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

APPROVAL OF MINUTES OF REGULAR MEETING ON NOVEMBER 20, 2017
REYNOLDS MOVED, SECOND BY ERICKSON, TO APPROVE THE MINUTES OF NOVEMBER 20, 2017. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

AGENDA ADDITIONS / DELETIONS:
REYNOLDS MOVED, SECOND BY ERICKSON, TO APPROVE THE AGENDA. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING:
A. #17-07 Rezoning from R-3 Multi-family Residential to B-2 Neighborhood Business District located at 501 Smith System Road (Continued)

Community Development Assistant Memo:

At the November 20, 2017 Planning Commission meeting the rezoning request from R-3 Multi-family Residential District to B-2 Neighborhood Business District was reviewed.

The B-2 Neighborhood Business District allows convenience stores of 3,000 square feet or less in gross floor area and not associated with gas station. The proposed Casey’s site would be 4,685 square feet.

*Convenience Stores Definition:* An establishment whose principal business is the sale of foods, beverages, and frozen desserts in a ready-to-eat state in disposable or edible containers for consumption on or off the premises, groceries, and gasoline. Auto repair is not permitted.

*Gas Station Definition:* A place where motor vehicle fuels are sold at retail.

The Planning Commission moved to continue the rezoning request for the December 18, 2017.

Staff believes this site would be better suited in the B-3 General Commercial District where the proposed convenience store and gasoline sales would be an allowed use.

The B-3 District allows automobile service stations and any use permitted in B-1 and B-2 Districts.

*Auto Service Station:* A place where gasoline or any other automobile engine fuel (store only in underground tanks), kerosene, motor oil and lubricants, or grease (for operation of motor
vehicles) are retailed directly to the public on the premises; including the sale of minor
accessories and the servicing or minor repair of automobiles, and may include the sale of
convenience food goods and necessity items. This does not include business side lines such as
trailer rental or discount stores. These would not be included as ordinary service station
activities unless specifically permitted by a conditional use permit.

At the November 20, 2017 Planning Commission meeting the representative present for Casey’s
was okay with the rezoning change to the B-3 District instead. He understood a new public
hearing would need to be published.

Conclusion/Recommendation: Staff recommends the request the Planning Commission
received to the City Council to rezone from R-3 Residential District to B-2 Neighborhood
Business District to be denied.

Jon Schuette, representative for Casey’s gave an overall of the project. There was concern from
the City with semi-trucks backing into the site from Smith System Road. The trucks will come
into the site by the gas pump islands and back up to the loading area. The site plan shows the
storm water pond and we have met the City of Princeton requirements and MPCA
requirements.

Erickson asked if this site is larger than the south Casey’s store site.

Schuette said he is not sure, but this site will have a few more amenities.

Hallin opened the public hearing.

Barbian said the B-3 Zoning District would be better suited for this site. The B-3 District would
give them more options on their land. That is the next item on tonight’s public hearing for B-3
Zoning District and staff has contacted the manager and/or owners of the other three sites to
have them rezoned to the B-3 District. They had questions, but not any concerns with the
rezoning. Those sites would need to be rezoned to B-3 District so this site can be where it is not
spot zoning. He recommends denial of the B-2 Neighborhood Business District and forward to
the City Council.

REYNOLDS MOVED, SECOND BY ERICKSON, TO CLOSE THE PUBLIC HEARING. UPON THE VOTE,
THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

REYNOLDS MOVED, SECOND BY ERICKSON, TO DENY ITEM #17-07 REZONING FROM R-3 MULTI-
FAMILY DISTRICT TO B-2 NEIGHBORHOOD BUSINESS DISTRICT LOCATED AT 501 SMITH SYSTEM
ROAD (#90-004-1205), AND FORWARD THE RECOMMENDATION OF DENIAL TO THE CITY
COUNCIL. UPON THE MOTION, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.
The Planning Commission Board reviewed the Findings of Fact:
1. Is the rezoning consistent with the Princeton Land Use Plan? No.
2. Have there been changes in the character of development in the vicinity? Yes, the zoning is going to change from R-3 to B-3 District.
3. Does the rezoning constitute spot zoning of the property? No.

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

B. #17-10 Rezoning from R-3 Multi-family Residential to B-3 General Commercial District located at 501 Smith System Road
Community Development Assistant Memo:

BACKGROUND
Casey’s Retail Company has submitted an application to rezone their site located at 501 Smith System Road from R-3 Residential District to B-2 Neighborhood Business District for the November 20, 2017 Planning Commission meeting. After review staff recommended B-3 General Commercial District for this site and the three adjacent sites where McDonald’s, Caribou Coffee, and Shopko are located. This is advancing at this time.

Outreach to each of the businesses has occurred with no parties raising objection. In addition all notices required when zoning decisions are conserved have occurred.

ANALYSIS
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.

The Comprehensive Plan and Future Land Use Plan have this area designated as Highway Commercial. Staff has contacted the property owners of McDonald’s (701 Northland Drive), Caribou Coffee (703 Northland Drive), and Shopko (705 Northland Drive) to discuss changing their sites from the B-2 Zoning District to B-3 District. The future site of Kwik Trip had been rezoned to the B-3 District this year and if the remaining sites were rezoned to the B-3 District, it will make it possible to rezone the future Casey’s site to the B-3 District. All sites would fit in the B-3 allowable use and property taxes would not be affected by the zoning change.

CONCLUSION / RECOMMENDATION
Staff would recommend approval of the rezoning from R-3 and B-2 to B-3, based on the following findings:
1. The request is consistent with the Comprehensive Plan and Future Land Use Plan.
2. The request to rezone this property would not greatly affect the integrity of the neighborhood.
Hallin opened the public hearing.

ERICKSON MOVED, SECOND BY REYNOLDS, TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

ERICKSON MOVED, SECOND BY REYNOLDS, TO APPROVE AND RECOMMEND APPROVAL TO THE CITY COUNCIL ITEM #17-10 REZONING FROM R-3 MULTI-FAMILY RESIDENTIAL TO B-3 GENERAL COMMERCIAL DISTRICT LOCATED AT 501 SMITH SYSTEM ROAD (#90-004-1205).

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, zoning is going to change from R-3 to B-3.
3. Does the rezoning constitute spot zoning of the property? No.

C. #17-11 Rezoning three sites from B-2 Neighborhood Business District to B-3 General Commercial District located at McDonalds (701 Northland Drive), Caribou Coffee (703 Northland Drive), and Shopko (705 Northland Drive)
The Kwik Trip site had been rezoned in May, 2017 from the B-2 District to B-3 Zoning District. These three sites connect to the Kwik Trip site and would flow to the proposed Casey’s new building site. All four sites would benefit the rezoning to B-3 General Commercial District. What is permitted in the B-1 and B-2 District is also allowed in the B-3 Zoning District. The B-3 District provides more flexibility for permitted uses.

Hallin opened the public hearing.

ERICKSON MOVED, SECOND BY REYNOLDS, TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

REYNOLDS MOVED, SECOND BY ERICKSON, TO APPROVE AND FORWARD TO THE CITY COUNCIL A RECOMMENDATION FOR APPROVAL TO REZONE FROM B-2 NEIGHBORHOOD BUSINESS DISTRICT TO B-3 GENERAL COMMERCIAL DISTRICT FOR THE FOLLOWING THREE SITES: #90-405-0110 (701 NORTHLAND DRIVE), #90-405-0115 (703 NORTHLAND DRIVE), AND #90-405-0105 (705 NORTHLAND DRIVE). UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. 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, zoning is going to change from R-3 Residential to B-3 Commercial District.
3. Does the rezoning constitute spot zoning of the property? No.
D. #17-08  Variance to allow the required rear yard minimum setback of 30 feet to 17’ 10” feet for new construction in B-3 General Commercial District located at 501 Smith System Road
Community Development Assistant Memo:

BACKGROUND
Casey’s Retail Company has applied for a variance for a rear yard setback that had been introduced at the November 20, 2017 Planning Commission meeting. The public hearing for the variance was continued to December 18, 2017 where the rezoning for the site could be reviewed for the B-3 Zoning District.

ANALYSIS
In the B-3 Zoning District the rear yard minimum setback is 20 feet unless the rear yard setback would be 30 feet when abutting a Residential District. This site abuts a Residential zoned district with the land use of tennis courts so the setback needed would be 30 feet.

The variance that has been applied for rear yard setback of 17 feet 10 inches. The proposed building would be located 12 feet 2 inches from the rear property line.

VARIANCE
The applicant is requesting the variance because the lot is longer north to south than it is east to west. To meet the 30’ required rear yard setback would significantly reduce the buildable space on the lot and impact the available parking and drainage. The west side of the lot is the High School paved trail and tennis courts. Casey’s has agreed to put in additional natural screening in the form of landscaping to help buffer the visual impacts of the rear of the building.

GENERAL VARIANCE REVIEW STANDARDS
Subsection 3.B of Chapter IV outlines the standards for review of a Variance:
1. Is the variance in harmony with the general purposes and intent of the zoning ordinance?  
Comment: Yes, the general purpose and intent of the B-3 District is to create an area to serve commercial and service needs of the general population.
2. Is the variance consistent with the Comprehensive Plan?  
Comment: Yes, the Comprehensive Plan designates this area as Highway Commercial. A convenience store with gasoline sales is consistent with the Highway Commercial designation.
3. Does the property owner propose to use the property in a reasonable use of a commercial property alongside a major highway.  
Comment: No, a convenience store with gasoline sales is reasonable use of a commercial property alongside a major highway.
4. Are there circumstances unique to this property not created by the landowner?  
Comment: Yes, because of the unique shape of this property, a variance is needed to get the full use of the site.
5. Will issuance of the variance maintain the essential character of the locality?
Comment: Yes, the issuance of a variance to allow a convenience store with gasoline sales will maintain the essential character of the locality as it is within the Highway Commercial District.

6. Does the alleged practical difficulty involve more than economic considerations?

Comment: Yes, the request for this variance is due to the unique shape of the lot. Granting the variance will allow the applicant to maximize space and is appropriate land use.

CONCLUSION
It is staff’s recommendation to approve the request for a variance for rear yard setback of 17 feet 10 inches.

Barbian said the site plan has been reviewed and found it to be reasonable to grant the variance. The west side of the lot is the High School paved trail and tennis courts.

Hallin opened the public hearing.

Hallin asked if changing the setbacks if that made the storm water pond larger.

Schuette said the impervious material coverage meets the Ordinance requirements and the pondage did not need to be larger for this site.

ERICKSON MOVED, SECOND BY REYNOLDS, TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

ERICKSON MOVED, REYNOLDS SECOND, TO APPROVE ITEM #17-08 VARIANCE TO ALLOW THE REQUIRED REAR YARD MINIMUM SETBACK OF 30 FEET TO 17’ 10” FEET FOR NEW CONSTRUCTION IN B-3 GENERAL COMMERCIAL DISTRICT LOCATED AT 501 SMITH SYSTEM ROAD (#90-004-1205). UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

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

The Princeton Planning Commission decision was to approve.

OLD BUSINESS: None
NEW BUSINESS:
A. Casey's Site Plan Review at 501 Smith System Road
Community Development Assistant Memo:

BACKGROUND
Casey's Retail Company has submitted a Site Plan application for the construction of a convenience store with fuel sales. The site location is 501 Smith System Road. The proposed building consist of 4,685 square feet and ten fueling positions.

PARKING
The proposed 20 parking stalls meet the Ordinance standards for stall sizes and aisle widths. The proposed parking plan included 19 standard stalls, 1 handicapped stall. There will be ten available spaces at the fuel pumps.

LANDSCAPING
The proposed landscape plan includes all required components including details of all proposed vegetative landscaping materials, non-vegetative landscaping and screen materials, planting and construction schedule. All areas disturbed during construction shall be restored as soon as possible. Seeding and/or sodding shall occur according to code.

BUILDING MATERIALS
The exterior of the building is to be constructed with stone veneer, brick and stucco.

VARIANCE
Casey's has applied for a Variance for rear yard setback of 17 feet 10 inches instead of the required 30 foot setback. Upon the Planning Commission’s approval, the setback would result in the proposed building would be located 12 feet 2 inches from the rear property line.

SIGNAGE
The plans show a 35 foot pylon sign on site. The regulations for B-3 Zoning District allow up to a 150 square foot maximum sign area and 60 feet in maximum height, so the height of this sign does meet zoning requirements. There was no additional information on the signage; such as the pylon sign needs to have ten foot clearance between grade levels and the bottom of the sign, the signage must be a minimum of 15 feet from any surrounding buildings or structures, and not extend over public sidewalks or streets. There shall be no more than one pylon sign per lot. Engineered plans for the pylon signage will need to be submitted with a building permit and approved prior to installing.

There has not been any wall signage submitted at this time. The signage will follow Zoning Ordinance requirements and be reviewed and approved with a building permit prior to installing.

CITY ENGINEER
The City Engineer has reviewed the Site Plan application in regards to traffic analysis, grading
and erosion plan, utilities, and storm water management. The issues have been addressed are conditions of approval and must be addressed prior to the Building Permit issuance.

**RECOMMENDATION:** Staff would recommend approval of the Site Plan with the following conditions:

1. That the variance requested be approved.
2. Sidewalk be constructed by the Developer along Smith System Road from Hwy. 29 to west edge of property linked to the School trail.
3. The plans reflect the conditions and conclusions of the City Engineer.
4. A building permit for the pylon sign and wall signs meet the ordinance, be approved by staff and the Building Inspector issue a permit prior to installation of any and all signage.
5. All necessary permits shall be applied for and approved prior to construction, including, but not limited to: building, water access charge (WAC), and sewer access charge (SAC).
6. A Fire Key Box be placed on the building in coordination with the Fire Inspector.

Jon Schuette representative for Casey’s, said they have reviewed the conditions in the City memo and everything is acceptable with them. They had the sidewalk extending to the school parking lot in the original plans and took it out because they would have to remove a large oak tree. If the City wants to have the sidewalk extended, they will do that.

Barbian said the sidewalk should be connected to the trail and the tree will have to be removed.

Erickson said he likes the safety process of having a sidewalk from the High School to Casey’s.

Barbian said there is a sidewalk in front of the site, but it would be good to have one that follows to the northwest of the site along Smith System Road.

**ERICKSON MOVED, SECOND BY REYNOLDS, TO APPROVE THE SITE PLAN REVIEW FOR CASEY’S CONVENIENCE STORE LOCATED AT 501 SMITH SYSTEM ROAD (#90-004-1205) WITH THE FOLLOWING CONDITIONS:**

1. THAT THE VARIANCE REQUESTED BE APPROVED.
2. SIDEWALK BE CONSTRUCTED BY DEVELOPER ALONG SMITH SYSTEM ROAD FROM HIGHWAY 29 WEST EDGE OF PROPERTY LINKED TO THE SCHOOL TRAIL.
3. THE PLANS REFLECT THE CONDITIONS AND CONCLUSIONS OF THE CITY ENGINEER.
4. A BUILDING PERMIT FOR THE PYLON SIGN AND WALL SIGNS MEET ORDINANCE, BE APPROVED BY STAFF, AND THE BUILDING INSPECTOR ISSUE A PERMIT PRIOR TO INSTALLATION OF ANY AND ALL SIGNAGE.
5. ALL NECESSARY PERMITS SHALL BE APPLIED FOR AND APPROVED PRIOR TO CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO: BUILDING, WATER ACCESS CHARGE (WAC), AND SEWER ACCESS CHARGE (SAC).
6. A FIRE KEY BOX BE PLACED ON THE BUILDING IN COORDINATION WITH THE FIRE INSPECTOR.
Barbian said the impact on Smith System Road and Rum River Drive they have been reviewing with a traffic study. The cooperation was very good with Casey’s Engineer and ours. The traffic problem is during the morning and afternoon with the high school. The conclusion is the city has to look at what our traffic system will be five to ten years down the road. They are looking into that and the infrastructure during the Comprehensive Plan Review. This project points out the identified need and will shape it for the future.

UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

B. Crystal Cabinets Addition Site Plan Review
Community Development Assistant Memo:

BACKGROUND
Crystal Cabinet’s has submitted a Site Plan Review for an addition of 22,500 square feet to their existing facility located at 1100 Crystal Drive. The location of the addition will be on the northeast rear corner of their existing building. The planned addition is for additional manufacturing space and will include the purchase of additional equipment for production capabilities. The project will include a new concrete loading dock, adjacent bituminous pavement and a gravel fire land along with the new building addition.

The property site is zoned MN-1, Industrial and designated as Industrial on the Future Land Use Plan and Comprehensive Plan.

ANALYSIS
The site is located between Rum River Drive South and 14th Avenue South. This site has two parcels; the parcel with the current building and proposed addition has 19.68 acres and vacant land to the north of the site is 14.35 acres, total acreage is 34.03.

The existing area of interest or proposed addition area has three discharge points: overland flow into the existing regional pond, overland flow into the MnDOT ditch by State Highway 169 northeast of the property, and sheet flow into curb & gutter that flows to the south from the proposed building addition.

The site plan illustrates relocating a drive-in high speed door to the new east wall, relocating the existing dock door to the east along with capabilities for adding additional docks in the future.

Parking
The parking stalls are 9’ x 18’ with 26’ isles. The provided amount is 285 stalls for the manufacturing portion, 24 stalls for the office portion which would require 309 stalls and the applicant provides 616 stalls.
Landscaping
Green space is provided on the north of the addition and also a section to the east which totals 5,664 square feet. The Zoning Ordinance states that landscaping for modification or expansion of a building or improvements to a site affect greater than 10% of the existing non-residential structure or site, and/or when there is a change in land use. This addition will be under the 10% expansion of the building, and appropriate screening and buffering is present.

Signage
If the applicant would like additional signage, that will need to follow the Zoning Ordinance requirements. A Building Permit would need to be approved prior to installation.

Building Materials
The addition will be constructed of similar materials to the existing building (metal wall panels, structural steel, adhered EPDM roofing) with the colors matching the existing. Once the building is enclosed, the existing wall panels will be removed opening the new space to the existing.

City Engineer
The City Engineer has reviewed the site plan application and the areas of concern, storm water, elevations, grading, utilities, etc. The City Engineer’s concerns have been addressed and met for final approval of the Site Plan.

CONCLUSION
Based upon the review standards, City staff would recommend approval of the Site Plan Review for the proposed addition for Crystal Cabinets, subject to the following conditions:
1. All necessary permits shall be applied for and approved prior to construction, including, but not limited to: building and signage.
2. An escrow shall be submitted in an amount of $5,000 to ensure the project is finalized and consultant fees are covered.

Chris Rice, (Rice Company) was present to discuss the Crystal Cabinets Site Plan Review. Rice said the addition is on the northeast side of Crystal Cabinets building. The existing wall between the building and addition will come down. There will be two loading docks and a fire road.

Barbian said the last addition was in the 1990’s. We did request a fire hydrant be put in for fire protection and also requested a deposit. Rice Company and Crystal Cabinets was a treat to work with on this addition.

ERICKSON MOVED, SECOND BY REYNOLDS, TO APPROVE CRYSTAL CABINETS SITE PLAN REVIEW FOR THE 22,500 SQUARE FOOT ADDITION AT 1100 CRYSTAL DRIVE. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.
C. Land Donation, Lots 3-6, Block 58, Original Townsite

Community Development Assistant Memo:
Marguerite Welin would like to donate Lots 3-6, Block 58, Original Addition to the City of Princeton. This is vacant land that is south of the Public Works garage site and west of Pioneer Park. To the east is residential property.

This site is in the Floodplain and Wild & Scenic District, therefore very restricted for the use. This land could be beneficial to the City with Pioneer Park abutting it. The donation of the property is unconditional and the City of Princeton is free to utilize the property in any manner it deems to be a public benefit.

City of Princeton staff has discussed the proposed land donation and would recommend the Planning Commission approve and forward recommendation of approval to the City Council. The City Council would review the donation and if approved, the action would require the Council to pass a resolution.

ERICKSON MOVED, SECOND BY REYNOLDS, TO APPROVE AND FORWARD THE RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL TO ACCEPT THE LAND DONATION OF LOTS 3-6, BLOCK 58, ORIGINAL TOWNSITE, DESIGNATED AS PARK LAND. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

COMMUNICATION AND REPORTS:
A. Verbal Report
1) Reschedule the January and February meetings
Community Development Assistant Memo:

Each year the Planning Commission reschedules their January and February Planning Commission meeting in observance of Martin Luther King Jr. Day and President’s Day.

In the past the Planning Commission Board decides what meeting date would work best for them, if it is the Tuesday after or the following Monday. With the School District now sharing the Council Room, their School Board meetings are held the Tuesday after the Planning Commission meeting.

If the Planning Commission Board is in agreement, the date change will be for the following Monday’s: January 22, 2018 and February 26, 2018.

ERICKSON MOVED, SECOND BY REYNOLDS, TO APPROVE THE RESCHEDULING OF THE PLANNING COMMISSION BOARD MEETINGS TO JANUARY 22, 2018 AND FEBRUARY 26, 2018 IN OBSERVANCE OF MARTIN LUTHER KING JR. DAY AND PRESIDENT’S DAY. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.
2) Revisit C.U.P. allowing operation of a facility that offers treatment and services with housing at 1101 5th Street North

DeWitt informed the Planning Commission Board that on November 21st, 2016 they approved a Conditional Use Permit to allow the operation of a facility that offers treatment and services with housing for up to 15 adult men in the R-3 Multiple Family District at 1101 5th Street North. City Hall has gotten a few complaints about the need for a smoking area and screening. The conditions of the Conditional Use Permit are; a privacy fence needs to be installed for a smoking area, priority on regional screening for locals, an annual review with the applicant and city staff, and transportation provided for the residents to go to meetings and doctor appointments.

Barbian said he believes we can handle this in house where staff meets with the owner and finds solutions for these issues. If the owner does not cooperate, steps can be taken for the removal of the Conditional Use Permit.

The Planning Commission was okay with staff addressing the issues with the property owner.

Barbian mentioned the TIF District and possibilities of using those funds in the City of Princeton. He plans to talk to the EDA Board and vacant spaces downtown and what they have for thoughts in that. The Comprehensive Plan review is coming forward to the City Council and there is still time for comments from the public and Boards.

Hallin asked if there is a sunset date for TIF Districts.

Barbian said environmental, housing or Small Cities does have time frames. He would be happy to discuss TIF with the Planning Commission. It is good to utilize with the infrastructure needs and utility cost. Like CSAH #29 and Rum River Drive South. He likes to use TIF if there is area where the land will be developed and we could use TIF to help with the funding of infrastructure needs.

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

ERICKSON MOVED, SECOND BY REYNOLDS, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 8:04 P.M.

ATTEST:

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