
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Conditional Use Permit Amendment to Resolution #17-01 for the Princeton Speedway located at 1400 3rd Street North**
DATE: March 8th, 2024

INFORMATIONAL ONLY – NO ACTION REQUIRED

Background: Big O Racing, LLC, Wallace Wagamon and Nate Fischer 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.

Analysis:

Big O Racing, LLC has taken over the contract for Princeton Speedway 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 this year 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 for this seasons racing.

The Planning Commission held a public hearing on February 26th, 2024 and the appropriate notifications were sent to properties 350 feet from the site. There were no concerns from those that received the public hearing notice for the Lot Split application.

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:

The Planning Commission approved 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.

