIED.

Vita asked when the dates are for the midnight curfew.

Foss said May 12\textsuperscript{th}, and August 4\textsuperscript{th}. When she finds out for the scheduled dates in June and July, she will contact Vita.

The Planning Commission Board went through the Findings of Fact.

1. Does the proposed use violate the health, safety or general welfare of the Princeton residents? No.
2. Has the proposed use been reviewed and approved by the City Engineer in regards to erosion, runoff, water pollution, and sedimentation (if applicable)? No.
3. Is adequate parking and loading provided in compliance with the Ordinance? Yes.
4. Have possible traffic generation and access problems been addressed? Yes.
5. Can the proposed use be accommodated with existing public services and not overburden the City’s service capacity? Yes.
6. Does the proposed use conform to the City’s Comprehensive Plan and is compatible with present and future land uses of the area? Yes.

Are there conditions that could be attached to the granting of a permit that would mitigate any potential the adverse impact? Yes.

**OLD BUSINESS:**

A. Pole Type Construction in B-3 District

Foss said this was discussed at the February Planning Commission meeting and she feels the wording in the Zoning Ordinance in B-2 Zoning District should be left as is, “Or other materials approved by the Planning Commission if determined to have a similar or better longevity and durability as material listed above.” If we leave the B-2 Zoning Ordinance alone, then it will be
allowed if it meets all the design criteria. Pole Buildings will be allowed in B-2 and B-3 Zoning Districts. If the Planning Commission Board wants the B-2 Zoning Ordinance left as is, there is no motion needed.

The Planning Commission Board decided to leave the B-2 Zoning Ordinance as is.

**NEW BUSINESS:**

**W.S.B. Comprehensive Plan**

Molly Patterson-Lundgren, Planner with WSB Engineering introduced herself. She proceeded to go through her power point presentation on the Comprehensive Plan for the City of Princeton. Patterson-Lundgren said they want to build on what is already existing. They want to make sure they are not recreating what has already been done.

In the planning process you look at demographics, future goals, what we want, and what is the reality. Task and strategy is the process. Assigning responsibilities, the further you go into the future, it gets hazier of what is needed. Look at priorities and goals. They have the result of the goals that the City Council, staff, and other City Boards had completed. A few of the points that were mentioned that the Boards would like to have on the list of priorities and goals are: to extend 21st Avenue South, construct new restrooms at Mark Park, develop Arcadian Home site, construct a walking bridge between Riebe Park and the west side of the river, and construct a boat launch ramp at Riverside or Riebe Park. Patterson-Lundgren wants to also talk about housing. Patterson-Lundgren added two goals and those are a four lane highway for 95 east and west and a service road along Highway 95.

Goenner said we are so close to the 5,000 population, when was the last census taken.

Patterson-Lundgren said the population is based on the census and building permit information. It happens every ten years. It will happen in 2020 and we will not know the results until 2021. They separate out the long form in 2010 and it is not part of the official census. A lot of material they used in the Comprehensive Plan was from that. They do it differently in other communities.

Goenner asked if the previous goals are they still on the table.

Patterson-Lundgren said those are marked as keep, modify or discard. Those will stay fairly the same. For housing, she wants to utilize the other documents that were done. In 2014 there was a housing needs analysis done and it was for the Princeton market area and Baldwin Township market area. The housing goals right now address the needs for all ages. For a housing location you are creating a neighborhood. You want a community that brings the residents outside. We want to preserve and protect the housing we have now. Infrastructure we need to keep up to date. She has a strong background in historic preservation. There should be coordination with the townships. We should be promoting the walkable and biking
green development. Using what is already there. Do the planning, see things that are not in there and should be.

Erickson said part of the problem with housing is the unavailability of land. You cannot expand in the City. We need nicer or upscale neighborhoods. Redevelop an existing area or expand out in the township.

Patterson-Lundgren showed images of housing developments to see what type “nicer” would qualify as.

Foss said Mille Lacs County is losing more population and Sherburne is gaining.

Patterson-Lundgren said projecting demographic is a flat line in the next twenty years and we have to find activities of how to get people to move here. The number of households went up a little. There is smaller and smaller households. Even if we are adding homes, the number of family members that live in the house is smaller. Princeton will be an aging population. Highest number of households has 65 years plus age group. Demand for housing for 2014-2020 is for rental housing. In 2020 there is a higher demand for rental and for sale housing. When planning for housing, think about ages and different families with children and also grown children coming back and living with their parents, which is happening. Determine what housing is in demand.

Patterson-Lundgren said there will be a presentation to the EDA Board and also for the public.

COMMUNICATION AND REPORTS:
A. Verbal Report
Foss said she does not have a verbal report.

B. City Council Minutes for February, 2017
The Planning Commission had no comments.

REYNOLDS MOVED, SECOND BY GOENNER, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 8:53 P.M.

ATTEST:

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Victoria Hallin, Chair        Mary Lou DeWitt, Comm. Dev. Assistant