



**DRAFT**

**THE MEETING OF THE PLANNING COMMISSION HELD ON APRIL 20, 2020 VIA ZOOM,  
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 Eldon Johnson, Jeff Reynolds, Victoria Hallin. Staff present were Robert Barbian (City Administrator), Stephanie Hillsheim (Comm. Dev. Specialist), and Mary Lou DeWitt (Comm. Dev. Zoning Specialist).

Absent was Scott Moller.

**APPROVAL OF MINUTES OF THE REGULAR MEETING ON MARCH 16, 2020**

HALLIN MOVED, SECOND BY JOHNSON, TO APPROVE THE MINUTES OF MARCH 16, 2020. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

**AGENDA ADDITIONS / DELETIONS:**

DeWitt requested to add the north Casey’s pylon sign on the agenda under New Business, Item C.

HALLIN MOVED TO APPROVE THE ADDITION OF THE NORTH CASEY’S PYLON SIGN TO THE AGENDA UNDER NEW BUSINESS, ITEM C, SECOND BY JOHNSON. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

**PUBLIC HEARING:**

**A. Vacation for a portion of Golf Club Road**

Mary Lou DeWitt, Comm. Dev. Zoning Specialist Memo:

**REQUEST**

Todd Olin, Sambatek on behalf of James & Amada Berglund, owner of the property and the Golf Club have applied for a Vacation of a portion of the Golf Club Road (Judicial Road) along with a Final Plat application, and a Site Plan Review to construct a restaurant and brewery.

**CONCLUSION**

The Planning Commission in the past has held the public hearing for Vacation applications, but the State Statue 412.851 has the City Council hold the public hearing. The Planning Commission will review the Vacation application and can motion to forward the application review for final decision to the City Council. The Council’s public hearing will be held on May 14<sup>th</sup> with new public hearing notices sent out to property owners 350 feet from the site.

\*\*\*\*\*End of Vacation Section of Memo\*\*\*\*\*

REYNOLDS MOVED, SECOND BY HALLIN TO OPEN THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

Todd Olin said when they did a search on the Judicial Road the road went to the east to the river and some in the river and what they are doing now is house cleaning by clearing up 45 feet from the west. There is an existing storm drain that is from 4<sup>th</sup> Avenue to Golf Club Road. The vacation will keep the drainage ditch easement, but the right-of-way will go away. The new

easements will be recorded when the replat is done. The utilities and such will be put in the final plans between now and City Council meeting. Keith Butcher at the Public Utilities and the Public Works Department did not have anything major that would hold up the Final Plat approval.

Trevor Karsky, 504 4<sup>TH</sup> Avenue South, who joined via Zoom was asked if he had any questions and he said he was there just for information and did not have any comments.

Barbian said it is a couple of outlots in here and utility issues that have been more involved. It is appropriate for the Planning Commission to recommend to the Council to approve for the final plat and site plan approval.

HALLIN MOVED, SECOND BY JOHNSON, TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

JOHNSON MOVED, SECOND BY HALLIN, TO RECOMMEND APPROVAL OF THE PARTIAL VACATION OF GOLF CLUB (JUDICIAL ROAD) TO THE CITY COUNCIL WITH THE CONDITION OF THE FINAL PLAT APPROVAL. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

The Planning Commission Board reviewed the Findings of Fact:

1. Will the vacation of the easement reduce the access to provide sewer and water utilities to adjoining property? No.
2. Will the easement vacation cause problems to the surrounding neighborhood in the form of storm water runoff? No.
3. What if any impact be against the surrounding area in regard to the vacation of easement?  
No

**OLD BUSINESS:** None

**NEW BUSINESS:**

**A. Final Plat and Site Plan Review for the Golf Course Restaurant & Brewery**

Mary Lou DeWitt, Comm. Dev. Zoning Specialist Memo:

**Final Plat Review**

The Planning Commission approved the Preliminary Plat on March 26, 2020, and forward to the City Council to review on March 26<sup>th</sup>. The City Council did approve the Preliminary Plat with the conditions and recommended they move forward with the Final Plat.

The City Engineer reviewed the Final Plat plans and has a few concerns that need to be addressed.

1. The existing sanitary sewer line remaining underneath the proposed patio. She has provided options that they either relocate the existing sewer line within a new easement or shift the building so the patio will not be located over the sewer.

2. Information on the existing stormwater easement will need to be provided and remain in place.

3. A trail will be necessary alongside the existing stormwater ditch to provide access for maintenance purposes with an easement to the river to allow pedestrian traffic river access under City park rule enforcement for the trail.

4. The Princeton Public Utilities is requesting a watermain loop to be completed with the project and has offered to offset the additional cost. The PUC would also like to see the watermain be looped on the southside of the building and be located alongside the existing sanitary sewer. Additional easement will be necessary north of the road right of way proposed to be vacated for the watermain.

5. In regards to the stormwater, the plan proposes replacing a culvert that is a part of drainage swale. The plan needs to ensure no detrimental impacts of this, including rate implications to Rum River, HWL changes.

6. The plan proposed grading in this swale, plan needs to ensure the swale remains stable during and after constructions.

7. The plans include extending the two parallel pipes that convey the large portion of he City. There are concerns with proposing pipe to pipe connections for these.

8. The project proposes a sedimentation basin to treat runoff from the site's impervious. City Ordinances require infiltration of runoff where feasible. Applicant needs to provide soil borings to confirm soil types and feasibility of infiltration.

9. The project is located in Zone AE Floodplain. Plans need to show floodplain elevation and extents and must be in accordance with City's Floodplain Ordinance and WRMP, no net fill.

10. Report indicates rates are met in aggregate, but not to specific wetlands. May need to see if this is acceptable which may depend on type of wetland.

11. Additional items related to grading, stabilization, details, modeling, will be still need to be reviewed and okayed by the City Engineer.

## **CONCLUSION**

The Final Plat review that will be presented at the April 20<sup>th</sup> meeting should address staff's concerns.

- 1) City Engineer comments on storm water options be approved and sown on the final plat.
- 2) Existing stormwater easement is to remain and information to the City Engineer approved.
- 3) Trail access easement with gravel or similar product alongside the existing stormwater ditch for pedestrian traffic for river access.



- 4) Princeton Public Utilities request a watermain to be looped on the southside of the building be located alongside the existing sanitary sewer.
- 5) Additional watermain looping be completed with this project and PUC will share in the cost.
- 6) City Engineer approval on the drainage swale where no impacts rate implications to the Rum River and HWL changes.
- 7) Grading of the swale needs to ensure the swale remains stable during and after construction.
- 8) Applicant needs to provide soil borings to confirm soil types and feasibility of infiltration.
- 9) Confirmation of the two parallel pipes being extended approved by the City Engineer.
- 10) City Engineer approve the plans showing floodplain elevation and extents, no net fill.
- 11) Approval from the City Engineer on the wetland aggregate rates in all platted wetland area.
- 12) Future review and approval of the grading, stabilization, details, modeling by City Engineer.
- 13) Golf Club Road (Judicial Road) vacation approved by the City Council.
- 14) Calculations of brewery product going into the sewer system.
- 15) Long term agreement for shared parking and maintenance between the two sites.

#### **RECOMMENDATION**

The Final Plat application can be tabled or recommended to the City Council for approval with the following conditions:

The existing sanitary sewer line be relocated within a new easement, shift the building so the patio will not be located over the sewer or as proposed by the Developer, lift in place with a new easement for a future line, with the added provision by the City staff that a waiver of liability be provided to the City should damage occur to the building, property and business when work occurs. This being of a form acceptable to the City Attorney.

- 1) City Engineer comments on storm water options be approved and shown on the final plat.
- 2) Existing stormwater easement remain and information being provided to the City Engineer approved.
- 3) Trail access easement with gravel or similar product alongside the existing stormwater ditch for pedestrian traffic for river access.
- 4) Princeton Public Utilities request of a watermain to be looped on the southside of the building in a new easement.
- 5) Additional watermain looping be completed with this project and PUC will share in the cost.
- 6) City Engineer approval on the drainage swale where no impacts rate implications to the Rum River, HWL changes and access to the ditch to the river be present in the form of an easement for maintenance.
- 7) Grading of the swale needs to ensure the swale remains stable during and after construction.
- 8) Applicant needs to provide soil borings to confirm soil types and feasibility of infiltration.
- 9) Confirmation of the two parallel pipes being extended approved by the City Engineer.
- 10) City Engineer approve the plans showing floodplain elevation and extents, no net fill.
- 11) Approval from the City Engineer on the wetland aggregate rates in all platted wetland area.
- 12) Future review and approval of the grading, stabilization, details, modeling by City Engineer.

- 13) Golf Club Road vacation approved by the City Council.
  - 14) Calculations of brewery product going into the sewer system.
  - 15) Long term agreement for shared parking and maintenance between the two sites.
- \*\*\*\*\*End of Final Plat Section of Memo\*\*\*\*\*

Todd Olin said some of the details they are working on such as the easements are being worked on before it comes to the City Council. He understands there are conditions that will have to be made. All dashed lines on the property are the easements he is dealing with. The ditch that is there will be maintained. They are working with Princeton Public Utilities on the watermain easement and going south of the building and then heading north. There will be a loop system put in which will be much better and more reliable. There are some easements going around the perimeter of the building. This allows grading and drainage which will give a buffer from other properties for drainage not to go on their property. More details will be worked out with City staff tomorrow. They plan to have lesser conditions once this goes to the City Council.

Hallin noted there are 15 conditions that need to be met.

Olin said that it is their goal to reduce the conditions before this goes to the Council. Technical issues that will be addressed. Those are not uncommon.

Barbian said that there are a number of technical items that are being addressed and worked out. Those adjustments will be made prior to approval. The most recent comments and one item is the sewer line that has been discussed on whether or not the sewer line should be moved from under the patio. The City Attorney will put a waiver together for liability issues if this stays under the patio and if something were to happen with that sewer and the City has to repair or reroute it where the City is not liability for damage to the property. The ditch gets a lot of erosion and that should be looked at for future to reduce the erosion. Make sure there is a maintenance easement in place to maintain the ditch and a major storm water project may need to be done in the future. They are keeping the building where it is and sewer line stays, but they grant a liability exclusion to repair or move the sewer in the future if it needs to be rerouted.

Hallin said if someone else buys this property in the future that new owner will have that responsibility.

Barbian said yes.

Erickson commented that when the roundabout was put in on the south end of the city, there was an easement by Princeton Auto Center that had to be addressed and that had been worked out well last summer with the PUC having to move the sewer and water lines there.

Barbian said storm water easement that is the big ditch. That will be a major project if we do not have access in place now.

Olin will put something together where it is. The City also wants river access for canoeing to the river. The owner of the property can agree with what occurs there for the right-of-way. The conditions are in the memo of recommend of 15 items.

Hallin likes the pictures of the site and the interior. Princeton needs this.

HALLIN MOVED, SECOND BY REYNOLDS, TO APPROVE THE FINAL PLAT OF THE PROPOSED RESTAURANT AND BREWERY FOR THE PRINCETON GOLF COURSE AND FORWARD TO THE CITY COUNCIL WITH RECOMMENDATION OF FINAL APPROVAL WITH THE FOLLOWING CONDITIONS:

THE EXISTING SANITARY SEWER LINE BE RELOCATED WITHIN A NEW EASEMENT, SHIFT THE BUILDING SO THE PATIO WILL NOT BE LOCATED OVER THE SEWER OR AS PROPOSED BY THE DEVELOPER, LIFT IN PLACE WITH A NEW EASEMENT FOR A FUTURE LINE, WITH THE ADDED PROVISION BY THE CITY STAFF THAT A WAIVER OF LIABILITY BE PROVIDED TO THE CITY SHOULD DAMAGE OCCUR TO THE BUILDING, PROPERTY AND BUSINESS WHEN WORK OCCURS. THIS BEING OF A FORM ACCEPTABLE TO THE CITY ATTORNEY.

- 1) CITY ENGINEER COMMENTS ON STORM WATER OPTIONS BE APPROVED AND SHOWN ON THE FINAL PLAT.
- 2) EXISTING STORMWATER EASEMENT REMAIN AND INFORMATION BEING PROVIDED TO THE CITY ENGINEER APPROVED.
- 3) TRAIL ACCESS EASEMENT WITH GRAVEL OR SIMILAR PRODUCT ALONGSIDE THE EXISTING STORMWATER DITCH FOR PEDESTRIAN TRAFFIC FOR RIVER ACCESS.
- 4) PRINCETON PUBLIC UTILITIES REQUEST OF A WATERMAIN TO BE LOOPED ON THE SOUTHSIDE OF THE BUILDING IN A NEW EASEMENT.
- 5) ADDITIONAL WATERMAIN LOOPING BE COMPLETED WITH THIS PROJECT AND PRINCETON PUBLIC UTILITIES WILL SHARE IN THE COST.
- 6) CITY ENGINEER APPROVAL ON THE DRAINAGE SWALE WHERE NO IMPACTS RATE IMPLICATIONS TO THE RUM RIVER, HWL CHANGES AND ACCESS TO THE DITCH TO THE RIVER BE PRESENT IN THE FORM OF AN EASEMENT FOR MAINTENANCE.
- 7) GRADING OF THE SWALE NEEDS TO ENSURE THE SWALE REMAINS STABLE DURING AND AFTER CONSTRUCTION.
- 8) APPLICANT NEEDS TO PROVIDE SOIL BORINGS TO CONFIRM SOIL TYPES AND FEASIBILITY OF INFILTRATION.
- 9) CONFIRMATION OF THE TWO PARALLEL PIPES BEING EXTENDED APPROVED BY THE CITY ENGINEER.
- 10) CITY ENGINEER APPROVE THE PLANS SHOWING FLOODPLAIN ELEVATION AND EXTENTS, NO NET FILL.
- 11) APPROVAL FROM THE CITY ENGINEER ON THE WETLAND AGGREGATE RATES IN ALL PLATTED WETLAND AREA.
- 12) FUTURE REVIEW AND APPROVAL OF THE GRADING, STABILIZATION, DETAILS, MODELING BY CITY ENGINEER.
- 13) GOLF CLUB ROAD VACATION APPROVED BY THE CITY COUNCIL.
- 14) CALCULATIONS OF BREWERY PRODUCT GOING INTO THE SEWER SYSTEM.

15) LONG TERM AGREEMENT FOR SHARED PARKING AND MAINTENANCE BETWEEN THE TWO SITES.

UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

Erickson thanked James and Amanda Berglund on putting this investment into Princeton.

Amanda Berglund said they are hoping in January will be the opening.

\*\*\*\*\*End of Final Plat Review\*\*\*\*\*

**Site Plan Review:**

Mary Lou DeWitt, Comm. Dev. Zoning Specialist Memo:

The Planning Commission reviewed the draft Site Plan Review at their March 16<sup>th</sup> meeting and like the concept plan for the proposed restaurant and brewery building. The building size will be 9,160 square feet; hosting a brewery, kitchen, stage, private dining, bar off/store, and bar. An outdoor patio will be located on the east side of the building.

Zoning: The site is located in R-3 Multiple Family Residential District. The site area is 3.14 acres. The building area is .21 acre and the green space area is 1.76 acre.

Setbacks: Front yard 30 feet  
Side yard 10 feet  
Street side yard 20 feet  
Rear yard 30 feet

Parking: Parking required 112 stalls  
Parking provided on-site 89 stalls  
Parking provided off-site 23 stalls  
ADA parking required / provided 5 stalls

The Planning Commission may allow sharing of required off-street parking by two separate uses provided the normal peak parking times of the two uses do not coincide. Only the off-street parking spaces not normally used by the off-peak use shall be counted as off-street parking for the peak use. Each use shall have the total required off-street parking available during their respective periods of peak parking use. An easement shall be established allowing the Restaurant & Brewery rights to park 23 vehicles on the Golf Course property.

All parking facilities designed for a capacity of five (5) or more parking stalls shall have a setback from all adjoining property lines of three (3) feet.

The entire parking area, including parking spaces and maneuvering lanes, required under this section shall be provided with a durable, dustless surface in accordance with specifications





approved by the City Engineer. The parking area shall be hard-surfaced within one year of the date the permit is issued.

The owner of any parking or loading area shall maintain the area in good conditions without holes and free of all dust, trash, and other debris. The loading area is on the northwest side of the building and shall be marked by appropriate signs.

The parking lot layout has three islands. Staff has reviewed the plans and believes this should be adequate maneuvering with the 26' foot drive lanes.

Bicycle Parking: The total parking requirement is one space for each off-street parking spaces required. The bicycle parking spaces shall be equipped with bicycle racks. This should be located near the front of the building.

Street Access: Access to the site will be as it currently is off of 4<sup>th</sup> Avenue South and Golf Club Road. There is an existing 33' foot R.O.W. of Golf Club Road. The other 33' ft. half has prescriptive rights and appropriate for the City to formalize as road R.O.W. This will be done at a later date.

Landscaping: Sidewalks along the building are 6 feet in width. The plans show 50% sodded and landscaped with approved vegetation around the site and 8% of the internal parking area shall be landscaped. The applicant is proposing to add evergreens on the west side of the site to give the residential area additional blockage.

Dumpster: The location of the enclosed dumpster is on the southwest corner of the lot. The materials will match the building.

Sanitary Sewer: There is a 20 foot sanitary sewer easement that runs north to south through the middle of their current parcel and the proposed site. On the current site this easement is located under an existing building. On the proposed site the plans show a patio area being built over the easement with a new easement when the sewer has to be rebuilt. The owner will be required to sign a release of liability or move the sewer line. The City Engineer will be reviewing the plans and commenting.

There are two brewery grain silos on the west side of the building. The applicants will need to provide to the City an acceptable rate of wastewater discharge flows into the sewer system.

Storm Culvert: There is an existing storm culvert on the northeast corner of their current Golf Course parking lot. This culvert will stay in place with an 8 foot walking bridge over it to the restaurant and brewery site. The owner will not allow golf cars on the bridge and plans to install a post to prevent a motorized vehicle on it.

Lighting: The Developer would need to contact Princeton Public Utilities if they would like to install at their expense an additional street light on the southwest corner of the site along Golf Club Road. PUC has agreed to maintain it if the light is installed.



There are four light poles shown on the plans in the parking area. All sources of parking area lighting shall be fixed, directed and designed so as to not create a nuisance to any abutting residential properties.

Fire Protection: Installation of a Knox Box at the front door entrance. Verification of maneuverability within drives/parking area for a 46' fire truck. MN State Building Code requirements for restaurant/brewery be complied with in regards to Fire Alarm System and Sprinkler.

Signage: There is an existing monument sign on the northwest corner of the current site off of Golf Club Road. The plans show a new monument sign placed on the Golf Club Road easement. Signage should be placed on the parcel and not the easement. At this time, signage is not being reviewed. A building permit will have to be applied for and reviewed, prior to installing any signage.

**SITE PLAN RECOMMENDATION**

The Site Plan Review by the Planning Commission can recommend approval by the City Council with the stipulation that the Final Plat conditions are met and the road is vacated.

1. A separate Building Permit be submitted for the monument signage and building signage and have final approval by staff and reviewed by the Building Inspector prior to installation.
2. All necessary permits shall be applied for and approved prior to construction, including, but not limited to: Building Permit, Water Access Charge (WAC), Sewer Access Charge (SAC).
3. The sodding or seeding must be completed prior to issuing a temporary certificate of occupancy. If because of weather conditions sodding and/or seeding is inadvisable, a temporary certificate of occupancy may be issued subject to an escrow deposit to assure compliance by no later than July 1<sup>st</sup> of the following year.
4. The parking areas shall be hard-surfaced within one year of the date the permit is issued. If because of weather conditions the hard-surface is inadvisable, a temporary certificate of occupancy may be issued subject to an escrow deposit to assure compliance by no later than July 1<sup>st</sup> of the following year.
5. All conditions by City staff need to be met prior to the issuance of a building permit.

\*\*\*\*\*End of Site Plan Review Memo\*\*\*\*\*

HALLIN MOVED, SECOND BY REYNOLDS, TO APPROVE THE SITE PLAN FOR THE GOLF COURSE RESTAURANT AND BREWERY WITH THE STIPULATION THAT THE FINAL PLAT CONDITIONS ARE MET AND THE GOLF CLUB ROAD IS VACATED ALONG WITH THE FOLLOWING CONDITIONS:

1. A SEPARATE BUILDING PERMIT BE SUBMITTED FOR THE MONUMENT SIGNAGE AND BUILDING SIGNAGE AND HAVE FINAL APPROVAL BY STAFF AND REVIEWED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.



2. ALL NECESSARY PERMITS SHALL BE APPLIED FOR AND APPROVED PRIOR TO CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO: BUILDING PERMIT, WATER ACCESS CHARGE (WAC), SEWER ACCESS CHARGE (SAC).

3. THE SODDING OR SEEDING MUST BE COMPLETED PRIOR TO ISSUING A TEMPORARY CERTIFICATE OF OCCUPANCY. IF BECAUSE OF WEATHER CONDITIONS SODDING AND/OR SEEDING IS UNADVISABLE, A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED SUBJECT TO AN ESCROW DEPOSIT TO ASSURE COMPLIANCE BY NO LATER THAN JULY 1<sup>ST</sup> OF THE FOLLOWING YEAR.

4. THE PARKING AREAS SHALL BE HARD-SURFACED WITHIN ONE YEAR OF THE DATE THE PERMIT IS ISSUED. IF BECAUSE OF WEATHER CONDITIONS THE HARD-SURFACE IS UNADVISABLE, A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED SUBJECT TO AN ESCROW DEPOSIT TO ASSURE COMPLIANCE BY NO LATER THAN JULY 1<sup>ST</sup> OF THE FOLLOWING YEAR.

5. ALL CONDITIONS BY CITY STAFF NEED TO BE MET PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

**B. Fence Ordinance for a Flag Lot**

Mary Lou DeWitt, Comm. Dev. Zoning Specialist Memo:

The property owner located at 407 3<sup>rd</sup> Avenue South would like to put up a 6 foot privacy fence and the difficulty is this property is a flag lot. The vacant lot shown on the aerial photo to the east of the site is their front yard and the highest fence can be is 3 ½ feet. The area that would allow the privacy fence would be at the front corner of the house to the side and back, this area is outlined in black.

The property owner raised a good question, if the property owners to the east wanted a privacy fence in their back yard, it would be in the same placement she would like to install theirs. Each of those properties could take out a separate permit for installing the fence. The fence would be for her two large dogs and she would still need a 6 foot fence in the front yard where the auto's are parked to the property line.

To allow a 6 foot privacy fence in the front yard for a flag lot, the Fence Ordinance would need to be amended. Staff is asking for the Planning Commission's view on this.

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

The Planning Commission discussed the Fence Ordinance and the property owners issue with putting up a privacy fence.

HALLIN MOVED, SECOND BY REYNOLDS, TO DENY THE REQUEST TO AMEND THE FENCE ORDINANCE FOR FLAG LOTS. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

**C. North Casey's Pylon Sign – 810 Rum River Drive North**

The north Casey's would like to change the price area of their pylon sign where they can electronically change it from inside the store. It would be LED lighting inside the sign to light the price numbers. Because they are located next to a residence, the nits cannot exceed 5,000. The remaining post and signage would stay the same. The only other item is clearance from the bottom of the signage to the ground should be 10 feet. The current sign has a little over six feet clearance which would have met the zoning restrictions at the time, and the new area would have a clearance of 7 feet. Is the Planning Commission okay with this.

JOHNSON MOVED, SECOND BY HALLIN, TO APPROVE THE NORTH CASEY'S PYLON SIGNAGE UPDATE TO THE PRICE AREA ONLY OF THEIR CURRENT SIGN AND THE SEVEN FOOT CLEARANCE FROM THE BOTTOM OF THE SIGN AND GROUND IS OKAY. THE NITS CANNOT EXCEED 5,000. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

**COMMUNICATION AND REPORTS:**

**A. Verbal Report**

There were no verbal reports.

**B. City Council Minutes for March, 2020**

The Planning Commission had no comments.

HALLIN MOVED, SECOND BY JOHNSON, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 8:02 P.M.

ATTEST:

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Dan Erickson, Chair

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Mary Lou DeWitt, Comm. Dev. Zoning Specialist