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THE REGULAR MEETING FOR THE PLANNING COMMISSION BOARD HELD ON NOVEMBER 21ST, 2022, AT 7:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS

The meeting was called to order at 7:00 P.M., by Dan Erickson. Members present were Scott Moller, Victoria Hallin, Jon George (per Zoom), and Eldon Johnson (per Zoom). Staff present was Mary Lou DeWitt (Comm. Dev. Zoning Specialist).

APPROVAL OF MINUTES OF THE REGULAR MEETING ON OCTOBER 17TH, 2022

HALLIN MOVED, SECOND BY MOLLER, TO APPROVE THE MINUTES OF OCTOBER 17TH, 2022. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

AGENDA ADDITIONS / DELETIONS:

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

PUBLIC HEARING:

A. Conditional Use Permit for General Automobile and Pickup Truck Repair at 1508 7th Street North

Mary Lou DeWitt, Community Development Zoning Specialist Memo:

Background:

Hunter and Grant Sommerhauser, H&G Auto Sales LLC, applicants have applied for a Conditional Use Permit application to allow general automobile and pickup truck repair to their current automotive sales business. The site is located at 1508 7th Street North in the B-3, General Commercial District. The legal description is Lot 1 and Lot 2, Block 3, Maple View Development. The property is north of 7th Street North and east of 16th Avenue North.

Analysis:

In 2002, a Site Plan Review for the current building of 36' x 64' wood frame sales building. The site has been in continuous operation of an automobile sales lot and they service their vehicles for sale. The applicants would like to expand the business with general auto repair service outside their own vehicles for sale. In the B-3 Zoning Ordinance automobile and truck repair is permitted with the issuance of a Conditional Use Permit. The site has a hoist on the south side of the garage and the applicants would like to place another on the north side of the garage in the future.

General Auto Repair is oil/filter change, wiper blade replacement, air filter replacement, battery replacement, brake work, and antifreeze. The proper disposal of refuse be contained to refuse containers and not impose negative odor to nearby property. The applicants have stated the repair service would consist of diagnostic, oil changes, tires, motor and transmission replacement, and common vehicle repair. They will not be doing any body work, salvage repair, or vehicle rental.

The applicant has stated onsite is a 200 gallon container for recycled automobile fluids and a local business comes and pumps the container out and reprocesses the fluids to heat their building.

Hours of operation is anticipated to be Monday thru Saturday and closed on Sunday's.

Parking- No vehicles shall be parked on the premises other than those utilized by employees, customers awaiting service, or as allowed through a CUP. Storage of salvage vehicles shall be prohibited. The expected service time is presumed to be a quick turn-around. The applicants would like to have up to 12 vehicles scheduled for service and will provide an area of 12 parking stalls identified for vehicles in for repair. No parking of vehicles other than on the impervious surface. The applicants have stated that vehicles in need of repair or diagnostic will park their vehicle in the designated parking area and the employee will drive it into the shop.

If additional signage is required, a sign permit will have to be approved by staff and the Building Inspector.

CONDITIONAL USE PERMIT STANDARDS

The issuance of a Conditional Use Permit finds 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, conditions can be applied 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.

The 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:

Based on the findings that the proposed Conditional Use Permit to allow general automobile and pickup truck repair to their current automotive sales business meets the listed CUP review standards in the Ordinance, staff would suggest approval of CUP Resolution #22-09, subject to the following conditions:

1. The CUP shall be subject to the expiration terms of the Ordinance.
2. Off-street parking is not allowed, separate parking should be provided onsite for clients visiting the site for the automotive sales business, and staff.
3. The 12 parking stall area should be signed for vehicles to have general automobile and pickup truck repair.
4. Hours of operation will be Monday thru Saturday, and closed on Sunday.
5. Storage of discarded tires should be kept inside until removal from the site.
6. Discarded batteries be kept inside until removal from the site.
7. The container of recycled automobile fluids be removed from the site in a suitable consistency.
8. Noise shall be mitigated so as to not create a public nuisance for adjoining properties.
9. If adding additional signage, a sign permit will be approved by staff and the Building Inspector prior to installation.

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

DeWitt gave an overview of the Conditional Use Permit application.

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

Hunter and Grant Sommerhauser, applicants were present to answer questions.

Hallin asked how long they have been in business.

Grant Sommerhauser said since 2021.

There was no additional questions from the Planning Commission and no one in the audience had questions for this application.

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

HALLIN MOVED, SECOND BY MOLLER, TO APPROVE THE CONDITIONAL USE PERMIT FOR HUNTER AND GRANT SOMMERHAUSER TO ALLOW GENERAL AUTOMOBILE AND PICKUP TRUCK REPAIR TO THE CURRENT AUTOMOBILE SALES BUSINESS IN THE B-3, GENERAL COMMERCIAL DISTRICT LOCATED AT 1508 7TH STREET NORTH, PID #24-560-0140 AND #24-560-0130 WITH THE FOLLOWING CONDITIONS:

1. THE CUP SHALL BE SUBJECT TO THE EXPIRATION TERMS OF THE ORDINANCE.
2. OFF-STREET PARKING IS NOT ALLOWED, SEPARATE PARKING SHOULD BE PROVIDED ONSITE FOR CLIENTS VISITING THE SITE FOR THE AUTOMOTIVE SALES BUSINESS, AND STAFF.
3. THE 12 PARKING STALL AREA SHOULD BE SIGNED FOR VEHICLES TO HAVE GENERAL AUTOMOBILE AND PICKUP TRUCK REPAIR.
4. HOURS OF OPERATION WILL BE MONDAY THRU SATURDAY, AND CLOSED ON SUNDAY.
5. STORAGE OF DISCARDED TIRES SHOULD BE KEPT INSIDE UNTIL REMOVAL FROM THE SITE.
6. DISCARDED BATTERIES BE KEPT INSIDE UNTIL REMOVAL FROM THE SITE.
7. THE CONTAINER OF RECYCLED AUTOMOBILE FLUIDS BE REMOVED FROM THE SITE IN A SUITABLE CONSISTENCY.
8. NOISE SHALL BE MITIGATED SO AS TO NOT CREATE A PUBLIC NUISANCE FOR ADJOINING PROPERTIES.
9. IF ADDING ADDITIONAL SIGNAGE, A SIGN PERMIT WILL BE APPROVED BY STAFF AND THE BUILDING INSPECTOR PRIOR TO INSTALLATION.



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

The Planning Commission 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 applicable)? 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 of Fact, with the noted conditions.

B. Conditional Use Permit for Elemet Group for a proposed building height greater than 30' feet

Mary Lou DeWitt, Community Development Zoning Specialist Memo:

Background:

ISG, Inc. submitted an Conditional Use Permit application in behalf of Joe Glenn to allow the maximum building height greater than (30) thirty feet for a proposed building. The site is located in Princeton Business Park in the MN-1, Industrial District.

Analysis:

The subject property is located south of First Street and west of 21st Avenue South. The proposal is for a manufacturing structure to be built on this site. The MN-1 Zoning Ordinance maximum height requirement is 30 feet. The request is for a height of 36' feet.

Princeton Fire Chief is okay with the additional height. The departments equipment will be able to reach the top of the building.

Staff contacted the City Airport Engineer in regards to the additional height of the building and being in close proximity to the Airport. The height should be fine, but he suggest to file a notice to the FAA (Form 7460-1) for an airspace study to be conducted on the structure. The link below will direct them to the tool where they can enter the lat/long and elevation of the object and it will let them know if a notice is required and if so, direct them to the form. Also, it would be good to notify them that when it comes time for construction of the building, cranes and equipment that are taller than the structure will also need a separate 7460-1 filing. Due to their height, these temporary pieces of construction equipment will likely have an impact on airport operations which will be evaluated through the airspace study process.

<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>

CONDITIONAL USE PERMIT STANDARDS

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

Subsection 3.B. of Chapter IV outlines the standards for review of a Conditional Use Permit:

1. The proposed use does not violate the health, safety, or general welfare of Princeton residents.

Comment: No characteristics of the proposed use appear that it will not violate the health, safety, or general welfare of the Princeton residents.

2. The proposed use has been reviewed and approved by the City Engineer in regards to erosion, runoff, water pollution, and sedimentation.

Comment: The City Engineer reviewed the plans and there should be no issues in regards to erosion, runoff, water pollution, and sedimentation.

3. Adequate parking and loading is provided in compliance with the Ordinance.

Comment: The applicant has provided a site plan of the proposed building and it meets the Ordinance standards for parking and loading.

4. Possible traffic generation and access problems have been addressed.

Comment: The proposed layout appears to present no issues with access to the site.

5. The proposed use can be accommodated with existing public services and will not overburden the city's service capacity.

Comment: The City Engineer has reviewed the proposed building plans and this 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.

Comment: The site is designated as Industrial/Commercial and conforms to the City's Comprehensive Plan and with the present and future land uses of the area.



Approval of the CUP shall be subject to the expiration terms of the Ordinance.

CONDITIONAL USE PERMIT CONDITIONS

The proposed height of the building will require a Conditional Use Permit. A CUP will be necessary for the project to move forward.

Conditions of approval of the CUP 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, 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 to 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 / Recommendation:

Based on the findings that the proposed Conditional Use Permit to construct a building higher than the maximum allowed building height of 30' feet meet the listed CUP review standards in the Ordinance, staff would suggest approval of #22-10 Resolution, subject to the following conditions:

1. The Planning Commission approves the Site Plan for the proposed building.
2. Complete the FAA (Form 7460-1) on the project and also prior to construction.
*****End of Staff Memo*****

DeWitt gave an overview of the Conditional Use Permit application.

Tiara Marcus, Project Manager with ISG Inc. was present to address any questions.

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

There were no questions from those present in the audience.

HALLIN MOVED, SECOND BY MOLLER, TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE

WERE 5 AYES, 0 NAYS. MOTION CARRIED.

HALLIN MOVED, SECOND BY MOLLER, TO APPROVE THE CONDITIONAL USE PERMIT FOR ELEMET GROUP TO ALLOW A BUILDING HEIGHT GREATER THAN 30' FEET FOR A PROPOSED MANUFACTURING BUILDING IN THE MN-1, INDUSTRIAL DISTRICT. THE SITE IS LOCATED IN THE PRINCETON BUSINESS PARK, BLOCK 1, LOTS 6 & LOT 7, AND BLOCK 2, LOTS 1 THRU LOT 5, PID'S #24-687-0080, #24-687-0090, #24-687-0100, #24-687-0110, AND #24-687-0120, WITH THE FOLLOWING CONDITIONS:

1. THE PLANNING COMMISSION APPROVES THE SITE PLAN FOR THE PROPOSED BUILDING.
2. COMPLETE THE FAA (FORM 7460-1) ON THE PROJECT AND ALSO PRIOR TO CONSTRUCTION.

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

The Planning Commission reviewed the Findings of Fact:

1. Are there characteristics of the proposed use that may violate the health, safety or general welfare of Princeton residents? No.
2. Does the proposed use present any unique concerns regarding erosion, runoff, water pollution or sedimentation? No.
3. Could the proposed use create any special problems with parking? No.
4. Would the proposed use cause any problems with access or traffic generation? No.
5. Is the proposed use incompatible with other uses located in the zoning district? No.

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

OLD BUSINESS: None

NEW BUSINESS:

A. Site Plan for Elemet Group proposed building in the MN-1, Industrial District
Mary Lou DeWitt, Community Development Zoning Specialist Memo:

Background:

ISG, Inc. has submitted a Site Plan application on behalf of Joe Glenn, Elemet Group new facility for the construction of a 126,621.5 square foot building for manufacturing. The site is located



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in the Princeton Business Park, Block 1, Lots 6 & 7 and Block 2, Lots 1 thru Lot 5. The subject property is on 20.4 acres.

The City is replating Princeton Business Park to accommodate this facility. The above mentioned lots are being combined and 19th Avenue South will be moved south to the cul-de-sac area by the Public Safety Building. The Preliminary and Final Plat will be at the Planning Commission meeting on December 19th, 2022. The setbacks on the site plan will be met with the new plat. The reasoning for moving forward with the Site Plan Review prior to the replat is for the applicant to order the materials now where they will be available for spring building.

Zoning:

The property is located in the MN-1, Industrial District, and designated as Industrial/Commercial on the Future Land Use Plan includes both general commercial as well as light industry, warehousing, and office.

The Planning Commission held a public hearing tonight for a Conditional Use Permit for the additional height of approximately 6' feet. The approval of the Conditional Use Permit will be a condition to the Site Plan approval.

Access / Parking:

The proposed access to the site will be on 21st Avenue South and also to the west is Business Park Drive. There will be a total of 185 parking stalls, 19' x 9' in size 6 of those is handicap parking spaces which does meet the Americans with Disabilities Act (ADA). Accessible parking signage is required.

Manufacturing: Five plus one for each employee on the largest working shift, but not less than one per 1,000 SF. The number of parking stalls is met.

The parking area shall be hard-surfaced within one year of the date the permit is issued with painted parking stalls. The handicap parking stall shall be signed with ADA required signage. The Ordinance states that if due to weather conditions if driveway asphalt installation 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.

Lighting: LED wall packs will be placed around the perimeter of the building. The plans show 30' foot high LED light poles by the entrances, and parking area where a total of six will be placed.

Signage: The plans show a placement for a monument sign on the northeast corner of the site. The applicant has not submitted the signage for review and that will be submitted for the Planning Commission's review at a later date. All signs will require approval by staff and a building permit will be approved by the Building Inspector prior to installation.

Landscaping: The plans show 50% of the exterior footprint have a mixture of landscaping plantings; 25% is sod and landscaping and 25% is evergreen and coniferous trees. The parking area is 3% of islands as per City Ordinance.

An 8' foot bituminous bike path will be installed along the east edge of the property to coincide with the current Great Northern Bike Trail.

Dumpster: The dumpster is on the southwest corner of the building. A screening enclosure is required to illuminate refuse from leaving the area.

Building Materials:

The structure will be faced with precast concrete panels and offset with colored precast metal panels. All rooftop mechanicals shall be screened with materials that are architecturally compatible with the building. All ground level mechanicals (air conditions units, electrical boxes, etc.) shall be screened with shrubs or an approved fence.

Sewer and Water Connection:

The connection to the water line and sewer service will be off the existing service on 21st Avenue South. Princeton Public Works and Princeton Public Utilities will be contact for connection prior to work. A SAC (Sewer Access Connection and WAC (Water Access Connection) be applied for with the building permit. A digging permit will need to be applied and approved prior to street work.

Fire sprinklers the building will have a fire sprinkler system.

Grading, Drainage, and Storm Water:

The plans need to reflect the City Engineer's memo dated November 14, 2022.

Conclusion / Recommendation:

Staff would recommend approval of the Site Plan for Elemet Group with the following conditions:

1. The plans reflect the conditions and conclusions of the City Engineer's memo dated November 14, 2022.
2. The Conditional Use Permit for the additional height of the building be approved by the Planning Commission.
3. The building will have fire sprinklers.
4. 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), Digging Permit, and Sign Permit.



5. Applicant will contact Public Works Department and Princeton Public Utilities for the connections for water, sewer, and utility meters.

6. The City is in the process of replating Princeton Business Park to accommodate the size of this building. All setbacks will need to reflect the MN-1, Industrial Zoning Ordinance.

7. The work shall be carried on with minimum of interference with traffic.

8. If due to weather conditions the sodding and/seeding and driveway asphalt installation is unadvisable a separate escrow deposit be submitted prior to issuance of a Certificate of Occupancy.

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

DeWitt gave an overview of the Site Plan presented for Elemet Group.

The Planning Commission Board commented that this business will be a nice placement for Princeton Business Park.

HALLIN MOVED, SECOND BY MOLLER, TO APPROVE THE SITE PLAN FOR ELEMET GROUP PROPOSED BUILDING IN PRINCETON BUSINESS PARK, BLOCK 1, LOTS 6 & 7, AND BLOCK 2, LOTS 1 THRU LOT 5, WITH THE FOLLOWING CONDITIONS:

1. THE PLANS REFLECT THE CONDITIONS AND CONCLUSIONS OF THE CITY ENGINEER'S MEMO DATED NOVEMBER 14, 2022.
2. THE CONDITIONAL USE PERMIT FOR THE ADDITIONAL HEIGHT OF THE BUILDING BE APPROVED BY THE PLANNING COMMISSION.
3. THE BUILDING WILL HAVE FIRE SPRINKLERS.
4. 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), DIGGING PERMIT, AND SIGN PERMIT.
5. APPLICANT WILL CONTACT PUBLIC WORKS DEPARTMENT AND PRINCETON PUBLIC UTILITIES FOR THE CONNECTIONS FOR WATER, SEWER, AND UTILITY METERS.
6. THE CITY IS IN THE PROCESS OF REPLATING PRINCETON BUSINESS PARK TO ACCOMMODATE THE SIZE OF THIS BUILDING. ALL SETBACKS WILL NEED TO REFLECT THE MN-1, INDUSTRIAL ZONING ORDINANCE.
7. THE WORK SHALL BE CARRIED ON WITH MINIMUM OF INTERFERENCE WITH TRAFFIC.

8. IF DUE TO WEATHER CONDITIONS THE SODDING AND SEEDING AND DRIVEWAY ASPHALT INSTALLATION IS UNADVISABLE A SEPARATE ESCROW DEPOSIT BE SUBMITTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

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

B. Final Plat for Fountain Place

Mary Lou DeWitt, Community Development Zoning Specialist Memo:

Background:

R.W. Properties, LLC has submitted a final plat application for Fountain Place. The plat consist of 20 unit twin homes along with one single family home in what is currently known as Outlot E, Sharco Estates.

The Planning Commission held a pubic hearing on October 17th, 2022 for the following:

- * The Planning Commission approved a variance to the Airport Zoning Ordinance that limited the density on this piece of property in order for it to be developed into twin home lots and a single family lot less than the minimum required size of 3 acres and exceeding the site population maximum of 15 times of the site acreage in the Crosswind Runway Safety Zone B.
- * Preliminary Plat was approved by the Planning Commission with conditions.

Analysis:

Fountain Place Addition consist of Block 1, Lots 1 – 10 and Block 2, Lots 1 – 11. Each lot will have a twin home on it except for Block 2, Lot 9 will have a single family home.

The proposed homes shall meet all regulations, including setbacks, height, type, minimum floor area, parking, driveway, etc.

The majority of the site for water and sanitary sewer will connect to the existing service of 14th Avenue South to the proposed 2nd Street South and the other three lots along Meadow View Drive will connect from that service. The applicant will contact the Public Works Department and Princeton Public Utilities for the connection of services. The SAC (Sewer Access Charge) and WAC (Water Access Charge) and a Digging Permit will be required prior to work.

Where the water curb stop is in a paved area (usually driveway) there needs to be a mini-manhole. The City Engineer's comments have been addressed.

The Planning Commission requested that additional coniferous trees for blockage to neighbors be added to the final plat landscaping plan. The trees should total at least 8 inches in diameter at installation and a mix of plantings around 50% of the exterior foot print of all buildings. The Developer is proposing to construct the homes, if in the future the lots are sold to future builders, the landscaping requirements shall be addressed. Sodding and 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 1st of the following year. The applicant has stated this development will be an HOA (Homeowners Association).

If because of weather conditions, driveway asphalt installation 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.

The community mailboxes for the proposed plat will be placed along 2nd Street South with the guidance of the Post Office. The three sites along Meadow View Drive will have their own mailbox. The group of mailboxes that service the homes along 14th Avenue South will be salvaged and moved a short distance to the south.

The Park Board met on October 24, 2022 and recommended acceptance of the park dedication fee versus park land. Outlot A has a drainage & utility easement as well as a trail & water easement where the City will have access rights and maintenance on the trail. The City obtained Outlot D, Sharco Estates the large drainage pond that serves Meadow View and Sharco Estates in a tax forfeiture.

The Fire Chief request that a hydrant be installed at the end of the cul-de-sac and that has been addressed on the plat. Second Street South will be a public road dedicated to the City. All of Outlot A is a Drainage & Utility Easement which has the portion of the Meadow View Drive cul-de-sac and Great Northern Trail.

Conclusion / Recommendation:

If the recommended conditions are met, the Final Plat appears to meet the Zoning and Subdivision Ordinance standards; therefore, staff recommends the Planning Commission recommend approval to the City Council of the Final Plat (as well as the Preliminary Plat), subject to the following conditions:

1. Where the water curb stop is in a paved area (usually driveway) there needs to be a mini-manhole.
2. All necessary building permit applications need to be submitted and approved by the Building Inspector prior to building.
3. Signage will need to be reviewed and approved by staff and the Building Inspector prior to approval of the building permit.
4. When work on the site begins, the work shall be carried on with minimum of interference with traffic.

5. The plans reflect the conditions and conclusions of the City Engineer for storm water.
6. The Developer shall replace in-kind or better all streets, curbs, and sidewalks disturbed by this operation.
7. Applicant will contact Public Works Department and Princeton Public Utilities for the connections for water, electrical, sewer, and utility meters.
8. Additional Coniferous trees added for blockage on the north side of the site where trees are being removed and by 14th Avenue South where the entrance to Fountain Place will be.
9. The Developer shall submit a park dedication fee in the amount of \$36,000.
10. Applicant shall be responsible for following the final plat procedures identified in the Sub-division Ordinance.

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

DeWitt gave an overview of the Final Plat for Fountain Place.

Roger Winkelman, applicant addressed the additional trees that were requested at the Preliminary Plat review for the entrance of the site by 14th Avenue South, and is okay with that and those are added to the Final Plat. He cannot add trees to the northside of the property where the storm drain and utility easement is. They removed some trees there and left at least 15 feet of a berm of trees. There is no room for additional trees on the north side of that property.

Erickson asked if they removed all the trees on the north side.

Winkelman said no, there is at least 15 feet of trees they left for a berm.

Seth Monroe, Rum River Land Surveyor said he checked with the Engineer if the drainage could be moved more south and there is not enough room to move it. It needs to stay as it is on the plat. It tucks up where they preserved the trees.

Winkelman said it could not be mowed or sodded if they add additional trees on the north side of the site.

Hallin said shrub and trees are planted along the twin homes on the plans. She has driven by and the entire location is multi-family, twin homes, and townhomes. This development will fit in very nicely to the neighborhood.

Winkelman said Northfield Commons is almost complete now. This site will look like that development.

Erickson said to remove on condition number eight the additional north trees added to the landscaping.

Hallin agrees. There is enough trees for this development.

HALLIN MOVED, SECOND BY MOLLER, TO APPROVE THE FINAL PLAT SUBMITTED BY R.W. PROPERTIES, LLC FOR THE DEVELOPMENT OF FOUNTAIN PLACE AND FORWARD TO THE CITY COUNCIL FOR FINAL APPROVAL WITH THE FOLLOWING CONDITIONS:

1. Where the water curb stop is in a paved area (usually driveway) there needs to be a mini-manhole.
2. All necessary building permit applications need to be submitted and approved by the Building Inspector prior to building.
3. Signage will need to be reviewed and approved by staff and the Building Inspector prior to approval of the building permit.
4. When work on the site begins, the work shall be carried on with minimum of interference with traffic.
5. The plans reflect the conditions and conclusions of the City Engineer for storm water.
6. The Developer shall replace in-kind or better all streets, curbs, and sidewalks disturbed by this operation.
7. Applicant will contact Public Works Department and Princeton Public Utilities for the connections for water, electrical, sewer, and utility meters.
8. Additional Coniferous trees added for blockage by 14th Avenue South where the entrance to Fountain Place will be.
9. The Developer shall submit a park dedication fee in the amount of \$36,000.
10. Applicant shall be responsible for following the final plat procedures identified in the Subdivision Ordinance.

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

COMMUNICATIONS AND REPORTS: None

GEORGE MOVED, SECOND BY MOLLER, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURN ED AT 7:42 P.M.

ATTEST:

Dan Erickson, Chair

Mary Lou DeWitt, Comm. Dev. Zoning Specialist