
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Conditional Use Permit for Auction Site**
DATE: June 23rd, 2020

Informational only

BACKGROUND

Bryce Hansen, Hansen Auction Group, LLC had submitted an application for an amendment to a current CUP Resolution #02-12 to allow the auctioning of firearms and ammunition at the property site of 2001 15th Street North, in the MN-1 Industrial District. The subject property is located west of Highway #169 and south of Baptist Church Road. The site has had an auction business since 2012 and is owned by WPAC Building, LLC.

REQUEST

The site has indoor/outdoor auction business that was originally for large equipment auction. The applicant would like to expand the auction to allow holding firearms and ammunition auctions or auction those items as a part of a larger auction, such as an estate auction. Per an email from the applicant, they will not be selling to customers outside of the auction nor advertising the sale outside of the auction setting. The applicant has a Federal Fire Arm License in Wisconsin and in order to complete the application process in Minnesota, it requires a letter from the local City Zoning authority allowing the auction of firearms and ammunition.

CONDITIONAL USE PERMIT STANDARDS

The Planning Commission shall grant a Conditional Use Permit and shall order the issuance of such permit only if it finds that such use at the proposed location complies with the following standards:

1. The proposed use does not violate the health, safety or general welfare of Princeton residents.
2. The proposed use has been reviewed and approved by the City Engineer in regards to erosion, runoff, water pollution, and sedimentation.
3. Adequate parking and loading is provided in compliance with the Ordinance.
4. Possible traffic generation and access problems have been addressed.
5. The proposed use can be accommodated with existing public services and will not overburden the City's service compacity.
6. The proposed use conforms to the City's Comprehensive Plan and is compatible with present and future land uses of the area.

CONDITIONAL USE PERMIT CONDITIONS

In approving any Conditional Use Permit, the Planning Commission may impose conditions which it considers necessary to meet the standards of this ordinance and to protect the best interests of the surrounding area or the City as a whole. Failure by the applicant or property owner to comply with the conditions of approval shall result in the revocation proceedings according to Subsection E of the Administration and Enforcement of the Conditional Use Permit of the Zoning Ordinance.

These conditions may include, but are not limited to, the following:

1. Ingress and egress to property and proposed structures thereon with particular referenced to vehicle and pedestrian safety and convenience, traffic flow and control, and access in care of fire or other catastrophe;
2. Off-site parking and loading areas where required, with particular attention to the terms in Subd. 1 and the economic, noise, glare, or odor effects of the conditional use on nearby property.
3. Refuse and service areas, with particular reference to the items in Subd. 1 and Subd. 2 above;
4. Utilities, with reference to location, availability, and compatibility;
5. Diking, fencing, screening, landscaping, or other facilities to protect adjacent or nearby property;
6. Sign, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
7. Required yards and other open space;
8. General compatibility with present and future land uses of the area; and
9. Hours of operation.

CONCLUSION

The Princeton Police Chief had responded per email that he sees no reason not to move forward with the amendment for the firearms and ammunition at the auction site. The City Attorney advised that the amendment is to allow the auctioning of firearms. There is not to be retail purchase or sales of firearms on that site.

Based on the findings that the proposed Conditional Use Permit amendment appears to meet the standards to allow the auctioning of firearms and ammunition and the general review standards for a Conditional Use Permit, as listed in the Zoning Ordinance. Staff recommended approval to the Planning Commission for the Conditional Use Permit amendment to allow the auctioning of firearms and ammunition at the current auction site of 2001 15th Street North.

The Planning Commission approved the Conditional Use Permit Amendment with the following conditions:

1. There is not to be retail purchase or sales of firearms or ammunition on this site.
2. If there are complaints or concerns that come to the City, this amendment to allow the auctioning of firearms and ammunition will be reviewed.
3. Minnesota Fire Arms License must be acquired prior to the auctioning of firearms and ammunition.

This is for information only to the City Council and no motion is required.