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 MARCH 20, 2017**

REYNOLDS MOVED, SECOND BY HALLIN, TO APPROVE THE MINUTES OF MARCH 20, 2017. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

**AGENDA ADDITIONS / DELETIONS:**

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

**PUBLIC HEARING:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

A. Rezoning PID #90-404-0215 from B-2 District to B-3 District

Community Development Director Memo:

**BACKGROUND**

The Zoning Administrator is proposing to rezone PID #90-404-0215 from B-2 to B-3 to better correspond with the Future Land Use Plan of the City’s Comprehensive Plan and to increase economic viability of this lot.

PID #90-404-0215 is located to the south of Shopko and Caribou Coffee. An image of the site is provided.

**RECOMMENDATION**

The potential developer has expressed a desire to construct a carwash in this location and due to the restrictive nature of B-2, the Zoning Administrator feels that the best use of this land is to rezone it to B-3.

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

Hallin asked if Aero Business Park is in the B-3 Zoning District.

Foss said yes.
HALLIN MOVED, SECOND BY ERICKSON, TO RECOMMEND TO STAFF TO HAVE A PUBLIC HEARING FOR THE MAY PLANNING COMMISSION MEETING OF THE REZONING OF PID #90-404-0215 FROM B-2 NEIGHBORHOOD BUSINESS DISTRICT TO B-3 GENERAL COMMERCIAL DISTRICT. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

B. Ordinance Amendment for B-3 District for Car Wash Restrictions
Community Development Director Memo:

City Staff have recently been reviewing the restrictions for car wash facilities in the B-3 General Commercial District.

The intent of the B-3 General Business District is to create an area to serve the commercial and service needs of the general population. The objective is to provide services to both pedestrian and vehicular traffic and to accommodate those businesses which require large areas for off-street parking or generate substantial traffic originating from outside the community.

If is Staff’s belief that the restrictions for car washes in B-3 are unreasonable. Staff is recommending that we modify and eliminate some of the restrictions.

(B) Permitted Uses
In a B-3 General Commercial District, unless otherwise provided in this ordinance, no building or land shall hereafter be erected, used or structurally altered except for one of the following, as well as similar uses:

- Any use permitted in B-1 and B-2 Districts;
- Car washes and automobile service stations provided that:

  (a) The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not cause conflicts with customer vehicles and pedestrian movements.

  (b) The hours of operation shall be limited to 6:00 AM to 10:00 PM, unless extended by the Council as part of the conditional use permit.

  (c) Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and to allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.
(d) A protective canopy (auxiliary canopy) located over pump islands may be an accessory structure on the property and may be located twenty (20) feet or more from the front lot line, provided adequate visibility both on and off site is maintained.

(e) All canopy lighting for motor fuel station pump islands shall be recessed or fully shielded.

(f) Litter Control. The operation shall be responsible for litter control within three hundred (300) feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.

(g) All pumps and any related canopy shall be set back at least three hundred (300) feet from residentially zoned or guided property, unless screened by an intervening building or located across an arterial or major collector roadway from residentially zoned or guided property.

(h) No more than one car wash bay shall be allowed.

(i) The car wash shall be designed to be an integral part of the principal building and may not be a separate freestanding structure.

(j) The site shall provide stacking space for the car wash. The amount of stacking space shall take into account the type of car wash and the amount of time it takes to wash a vehicle. Stacking spaces shall not interfere with parking spaces or traffic circulation.

(k) The exit from the car wash shall have a drainage system which is subject to the approval of the City and gives special consideration to the prevention of ice build-up during winter months.

(l) Neither the car wash nor an accessory vacuum shall be located within three hundred (300) feet of any residentially zoned or guided property, unless completely screened by an intervening building or located across an arterial or major collector roadway from residentially zoned or guided property.

(m) Both the car wash and accessory vacuum shall conform to noise regulations as defined in Section Chapter VI, Performance Standards of this Chapter.

If the Planning Commission is satisfied with these changes, we can hold a public hearing for this amendment at the May Planning Commission meeting.

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

HALLIN MOVED, SECOND BY ERICKSON, TO RECOMMEND TO STAFF TO HAVE A PUBLIC HEARING FOR THE MAY PLANNING COMMISSION MEETING FOR AN ORDINANCE AMENDMENT
FOR B-3 GENERAL COMMERCIAL DISTRICT PERMITTED USES FOR CAR WASH RESTRICTIONS. 
UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

C. Solar Zoning Ordinance
Community Development Director Memo:

The City of Princeton has been working with interested partners to bring community solar to our residents.

Community solar is an electric array that generates renewable energy and/or bill credits to multiple subscribers within the community. Subscribers or program participants, can include local residents, businesses and non-profit organizations. Participating customers pay to subscribe to the program, and in turn, receive a credit on their monthly electric bill based on the solar energy production of the project.

The City of Princeton does not have a solar zoning ordinance and does not address solar anywhere in the Zoning Ordinance.

Staff is recommending a Zoning Ordinance addition. A complete chapter regarding the purpose, definition, requirements and standards, and safety measures are drafted for your review.

Staff is recommending having solar energy farms and solar energy systems as an allowed use in the A-1 and A-2 Agricultural Zones. A conditional use permit would be required for this type of use in MN-1, MN-2, and B-3. It would not be an allowed use with or without a permit in R-1, R-2, and R-3.

If the Planning Commission is satisfied with the addition of a Solar Energy Chapter to the Zoning Ordinance #538, a public hearing will be held at the May Planning Commission meeting.

Background: Tom Hardwick, Lindsay Case, and Chris Schoenherr from Southern Minnesota Municipal Power Agency (SMMPA) gave a presentation to the City Council at their April 6, 2017 Study Session meeting. They are looking at purchasing a 40 acre parcel of land located at 9492 Baptist Church Road that is in A-1 Agricultural District. They would like to have a solar farm at this site with approximately 11,232, 340-watt solar panels with 3.82 MW DC capacity.

Foss said this is a standard Solar Ordinance from the State and is used at state level.

Goenner asked if there are businesses that come and present this solar farm idea to the City.
Foss said M.C. Power’s Solar Farm came to the City and they want to purchase land in the city and have a solar farm.

Reynolds said it is not economy feasible on its own, but you can take advantage of the subsidies where the cost might be somewhat lower. You have to buy shares.

Foss said they are asking for 25% of panels to be spoken for or they will not make the deal to buy the land.

Erickson asked if that would be commercial property.

Foss said it would be left as Agricultural. This would not be rezoned. There is no sewer or water going to this site.

Hallin asked how far off the ground are the solar panels.

Foss believes three feet.

Hallin remembers in years past that the Princeton Public Utilities had to buy some power.

Erickson asked if this site could be used for residential land.

Foss said we would need to have water and sewer running to that area before we want it zoned residential.

Erickson said we need residential land and the Comprehensive Plan supports more residential.

Foss said there is no sewer and water in that area and we would have to go under Hwy. 169 and West Branch Road. So it is not likely that water and sewer will be going to that area. They said the solar panels would expire in twenty years and at that time they could sell the land and then maybe it could be rezoned to residential if sewer and water goes in there.

ERICKSON MOVED, SECOND BY REYNOLDS, TO APPROVE STAFF TO BRING THE SOLAR ZONING ORDINANCE FOR A PUBLIC HEARING AT THE MAY PLANNING COMMISSION MEETING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

COMMUNICATION AND REPORTS:
A. Verbal Report
   1) Reschedule May 15th Planning Commission meeting to May 22, 2017
Foss asked how the Planning Commission would feel rescheduling the May 15th, 2017 Planning Commission meeting for May 22nd, 2017 so she can attend her child’s concert.
HALLIN MOVED, SECOND BY REYNOLDS, TO APPROVE THE PLANNING COMMISSION REGULAR MEETING DATE OF MAY 15, 2017 AND RESCHEDULE IT TO MAY 22, 2017. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

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

REYNOLDS MOVED, SECOND BY ERICKSON, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:27 P.M.

ATTEST:

Victoria Hallin, Chair

Mary Lou DeWitt, Comm. Dev. Assistant