THE MEETING OF THE PLANNING COMMISSION BOARD HELD ON JULY 17, 2017, AT 7:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS

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 Jolene Foss (Comm. Dev. Director) and Mary Lou DeWitt (Comm. Dev. Assistant).

APPROVAL OF MINUTES OF THE REGULAR MEETING ON JUNE 19, 2017

REYNOLDS MOVED, SECOND BY ERICKSON, TO APPROVE THE MINUTES OF JUNE 19, 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:

None

OLD BUSINESS:

None

NEW BUSINESS:

A. WSB Comprehensive Plan Review

Molly Patterson-Lundgren (WSB Engineer) introduced herself and said she has been working on the City Comprehensive Plan and had met with the Planning Commission Board in March 20, 2017 and now would like to go over the draft chapters of the plan.

The population analysis was completed in 2014 for East Central Regional Housing by the Maxfield Research Firm and then another source that was used from the State census information in 2015. There is a 200 population difference between the two. The State does their census information every ten years. The plan is to put the two together where the population is clarified better.

The market area includes the City of Princeton, Greenbush Township and, Princeton Township. Baldwin Township is south of the City and is on its own market area. Princeton is comparable in size to Becker, Zimmerman, and Isanti, about half the size of Big Lake. The data looks at the number of households and the persons per households. We have seen a decrease in the number in each household.

The median household income in Princeton is $37,304 which is significantly lower than to the median household incomes for Mille Lacs and Sherburne County and the statewide median household income rate. A high poverty rate remains a concern for the City of Princeton, whose rate of those living below the poverty line is 12.5 percent. That rate is 0.3 percent higher than
the Mille Lacs County rate, 4.6 percent higher than the Sherburne County rate, and 1.2 percent higher than the statewide poverty rate. The City might consider prioritizing policies whose goal is reduction of poverty or increasing economic independence and resilience of Princeton households.

An analysis of the occupations for the employed population that lives in Princeton reveals that the predominant professional realm for the working population is educational services, health care, and social services. The second largest occupation type is manufacturing. It should be noted that the employed population of Princeton may or may not work within the City of Princeton. The inflow-outflow analysis of the city reveals that only about 14 percent of people who work in Princeton actually live in Princeton. The vast majority of people who work in Princeton live outside the city and travel to Princeton for their job, and another 1,183 people live in Princeton, but work outside the city.

Hallin asked if the State Demographer’s census for Princeton is 200 higher in population than Maxfield came up with.

Patterson-Lundgren said yes.

Foss said that on page eight the graph shows that Big Lake has grown the most in the surrounding areas. The colors in the graph blend so that should be fixed.

Patterson-Lundgren will fix that where it is clarified better. The housing needs analysis is from the Maxfield study. They are projecting out till 2025 and Patterson-Lundgren asked the Planning Commission if they want the study further out.

Foss said ten years would be good enough.

Patterson-Lundgren will do another projection to 2030. In Princeton, 61 percent of households are in what is considered “family households”, where at least two related people live together in a home. They are showing a higher demand for rental in the future. If there is a higher level for rentals you then will not see single family built. The older homes will be turned into rentals. You need to think about keeping the older neighborhoods in good condition. Patterson-Lundgren said when she was here in March, the Planning Commission talked about what type of housing would be good here. She showed a map of a few areas that would be a nice housing development. The one on the north end of town is in Princeton Township and is 17 acres. If this were annexed in, she suggest about six units per acre. It just depends on what size of lots is platted. On the south end of town there is a 65 acre parcel suitable for housing development. There are some wetland areas on the property and a cluster development may be appropriate to avoid these features which might provide a nice open space amenity incorporated in parks or trials for the neighborhood. At a medium density, approximately 650 units might be developed here. Types of housing here could include a mix of twin, townhomes, and multi-family apartments or condominiums.
Erickson said that property may be a possible area for manufactured homes.

Foss questioned if we want manufacture homes there.

Erickson said the owner of Sherburne Mobile Home Park is interested in expanding to the land across the street from the mobile home park. He did have the sewer and water fixed in his mobile home park and is able to hold more mobile homes in there also.

Patterson-Lundgren said it is good the Planning Commission is looking outside the box. We have plenty of land in the two locations for the next ten years and then the existing land available and even some downtown. The material for tonight will be narrowed down with the density and development in areas.

Erickson asked if the road that curves by the wastewater treatment plant could be reopened.

Foss said City staff said if the area by there were to be developed, the road could be reopened.

Patterson-Lundgren said options for other housing ideas would be using the buildings for sale downtown with retail on the bottom and housing on the top. Replacing the strip commercial development with more vertical mixed use would help provide a greater intensity of use. A mixed-use building which has commercial on the first floor and housing on upper levels would create a larger customer base for downtown businesses and could be designed in a way that reestablishes the feeling of the old downtown. Bringing the structures closer to the street and incorporating parking areas in the rear or internal to the block would further help reestablish the feeling of the old downtown. Development in this area should also be mindful of pedestrian connectivity to the river and to adjacent historic buildings, primarily on the west side of Rum River Drive.

Erickson said on the west side of Rum River Drive has housing on top and the problem is resident parking. So that would not work here.

Patterson-Lundgren said the example of the existing land use map is a sample. She will have Foss look at it. She really wants the focus on the Future Land Use map. She has some new land use plans. Residential is low density, medium and higher. She is suggesting that we keep mixed use. She combined the schools, churches and such as one district. Many Comprehensive Plans she works on have connectivity and she will work that in. We have goals to complete the pedestrian and trail systems along with automobile routes for future use. She will have those in her next draft.

Foss said to have a two mile growth boundary in the Future Land Use map. It will be helpful to have those in if anyone were to annex into the city.

Patterson-Lundgren said she will put that in. It will just be a line on the map as intentional land use in the townships.
COMUNICATION AND REPORTS:
A. Verbal Report
There was no verbal report.

B. City Council Minutes for June, 2017
The Planning Commission Board had no comments on the City Council minutes.

REYNOLDS MOVED, SECOND BY ERICKSON, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 8:59 P.M.

ATTEST:

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