

DRAFT

THE REGULAR MEETING FOR THE PLANNING COMMISSION BOARD HELD ON FEBRUARY 26TH, 2024, 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 Scott Moller, Jim Oliver, Ben Lewis, Dan Erickson (per Zoom), and Gene Stoeckel (Princeton Township Rep). Staff present was Mary Lou DeWitt.

OATH OF OFFICE:

Scott Moller renewed his Oath of Office.

APPROVAL OF MINUTES OF REGULAR MEETING ON JANUARY 22ND, 2024

MOLLER MOVED, SECOND BY LEWIS, TO APPROVE THE MINUTES OF JANUARY 22ND, 2024. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

AGENDA ADDITIONS / DELETIONS:

LEWIS MOVED, SECOND BY MOLLER, TO APPROVE THE AGENDA. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING:

A. Interim Use Permit for Chickens at 402 4th Avenue South

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

Background:

Jackson Wheeler and Josie Anderson have submitted an Interim Use Permit application for the raising and keeping of chickens on their property located at 402 4th Avenue South in the R-2, Residential District.

Analysis:

The applicant would like one female chicken each of the following breeds; Black Cooper Maran, a Lavender or a Buff Orpington, and a Blue Laced Red Wyandotte. Photos and descriptions of each breed is attached for review.

The applicant has provided plans for the coop with an enclosed run area. The applicant has researched what is an appropriate size of run for four chickens and what they intend to build would work well for the chickens.

The housing and keeping of chickens in the R-2 District requires an Interim Use Permit. Chapter VI.BB lists the review criteria for the housing of chickens:

No person shall own, keep, harbor, or have custody of any live chickens without first obtaining an Interim Use Permit in writing from the City, in accordance with the provisions of Section IV.6

of the Zoning Ordinance and subject to the following conditions:

a. The keeping of any poultry besides chickens is prohibited.

Comment: This shall be a condition of approval.

b. Roosters are prohibited.

Comment: This shall be a condition of approval.

c. No more than four (4) chickens shall be housed or kept on any one residential lot in any area of the city zoned R-1, R-2, or R-3.

Comment: The applicant is requesting to have 4 (four) chickens and understands this is the allowed limits, and will be a condition of approval.

d. Chickens shall only be allowed on single family home lots.

Comment: This condition is met, still will be a condition of approval.

e. Outdoor slaughtering of chickens in city limits is prohibited.

Comment: This shall be a condition of approval.

f. Chicken fighting shall not be allowed within city limits.

Comment: This shall be a condition of approval.

g. Leg banding of all chickens is required. The bands must identify the owner's name, address, and telephone number.

Comment: This shall be a condition of approval.

h. Chickens shall not be housed in a residential house or an attached or detached garage.

Comment: The applicant has provided a layout of a chicken coop and run area that will be installed, still will be a condition of approval.

i. A separate coop is required to house the chickens. Coops must be constructed and maintained to meet the following minimum standards:

1) Located in the side or rear yard.

Comment: The applicant provided two options for the coop placement. The first option is the back southeast corner of the lot, but this area does not have as much room. The applicant would prefer the second option where the photo shows the swimming pool on the back northeast corner of the lot and the pool would be removed and the chicken coop would be put in that spot.

2) Meet the accessory structure setback requirements.

Comment: The chicken coop would be installed inside the six-foot wood fencing area.

3. Construction shall be adequate to prevent access by rodents.



Comment: The design of the chicken coop will prevent access by rodents.

j. A run or exercise yard is required to be provided and must be enclosed by a fence.

Comment: The coop design has an enclosed fence and the coop itself is inside a six-foot property fence.

k. All premises on which chickens are kept or maintained shall be kept clean from filth, garbage, and any substances which attract rodents. The coop and its surroundings must be cleaned frequently enough to control odor. Manure shall not be allowed to accumulate in a way that causes an unsanitary condition or causes odors detectible on another property.

Comment: This shall be a condition of approval.

l. All food shall be stored in an enclosed, rodent proof container.

Comment: This shall be a condition of approval.

m. Dead chickens shall be disposed of according to the Minnesota Board of Animal Health rules, which require chicken carcasses to be disposed of as soon as possible after death, usually within 48 to 72 hours. Legal forms of chicken carcass disposal include offsite burial, offsite incineration or rendering, or offsite composting.

Comment: This shall be a condition of approval.

Findings of Fact:

When reviewing an application for an interim use, the City shall base its judgement on the following factors and any other factors it may deem appropriate for the specific property. The interim use may be granted if:

1. The proposed use is an interim use listed in the district in which the application is being made.

Comment: The keeping of chickens is an Interim Use in the R-2 District.

2. The date or event that will terminate the use can be identified with certainty and continued.

Comment: The Planning Commission shall recommend to the City Council a date or event that will terminate the keeping of the chickens. Staff would recommend that the keeping of chickens terminate when the current property owners sell the property. The Interim Use Permit can also be reviewed upon complaints.

3. The interim use does not result in adverse effects on the public health, safety and welfare nor does it create additional pollution potential for ground and surface waters.

Comment: If the listed conditions are met, the interim use does not appear that it will result in adverse effects on the public health, safety, and welfare, nor does it create additional pollution potential.

4. Permission of the use will not impose additional costs on the public if it is necessary for the

public to take the property in the future.

Comment: It does not appear the use will impose additional costs on the public if it is necessary for the public to take the property in the future.

Longevity, Termination and Expiration:

1. Any interim use may be terminated by a change in this chapter or violations of any of the conditions imposed after the original or subsequent hearings held by the city.

2. Any interim use permit issued by the city automatically expires upon the termination date noted in the permit or upon change of the ownership of the property, whichever comes first.

Conclusion / Recommendation:

Based on the findings that the proposed Interim Use appears to meet the standards for the keeping of chickens and the general review standards for an Interim Use Permit, as listed in the Zoning Ordinance. If there are no problematic concerns from the neighboring properties, staff would recommend the Planning Commission approval of the proposed Interim Use Permit for Jackson Wheeler and Josie Anderson to allow the raising and keeping of chickens at their property located at 402 4th Avenue South, and forward the recommendation to the City Council for final approval at their March 14th, 2024 meeting subject to the following conditions (as listed in the Ordinance):

1. The keeping of any poultry besides chickens is prohibited.
2. Roosters are prohibited.
3. No more than four (4) chickens shall be housed.
4. Outdoor slaughtering is prohibited.
5. Chicken fighting shall not be allowed.
6. Leg banding of all chickens is required. The bands must identify the owner's name, address, and telephone number.
7. A separate coop is required to house the chickens. Coop must be constructed and maintained to meet the following minimum standards:
 - a) Located in the side or rear yard.
 - b) Meeting the accessory structure setback requirements.
 - c) Construction shall be adequate to prevent access by rodents.
 - d) If the coop is 120 SF or larger, a building permit is required.
8. A run or exercise yard is required to be provided and must be enclosed by a fence.
9. All premises on which chickens are kept or maintained shall be kept clean from filth, garbage, and any substances which attract rodents. The coop and its surrounding must be cleaned frequently enough to control odor. Manure shall not be allowed to accumulate in a way that causes an unsanitary condition or causes odors detectible on another property.
10. All food shall be stored in an enclosed, rodent proof container.
11. Dead chickens shall be disposed of according to the Minnesota Board of Animal Health rules, which require chicken carcasses to be disposed of as soon as possible after death, usually



within 48 or 72 hours. Legal forms of chicken carcass disposal include offsite burial, offsite incineration, or rendering, or offsite composting.

12. The keeping of chickens terminate when the current property owners sell the property.

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

MOLLER MOVED, SECOND BY LEWIS, TO OPEN THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

There was no one present from the public for the public hearing.

LEWIS MOVED, SECOND BY MOLLER, TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

MOLLER MOVED, SECOND BY LEWIS, TO APPROVE THE INTERIM USE PERMIT FOR JACKSON WHEELER AND JOSIE ANDERSON TO ALLOW THE RAISING AND KEEPING OF CHICKENS AT THEIR PROPERTY LOCATED AT 402 4TH AVENUE SOUTH, AND FORWARD THE RECOMMENDATION TO THE CITY COUNCIL FOR FINAL APPROVAL AT THEIR MARCH 14TH, 2024 MEETING SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE KEEPING OF ANY POULTRY BESIDES CHICKENS IS PROHIBITED.
2. ROOSTERS ARE PROHIBITED.
3. NO MORE THAN FOUR (4) CHICKENS SHALL BE HOUSED.
4. OUTDOOR SLAUGHTERING IS PROHIBITED.
5. CHICKEN FIGHTING SHALL NOT BE ALLOWED.
6. LEG BANDING OF ALL CHICKENS IS REQUIRED. THE BANDS MUST IDENTIFY THE OWNER'S NAME, ADDRESS, AND TELEPHONE NUMBER.
7. A SEPARATE COOP IS REQUIRED TO HOUSE THE CHICKENS. COOPS MUST BE CONSTRUCTED AND MAINTAINED TO MEET THE FOLLOWING MINIMUM STANDARDS:
 - A) LOCATED IN THE SIDE OR REAR YARD.
 - B) MEETING THE ACCESSORY STRUCTURE SETBACK REQUIREMENTS.
 - C) CONSTRUCTION SHALL BE ADEQUATE TO PREVENT ACCESS BY RODENTS.
 - D) IF THE COOP IS 120 SF OR LARGER, A BUILDING PERMIT IS REQUIRED.
8. A RUN OR EXERCISE YARD IS REQUIRED TO BE PROVIDED AND MUST BE ENCLOSED BY A FENCE.
9. ALL PREMISES ON WHICH CHICKENS ARE KEPT OR MAINTAINED SHALL BE KEPT CLEAN FROM FILTH, GARBAGE, AND ANY SUBSTANCES WHICH ATTRACT RODENTS. THE COOP AND ITS SURROUNDING MUST BE CLEANED FREQUENTLY ENOUGH TO CONTROL ODOR. MANURE SHALL NOT BE ALLOWED TO ACCUMULATE IN A WAY THAT CAUSES AN UNSANITARY CONDITION OR CAUSES ODORS DETECTIBLE ON ANOTHER PROPERTY.
10. ALL FOOD SHALL BE STORED IN AN ENCLOSED, RODENT PROOF CONTAINER.
11. DEAD CHICKENS SHALL BE DISPOSED OF ACCORDING TO THE MINNESOTA BOARD OF ANIMAL HEALTH RULES, WHICH REQUIRE CHICKEN CARCASSES TO BE DISPOSED OF AS SOON AS POSSIBLE AFTER DEATH, USUALLY WITHIN 48 TO 72 HOURS. LEGAL FORMS OF CHICKEN

CARCASS DISPOSAL INCLUDE OFFSITE BURIAL, OFFSITE INCINERATION, OR RENDERING, OR OFFSITE COMPOSTING.

12. THE KEEPING OF CHICKENS TERMINATE WHEN THE CURRENT PROPRTY OWNERS SELL THE PROPERTY.

UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

The Planning Commission Board reviewed the Findings of Fact:

1. Is the proposed use an interim use listed in the district in which the application is being made? Yes.
2. Is the date or event that will terminate the use can be identified with certainty and continued? Yes.
3. The interim use does not result in adverse effects on the public hearing, safety and welfare nor does it create additional pollution potential for ground and surface waters? Yes.
4. Would permission of the use not impose additional costs on the public if it is necessary for the public to take the property in the future? Yes.

The Commission recommends approval of an Interim Use Permit, based upon the Findings of Fact, with the noted conditions.

B. Conditional Use Permit Amendment to Resolution #17-01 for the Princeton Speedway located at 1400 3rd Street North

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

Background:

Big O Racing, LLC, applicant has applied for a Conditional Use Permit amendment to Resolution #17-01 to add a practice night during the week in May with the curfew of 9 P.M. and an additional weekday race in May with the curfew of 11 P.M. and an extra race night at the August Mille Lacs County Fair week with the curfew that night till 11:30 P.M. at the Princeton Speedway in the A-2, Agricultural Zoning District at 1400 Third Street North.

The owner of Big O Racing, LLC is Wallace Wagamon and Nate Fischer will be the representative at the Planning Commission meeting.

Analysis:

Big O Racing, LLC has taken over the contract for Princeton Speedway and would like to add a practice night in May and an additional weekday race night in May and another weekday race in August during the Mille Lacs County Fair. The race should be completed by the closing of the Fair that night.

Princeton Speedway usually begins in April of each year and Big O Racing, LLC will begin the races in May. The applicant has removed three of the Friday night races from their schedule for this season in May, another Friday night race will be removed in June, July, and two in August.



Staff is not removing those dates with this amendment to give the applicant the opportunity to use those opportunities in the future.

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 capacity.
6. The proposed use conforms to the City's Comprehensive Plan and is compatible with present and future land uses of the area.

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.

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

1. Ingress and egress to property and proposed structures thereon with particular reference to vehicle and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other catastrophe;
2. Off-street parking and loading areas where required, with particular attention to the items 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. Signs, 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 / Recommendation:

Staff supports the request for Resolution #24-02 Conditional Use Permit amendment to PC Resolution #17-01, to add a practice night during the week in May with the curfew of 9 P.M. and an additional weekday race in May with the curfew of 11 P.M. and an extra race night at the August Fair week with the curfew that night till 11:30 P.M. at the Princeton Speedway in an A-2, Agricultural Zoning District, located at 1400 Third Street North (Mille Lacs County Fairgrounds), PID's #24-029-0901, #24-032-2802, and #24-029-1200, with the following conditions:

1. All conditions for PC Resolution #02-13, PC Resolution #15-04, PC Resolution #16-03, and PC Resolution #17-01 be followed.
2. The two additions to the May weekday schedule end as timely as possible.

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

MOLLER MOVED, SECOND BY LEWIS, TO OPEN THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

Nate Fischer, representative for Big O Racing, LLC was present and said they would end the races as soon as possible on those extra dates.

Stoeckel commented if one of the extra dates will be on the high school graduation. That should be avoided.

Fischer said it is a Wednesday, May 22nd date that was added to the schedule. He will check that out when the high school graduation date is and work something out.

Oliver asked why so many Fridays have been removed.

Fischer said they also run the Ogilvie Races and to help the employees to have some time off and have different race days from Ogilvie.

Michele McPherson, representative for the Mille Lacs County Fair said the first Friday in May the Fair has Biker Fest and will not be able to have a race on that day.



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Lewis said in the past, the races were held off an hour when they fell on the graduation ceremony date.

McPherson said the graduation for Princeton this year is May 26th, and that is on a Sunday. There will not be any issues with the added race date falling on the high school graduation date.

There was no one present from the public for the public hearing.

MOLLER MOVED, SECOND BY LEWIS, TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

MOLLER MOVED, SECOND BY OLIVER, TO APPROVE #24-02 RESOLUTION FOR A CONDITIONAL USE PERMIT AMENDMENT TO PC RESOLUTION #17-01 TO ADD A PRACTICE NIGHT DURING THE WEEK IN MAY WITH THE CURFEW OF 9 P.M. AND AN ADDITIONAL WEEKDAY RACE IN MAY WITH THE CURFEW OF 11 P.M. AND AN EXTRA RACE NIGHT AT THE AUGUST FAIR WEEK WITH THE CURFEW THAT NIGHT TILL 11:30 P.M. AT THE PRINCETON SPEEDWAY IN AN A-2, AGRICULTURAL ZONING DISTRICT AT 1400 THIRD STREET NORTH, (MILLE LACS COUNTY FAIRGROUNDS) WITH THE FOLLOWING CONDITIONS:

1. ALL CONDITIONS FOR PC RESOLUTION #02-13, PC RESOLUTION #15-04, PC RESOLUTION #16-03, AND PC RESOLUTION #17-01 BE FOLLOWED.
2. THE TWO ADDITIONS TO THE MAY WEEKDAY SCHEDULE END AS TIMELY AS POSSIBLE.

UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

The Planning Commission Board reviewed the Findings of Fact:

1. Does the proposed use violate the health, safety or general welfare of the Princeton residents? No.
2. Has the proposed use been reviewed and approved by the City Engineer in regards to erosion, runoff, water pollution, and sedimentation (if possible)? Yes.
3. Is adequate parking and loading provided in compliance with the Ordinance? Yes.
4. Have possible traffic generation and access problems been addressed? Yes.
5. Can the proposed use be accommodated with existing public services and not overburden the City's service capacity? Yes.
6. Does the proposed use conform to the City's Comprehensive Plan and is compatible with present and future land uses of the area? Yes.

Are there conditions that could be attached to the granting of a permit that would mitigate any potential the adverse impact? No.

The Commission approves the Conditional Use Permit, based upon the Findings Fact, with the noted conditions.

C. Lot Split at 706 9th Street North, PID #24-040-2630

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

Background:

Shawn and Tonya Williams, applicant have applied for a Lot Split at the property site located at 706 9th Street North. The legal description for the site is Lot 10, Lot 11, Lot 12, Block 60, Original Townsite. The City approved the vacation of the “not constructed” alley that is east of the three lots and north of Lot 10, Lot 11, and Lot 12, Block 60, Original Townsite. The City approved the vacation of the “not Constructed” all that is east of the three lots and north of Lot 10 on November 21st, 2023. The additional approximate 8’ feet has been added to the lots. Princeton Public Utilities will maintain the proper utility easements and Right-of-Ways for electric lines in the vacated alley.

The property was owned by Mille Lacs County and hosted a building for Mille Lacs County Public Works Department. The site will be cleared of the building and any other structure on the lots. This will be a condition for the approval of the Lot Split.

Currently there is a chain link fence around the property site and the applicant plans to leave that up while they build the first home on Lot 10 so their equipment is protected and then will remove the fencing and the building that is on Lot 11 and Lot 12. The home on Lot 10 will be for the applicant’s mother.

Proposal:

The applicant would like to build single family homes on each lot. The lots are standard size lots and that will accommodate a single-family home. Setbacks shall be met and that will be a condition of the Lot Split.

Zoning:

The site is located in the R-2, Residential District. The Zoning Ordinance states for a permitted use in the R-2 District;

For a single-family dwelling, the minimum finished ground level main floor area of the various kinds of dwellings shall be as follows:

- a. one story with basement – 1000 square feet
- one story without basement – 1100 square feet.

- b. multi-story (bi-level) dwellings – 850 square feet.

For a two-family dwelling, the minimum finished floor area for one and two-bedroom units shall be 800 square feet per unit. Each additional bedroom beyond two shall require an additional minimum of 120 square feet of finished floor area.

Access:

The applicant proposes to build each single-family home where the access for each of the three lots will be from 8th Avenue North. This proposes a challenge with the addressing of the lots.



Currently Lot 12 has the building on it that faces 9th Street North and is addressed as 706 9th Street North. The applicant will be removing this building and will be placing the new single-family home where the front of the home faces 8th Avenue North. The address will be changed to 900 8th Avenue North. The home built on Lot 9 is addressed as 904 8th Avenue North and without changing this address, the two other lots will be addressed as follows:

Proposed Single Family Home Address:

Lot 10 – 902 8th Avenue North

Lot 11 – 900 ½ 8th Avenue North

Lot 12 – 900 8th Avenue North

Water / Sewer:

Lot 12 has a current connection from 8th Avenue North. The other two lots will need to have individual connections and those service lines may not cross other separate lots. If a curb stop is located in the driveway, sidewalk, or other paved surface, a mini-manhole is required. Water meter locations must follow service rule guidelines. The lots that do not have existing service being used, the WAC/SAC fees will be applied for at the time of building permits. The applicant must contact Princeton Public Utilities and Princeton Public Works for the individual service connection to each site.

Electrical:

All electrical distribution and service lines are to be placed underground. Service lines may not cross other separate lots. Electric meter locations must follow service rule guidelines. The applicant must contact Princeton Public Utilities for the power to the individual sites. Princeton Public Utilities will maintain the proper utility easements and Right-of-Way for our electric lines in the vacated alley.

Conclusion / Recommendation:

The proposed Lot Split appears to meet the standards for the Zoning Ordinance. Staff would recommend approval of the Lot Split at 706 9th Street North, PID #24-040-2630, and forward to the City Council for final approval at their March 14th, 2024 meeting subject to the following conditions:

1. The R-2, Residential Zoning Ordinance requirements be followed.
2. The applicant will need to contact Princeton Public Utilities and Public Works for individual connection for each home for water and sewer hookup.
3. The applicant will need to contact Princeton Public Utilities on power to the individual connection to each home.
4. The applicant will obtain a Digging Permit from the City prior to digging in the street.

5. The applicant will obtain an approved demo permit and MPCA form from the City prior to the removal of the building on the site.
6. Where the water curb stop is in a paved area (usually driveway) there needs to be a mini-manhole.
7. Separate building permit and SAC/WAC permits must be applied for and approved prior to construction of the individual residential homes.
8. When work on the site begins, the work shall be carried on with minimum of interference with traffic.
9. The Developer shall replace in-kind or better all streets, curbs, and sidewalks disturbed by this operation.
10. The front and side yards to the rear of the dwellings need to be sod. The rear of the dwelling and garage should have sod or seeded with a minimum of four (4) inches of topsoil. If due to weather conditions, the landscaping is unadvisable, a temporary Certificate of Occupancy may be issued subject to an escrow deposit to assure compliance by no later than July 1st of the following year.
11. The driveway to each dwelling needs to be hard surfaced with either asphalt or concrete. If due to weather conditions, the driveway is not complete, a temporary Certificate of Occupancy may be issued subject to an escrow deposit to assure compliance by no later than July 1st of the following year.
12. The R-2 Zoning District Ordinance requirements for setbacks be followed.
13. The Princeton Public Utilities will maintain the property utility easement/Right-of-Way for their electric lines in the vacated alley.
14. The applicant will have a Deed prepared and full property taxes paid to go with the Lot Split Resolution for recording at Mille Lacs County.

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

LEWIS MOVED, SECOND BY MOLLER, TO OPEN THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

There was no one present from the public for the public hearing.

MOLLER MOVED, SECOND BY OLIVER, TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.



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MOLLER MOVED, SECOND BY LEWIS, TO RECOMMEND APPROVAL OF THE LOT SPLIT AT 706 9TH STREET NORTH, PID #24-040-2630, AND FORWARD TO THE CITY COUNCIL FOR FINAL APPROVAL AT THEIR MARCH 14TH, 2024 MEETING SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE R-2, RESIDENTIAL ZONING ORDINANCE REQUIREMENTS BE FOLLOWED.
2. THE APPLICANT WILL NEED TO CONTACT PRINCETON PUBLIC UTILITIES AND PUBLIC WORKS FOR INDIVIDUAL CONNECTION FOR EACH HOME FOR WATER AND SEWER HOOKUP.
3. THE APPLICANT WILL NEED TO CONTACT PRINCETON PUBLIC UTILITIES ON POWER TO THE INDIVIDUAL CONNECTION TO EACH HOME.
4. THE APPLICANT WILL OBTAIN A DIGGING PERMIT FROM THE CITY PRIOR TO DIGGING IN THE STREET.
5. THE APPLICANT WILL OBTAIN AN APPROVED DEMO PERMIT AND MPCA FORM FROM THE CITY PRIOR TO THE REMOVAL OF THE BUILDING ON THE SITE.
6. WHERE THE WATER CURB STOP IS IN A PAVED AREA (USUALLY DRIVEWAY) THERE NEEDS TO BE A MINI-MANHOLE.
7. SEPARATE BUILDING PERMIT AND SAC/WAC PERMITS MUST BE APPLIED FOR AND APPROVED PRIOR TO CONSTRUCTION OF THE INDIVIDUAL RESIDENTIAL HOMES.
8. WHEN WORK ON THE SITE BEGINS, THE WORK SHALL BE CARRIED ON WITH MINIMUM OF INTERFERENCE WITH TRAFFIC.
9. THE DEVELOPER SHALL REPLACE IN-KIND OR BETTER ALL STREETS, CURBS, AND SIDEWALKS DISTURBED BY THIS OPERATION.
10. THE FRONT AND SIDE YARDS TO THE REAR OF THE DWELLINGS NEED TO BE SOD. THE REAR OF THE DWELLING AND GARAGE SHOULD HAVE SOD OR SEEDED WITH A MINIMUM OF FOUR (4) INCHES OF TOPSOIL. IF DUE TO WEATHER CONDITIONS, THE LANDSCAPING IS UNADVISABLE, A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED SUBJECT TO AN ESCROW DEPOSIT TO ASSURE COMPLIANCE BY NO LATER THAN JULY 1ST OF THE FOLLOWING YEAR.
11. THE DRIVEWAY TO EACH DWELLING NEEDS TO BE HARD SURFACED WITH EITHER ASPHALT OR CONCRETE. IF DUE TO WEATHER CONDITIONS, THE DRIVEWAY IS NOT COMPLETE, A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED SUBJECT TO AN ESCROW DEPOSIT TO ASSURE COMPLIANCE BY NO LATER THAN JULY 1ST OF THE FOLLOWING YEAR.
12. THE R-2 ZONING DISTRICT ORDINANCE REQUIREMENTS FOR SETBACKS BE FOLLOWED.

13. THE PRINCETON PUBLIC UTILITIES WILL MAINTAIN THE PROPER UTILITY EASEMENT/RIGHT-OF-WAY FOR THEIR ELECTRIC LINES IN THE VACATED ALLEY.

14. THE APPLICANT WILL HAVE A DEED PREPARED AND FULL PROPERTY TAXES PAID TO GO WITH THE LOT SPLIT RESOLUTION FOR RECORDING AT MILLE LACS COUNTY.

UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

OLD BUSINESS: None

NEW BUSINESS: None

COMMUNICATIONS AND REPORTS: None

MOLLER MOVED, SECOND BY LEWIS, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:40 P.M.

ATTEST:

Victoria Hallin, Vice Chair

Mary Lou DeWitt, Comm. Dev. Zoning Specialist