THE MEETING OF THE PLANNING COMMISSION HELD ON OCTOBER 15, 2018,
AT 7:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS

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The meeting was called to order at 7:00 P.M., by Dan Erickson. Members present were Victoria Hallin, Jeff Reynolds, Eldon Johnson, and Scott Moller. Staff present were Robert Barbian (City Administrator) and Mary Lou DeWitt (Comm. Dev. Assistant).

APPROVAL OF MINUTES OF THE REGULAR MEETING OF SEPTEMBER 17, 2018

JOHNSON MOVED, SECOND BY HALLIN, TO APPROVE THE MINUTES OF SEPTEMBER 17, 2018. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

AGENDA ADDITIONS / DELETIONS:

HALLIN MOVED, SECOND BY JOHNSON, TO APPROVE THE AGENDA. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING:

A. #18-12 Variance to allow zero foot setback for links between two buildings at 1705 14th Street South

Community Development Assistant Memo:

BACKGROUND

R.W. Builders, on behalf of Erdman Automation, has submitted a variance application to allow zero foot side yard setback for an addition to have two links that will be connected from the new building west of the current building. This creates a zero setback where the links will be built over the property line which requires a variance. The properties are located at 1705 14th Street South on Lot 1 & 2, Block 2, Princeton Industrial Park Third Addition. The property is zoned MN-1 Industrial District and designated as Industrial on the Future Land Use Plan. The current building is used for production and warehouse and will be the use for the new building also.

The applicant has indicated that the links could be removed in the future if need be. The Ordinance requires a 20 foot sideyard setback and this will be in place for both sites if the links are removed.

ANALYSIS

The Planning Commission approved the Site Plan for the Erdman addition at their September 17, 2018 meeting with the condition that a variance be applied and approved allowing the building links to be built over the property line or the buildings not to be connected.

VARIANCE STANDARDS

A variance shall not be granted by the Planning Commission unless it conforms to the following standards:
1. Is the variance in harmony with the general purposes and intent of the Zoning Ordinance?  
   Comment: Yes, there is a 20 foot setback in place for the current building and proposed building if the links were to be removed.

2. Is the variance consistent with the Comprehensive Plan?  
   Comment: Yes, the links will be in place for industrial production not to be halted due to weather conditions between the two buildings.

3. Does the property owner propose to use the property in a reasonable manner not permitted by the Zoning Ordinance?  
   Comment: Yes, the links are a reasonable use of industrial land and use.

4. Are there circumstances unique to this property not created by the landowner?  
   Comment: Yes, the removable links will give the owner flexibility of selling the new building in the future which will provide possible Industrial Park growth.

5. Will the issuance of the variance maintain the essential character of the locality?  
   Comment: Yes, the current and new building will be used for production and warehouse that is designated in the MN-1 Industrial District.

6. Does the alleged practical difficulty involve more than economic considerations?  
   Comment: Yes, connections are temporary and setbacks are in place if the links are removed.

CONCLUSION

Based upon the above review standards, staff would recommend approval of the variance with the following condition:

1. The two building connections be removed if and when one of the affected lots is sold to a different property owner.

Ron Weyer, said the purpose of the two links is to transport materials from one building to the other. There is garage doors on the back link where if snow were to get in there it can be cleaned out. The only issue if they remove the links is another electrical service would need to be connected to the new link. There will be electrical panels in each link, service would just need to be added to the new building if the links were removed. The new building will have water and sewer hooked up to it.

HALLIN MOVED, SECOND BY JOHNSON, TO OPEN THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

DeWitt gave an overview of the variance being requested. The new building will have a side yard setback of 20 feet, but the link will be crossing the property line, creating a zero side yard.
setback. The new building is in compliance with the Zoning Ordinance without the link. There is one condition that staff would recommend for approval is that the two building connections be removed if and when one of the affected lots is sold to a different property owner. DeWitt went through the variance standards that need to be met if granting the variance.

Barbian said the Site Plan of this new building had been reviewed at their September 17, 2018 meeting. It was approved with conditions and one of those were that a variance would need to be applied for if they want the links. The City Engineer is reviewing the site plans and should have those complete by later this week. The links would need to meet the building codes. If the Planning Commission agrees with the six items of the variance standards, it would be appropriate to approve the variance.

HALLIN MOVED, SECOND BY JOHNSON, TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

HALLIN MOVED, SECOND BY REYNOLDS, TO APPROVE ITEM #18-12 VARIANCE TO ALLOW ZERO FOOT SETBACK FOR AN ADDITION TO BE LINKED IN TWO AREAS TO A CURRENT BUILDING AND A PROPOSED BUILDING AT 1705 14TH STREET SOUTH, LEGAL DESCRIPTION LOT 1 AND LOT 2, BLOCK 2, 407-PRINCETON INDUSTRIAL PARK THIRD ADDITION, PID #90-407-0205 AND #90-407-0210, WITH THE CONDITION THAT THE TWO BUILDING CONNECTIONS BE REMOVED IF AND WHEN ONE OF THE AFFECTED LOTS IS SOLD TO A DIFFERENT PROPERTY OWNER. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

The Planning Commission reviewed the Findings of Fact:
1. Is the variance in harmony with the purpose and intent of the Ordinance? Yes.
2. Is the variance consistent with the Comprehensive Plan? Yes.
3. Does the proposal put the property to use in a reasonable manner? Yes.
4. Are there unique circumstances to the property not created by the landowners? Yes.
5. Will the variance maintain the essential character of the locality? Yes.
6. Does the alleged practical difficulty involve more than economic considerations? Yes.

**DOWN TOWN DESIGN GUIDELINES: (Recommendation on Selection of Architectural Firm)**

Barbian said there were three proposals, WSB Engineering, LHB, and McDonald and Mack. The price range for the quotes were from $11,000 to $50,000. Those that attended the meetings were Sharon Sandberg and Eldon Johnson. LHB and McDonalds were the best proposals. They would like to get more information from McDonald and Mack.

Johnson said McDonald and Mack had done the 2012 downtown survey book and they came in at $12,000 bid. They would just like to get more information from them.

Barbian said they are busy and have not returned the call as of yet.
NEW BUSINESS: None

COMMUNICATION AND REPORTS:
A. Verbal Report
Barbian said the Land Use Plan is being updated and that will be used as a building block for the transportation plan. WSB is working on the City of Princeton Land Use Plan and is also working with Sherburne County on their Transportation Plan. He has spoken with the person from WSB about incorporating the Princeton’s Transportation Plan with this so there is no log jam at the major intersections. The City of Princeton’s Transportation Plan will need to be done and possibly by WSB Engineering. He would ask them for a bid on it. Both the Transportation Plan and the Land Use Plan tie in with the Airport. The Transportation Plan will also determine if connecting 21st Avenue South would be the best area for a connection to the Industrial Park. That is a $2 million project. The connection would not need to be done right away, but give us direction for the future.

B. City Council Minutes for September, 2018
The Planning Commission Board had no comments.

HALLIN MOVED, SECOND BY JOHNSON, TO ADJOURN THE MEETING. UPON THE MOTION, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:36 P.M.

ATTEST:

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Dan Erickson, Chair  Mary Lou DeWitt, Comm. Dev. Assistant