The meeting was called to order at 7:00 P.M., by Jeff Reynolds. Members present were Faith Goenner, Jules Zimmer, and John Roxbury Jr. (Princeton Township Representative). Staff present were Jolene Foss (Comm. Dev. Director) and Mary Lou DeWitt (Comm. Dev. Assistant).

**APPROVAL OF MINUTES FROM THE REGULAR MEETING ON NOVEMBER 21, 2016**
Zimmer moved, second by Goenner, to approve the minutes of November 21, 2016. Upon the vote, there were 3 ayes, 0 nays. Motion carried.

**AGENDA ADDITIONS / DELETIONS:**
Zimmer moved, second by Goenner, to approve the agenda. Upon the vote, there were 3 ayes, 0 nays. Motion carried.

**PUBLIC HEARING:**
A. B-3 Commercial District for Mini Storage Ordinance Amendment
An Ordinance amending the Zoning Ordinance Chapter V (Zoning District), Section 10 of the B-3 General Commercial District Zoning Ordinance in order to amend the regulations regarding mini storage facilities permitted by the issuance of an Interim Use Permit to be changed to the issuance of a Conditional Use Permit from City of Princeton Zoning Ordinance #538.

Section added:

Section 1, Item C, Conditional Uses
- Mini-storage facilities, including exterior and interior only accessible facilities provided that:
  (a) No building to exceed 4,000 square feet with no more than 4 buildings per site.
  (b) No site shall be closer than 1,000 feet from another mini-storage facility.
  (c) No buildings shall be closer than 50 feet from a neighboring residential zone.
  (d) Units are to be used for dead storage only. Units are not to be used for retailing, auto repair, human habitation, or any commercial activity. Storage of any flammable or hazardous material is prohibited.
  (e) No outdoor storage is permitted.
  (f) The facility shall be secured by either the walls of the structure and/or fencing. All doors on the units shall face inward and away from the street.

Foss is requesting that we remove this item from the agenda until more research can be put into it. A moratorium is in action now for six months on mini storages. She is looking into allowing them in B-3 District or maybe allowing them in Industrial.
Zimmer moved, second by Goenner, to remove from the public hearing the ordinace amending B-3 Commercial District for mini storage from the agenda so staff can do more research on this. Upon the vote, there were 3 ayes, 0 nays. Motion carried.

B. R-2 Residential District Lot Width Ordinance Amendment
An ordinance amending the Zoning Ordinance Chapter V (Zoning Districts), Section 5 of R-2 Residential District Zoning Ordinance allowing lot width that creates a non-conforming lot in specifically defined circumstances from City of Princeton Zoning Ordinance #538.

The added item to the amendment:
5. Lot width could be subject to variance by Planning Commission when there are conditions that prevent meeting the lot width requirement such as existing structures, preservation of a natural feature or to avoid a natural feature that may cause problems in the future (steep slopes, wetlands, water courses).

Foss said that this was discussed at the last Planning Commission meeting. The proposed amendment has the criteria that is for the change.

Reynolds opened the public hearing. There was no one in the audience present.

Zimmer moved, second by Goenner, to close the public hearing. Upon the vote, there were 3 ayes, 0 nays. Motion carried.

Zimmer moved, second by Goenner, to approve and forward to the City Council Ordinance No. 744 amending the Zoning Ordinance Chapter V (Zoning Districts), Section 5 of R-2 Residential District Zoning Ordinance allowing lot width that creates a non-conforming lot in specifically defined circumstances from City of Princeton Zoning Ordinance #538. Upon the vote, there were 3 ayes, 0 nays. Motion carried.

C. R-1 and R-2 Residential District Rear Yard Setback Ordinance Amendment
An ordinance amending the Zoning Ordinance Chapter V (Zoning Districts), Section 5 of the R-1 and R-2 Residential District Zoning Ordinance allowing rear yard setback at 15 feet when measured from a rear attached garage from City of Princeton Zoning Ordinance #538.
This Ordinance amendment will be for attached garages that are built at the rear of the property. Instead of a 30 foot setback, it would be a 15 foot setback.

Reynolds opened the public hearing. There was no one in the audience present.

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

GOENNER MOVED, SECOND BY ZIMMER, TO APPROVE AND FORWARD TO THE CITY COUNCIL ORDINANCE NO. #745 AMENDING THE ZONING ORDINANCE CHAPTER V (ZONING DISTRICTS), SECTION 5 OF THE R-1 AND R-2 RESIDENTIAL DISTRICTS ZONING ORDINANCE ALLOWING REAR YARD SETBACK AT 15 FEET WHEN MEASURED FROM A REAR ATTACHED GARAGE FROM THE CITY OF PRINCETON ZONING ORDINANCE #538. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

OLD BUSINESS: None

NEW BUSINESS:
A. B-2 Business District Pole Building Clarification
Foss said that it came to our attention when allowing for alternative building materials that it was not stated that it was not prohibited or allowed. It should state that it is prohibited in B-2 Zoning District and she will bring the language next month and the following month a public hearing will be held.

COMMUNICATION AND REPORTS:
A. Verbal Report
Foss did not have a verbal report.

B. City Council Minutes for November, 2016
Goenner mentioned that she read on the City Council minutes that it will be brought to the Planning Commission to look at rezoning Aero Business Park to mixed use.

Foss said she will bring that the Planning Commission down the road for review.
ZIMMER MOVED, SECOND BY GOENNER, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:11 P.M.

ATTEST:

________________________________________  ______________________________________
Jeff Reynolds, Chair                       Mary Lou DeWitt, Comm. Dev. Assistant