
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Elemet Group Site Plan Review**
DATE: December 6th, 2022

FYI ONLY – NO ACTION REQUIRED

Background:

The Planning Commission approved on November 21, 2022 the Site plan application for ISG, Inc. 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 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.

Yard Requirements for MN - 1 District

	All Uses
A. Lot area minimum	12,500 sq ft
B. Lot width minimum feet	---
C. Front yard minimum	40 feet ³
D. Side yard minimum	20 feet
E. Street side yard	30 feet
F. Rear yard minimum	20 feet ¹
G. Maximum height	30 feet ²

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:

The Planning Commission approved 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.



Memorandum

To: Mary Lou Dewitt, City of Princeton

From: Jennifer Edison, PE - WSB
Tom Hoffman- WSB

Date: November 14, 2022

Re: Elemet Group Building Site Plan Review

We have reviewed the following documents submitted for the Elemet Building in Princeton, MN by ISG Engineers on November 4, 2022:

- *2022.10.31 26586 Elemet Group New Facility.pdf*
- *Elemt Group 26586 SWMR 10.31.22.pdf*

We have the following comments with regards to stormwater management.

General

1. WSB is in the process of final plat for this area, we can provide that information for you to include in your site plan, so the information shown is accurate.
2. Show pedestrian curb ramp at 1st Street.
3. Show what will happen in the future to the parking lot when the future building expansion occurs.
4. Show driveway entrance radius for each driveway. Ensure the truck driveways will have a large enough radii to accommodate truck movement.
5. Provide wayfaring signage to encourage one-way truck movement. How will you ensure that this remains a one-way for truck movements?
6. Does the building have adequate fire protection with just a single hydrant on the east side?
7. Label pipe sizes.
8. Provide detail for trail section.
9. Label curb and gutter and show structures and drainage within the parking lot.
10. Final plans will need detailed grading information that includes critical spot elevations.
11. What is the green schedule 40 pipe? Is it for roof drainage? Its not clear where this is draining.
12. Provide detail from concrete driveway apron.
13. The grading plan does not show how the existing ditch is being directed around the building. Label existing elevations in the ditch along 1st Street. I

14. Do stormwater calculations provide for future expansion?
15. Submit for and provide copies to the City of all required permits from regulatory agencies (NPDES,).
 - a. Stormwater report references City of Owatonna, this should be changed to reference Princeton
16. An NPDES permit is required as the site exceeds 1 acre of disturbance.
17. Show all final utility easements.

Stormwater Management

1. Rate Control
 - a. Rates are being met onsite for all proposed storm events.
2. Volume Control- required water quality for the site is $471,987 \text{ sf} \cdot 1 \cdot 1/12 = \underline{39,332 \text{ CF}}$
 - i. Provide calculations in the stormwater report for the abstraction volume to the infiltration basin. Impervious routed to the basin must meet the required abstraction volume.
 - ii. The proposed infiltration basin needs to be accurately sized to provide the required water quality volume for the entire site. Provide calculations showing the draw down time.
 - iii. Include a narrative in the stormwater report of the soils onsite, proposed infiltration rate and showing that there is a required separation of 3'. Soil borings are included, however this material should be outlined in the Volume control section
3. Water Quality
 - a. Pretreatment is required before discharging to the infiltration basin. Currently swales are being shown for all pre-treatment. Include percent slope of each swale.
 - b. Sumps with a minimum depth of 4' should be installed prior to discharging into Infiltration basin 1 where possible to remove maintenance from the proposed swales and provide a higher level of pre-treatment.
 - c. Additional pretreatment in the form of a forebay or filter strip is recommended to reduce the amount of sediment entering the infiltration area and extending the life of the BMP and reducing future maintenance.
4. Flood Control
 - a. Elevations from the plan set do not match the HWL in the stormwater narrative. Plan show HWL for both basins at 981.01, while modeling shows 980.79. Verify HWL and update modeling and plans to reflect the same information
 - i. 3' of separation will be required from the 100 HWL to any FFE in this addition or any other proposed projects onsite.
 - b. Provide an EOF route for all low areas within the proposed site. EOF's shall have stabilized rock outlets to prevent erosion.
 - i. EOF's must be a minimum of 1' lower than the FFE

Soils

1. The stormwater narrative lists the soils onsite as being Group A. However, in the borings silty sand (SM) is shown at depths ranging from 1'-7'.
 - a. Silty sand would be categorized as Group B soils and have an infiltration rate of 0.45 inches per hour.
 - b. Note that these soils will be removed to a certain depth until Group A soils are found throughout or update the modeling to reflect the soils.
2. Following construction of infiltration areas, field testing of the area shall be completed by the project proposer and results submitted to the City for review.

Operation and Maintenance

1. Include operating and maintenance procedures for stormwater BMP's. A schedule of type of inspection and maintenance should be included.
2. Provide a maintenance access to all stormwater bmp's this includes drainage swales.

SWPPP

1. Because disturbance exceeds 1 acre and an NPDES permit is required, a SWPPP is required.
 - a. Ensure sections 5.2-5.26 of the Minnesota General Storm water permit are met with the requirements of the SWPPP
 - i. Provide a map of the site with all waterbodies within 1 mile of the project location.
 - ii. Provide estimated quantity of erosion control bmp's
 - b. Final review of erosion control BMP's will be completed once a SWPPP is submitted



SITE SUMMARY

PROJECT: NEW FACILITY
 ADDRESS: 10000 W. 100th Ave., Golden, CO 80231
 OWNER: ISG
 DATE: 08/14/2018

REQUIRED SETBACKS

FRONT YD	REAR YD	LEFT YD	RIGHT YD
30	30	30	30

PARKING DATA

NO. OF SPACES: 100
 NO. OF SPACES WITH STALLS: 100
 TOTAL: 100

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
[Pattern]	CONCRETE PAVEMENT
[Pattern]	ASPHALT PAVEMENT
[Pattern]	GRAVEL PAVEMENT
[Pattern]	GRAVEL DRIVEWAY
[Pattern]	GRAVEL DRIVEWAY
[Pattern]	GRAVEL DRIVEWAY

SETBACKS

FRONT: 30 YD
 REAR: 30 YD
 LEFT: 30 YD
 RIGHT: 30 YD

STANDARD PAVEMENT

CONCRETE PAVEMENT
 ASPHALT PAVEMENT
 GRAVEL PAVEMENT
 GRAVEL DRIVEWAY

PROJECT INFORMATION

PROJECT: ELEMET GROUP NEW FACILITY
 LOCATION: MINNEAPOLIS, MN
 DATE: 08/14/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 2018-0001

DISCLAIMER

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CONTRACT INFORMATION

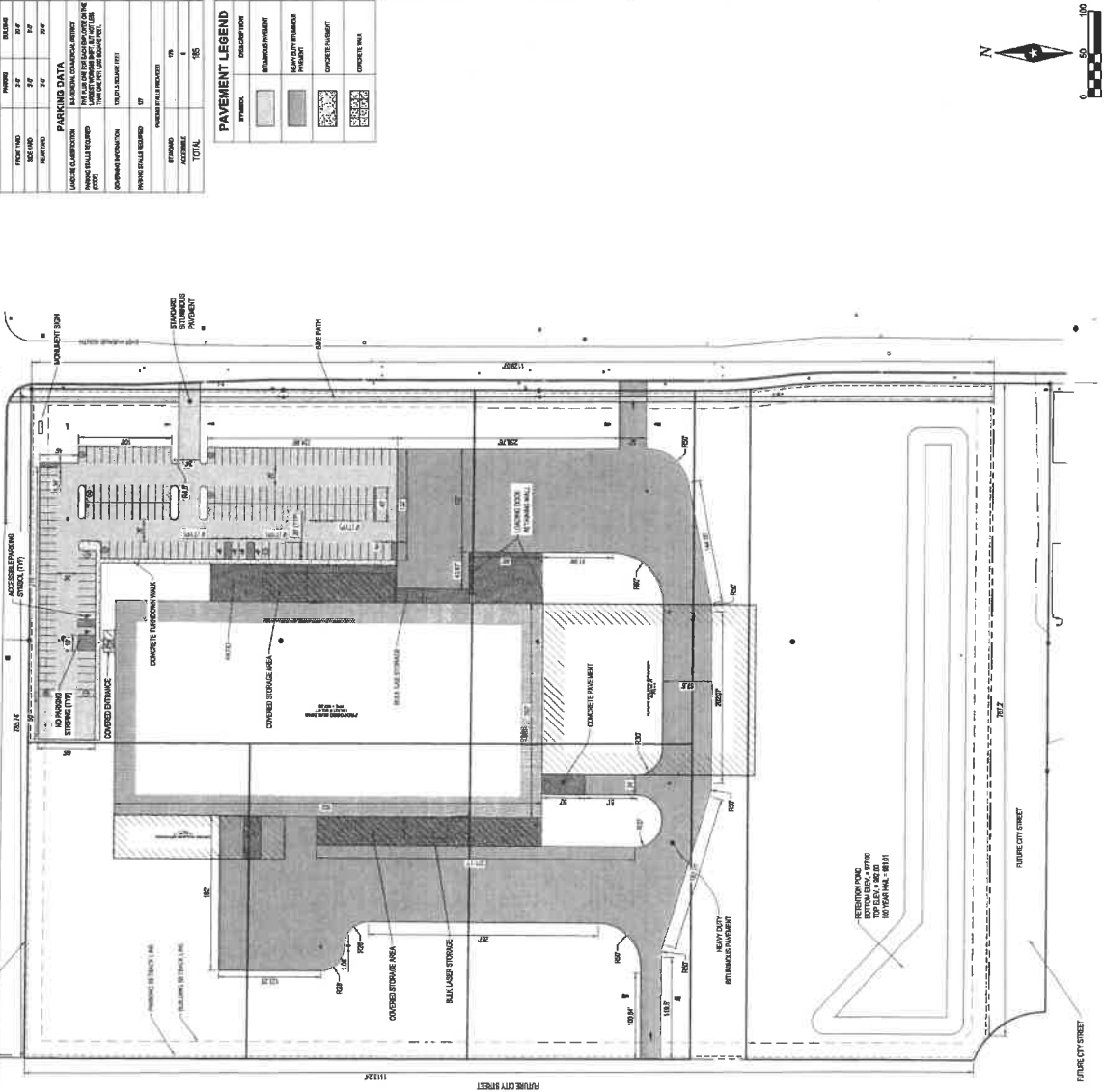
CONTRACT NO.: 2018-0001
 CONTRACT DATE: 08/14/2018
 CONTRACT VALUE: \$1,000,000

SCALE

1" = 40'

LEGEND

CONCRETE PAVEMENT
 ASPHALT PAVEMENT
 GRAVEL PAVEMENT
 GRAVEL DRIVEWAY



SHEET

C3-10

TITLE

SITE PLAN

PROJECT

ELEMET GROUP
 NEW FACILITY

LOCATION

MINNEAPOLIS, MN

DATE

08/14/2018

DRAWN BY

[Name]

CHECKED BY

[Name]

PROJECT NO.

2018-0001

CONTRACT NO.

2018-0001

CONTRACT DATE

08/14/2018

CONTRACT VALUE

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SCALE

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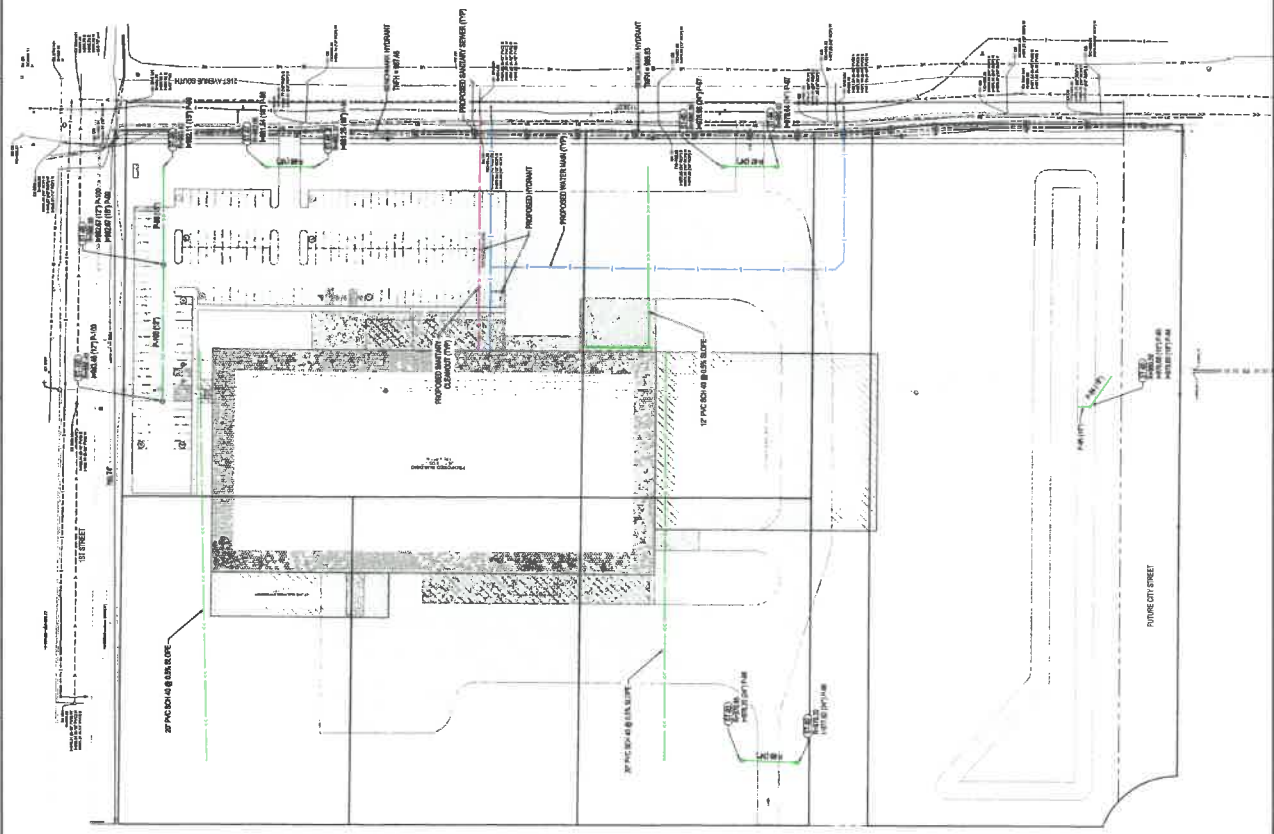
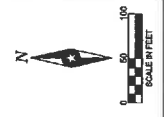


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DATE: 08/14/2014
 PROJECT: ELEMET GROUP NEW FACILITY
 SHEET: C3-20
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

UTILITY PLAN

C3-20



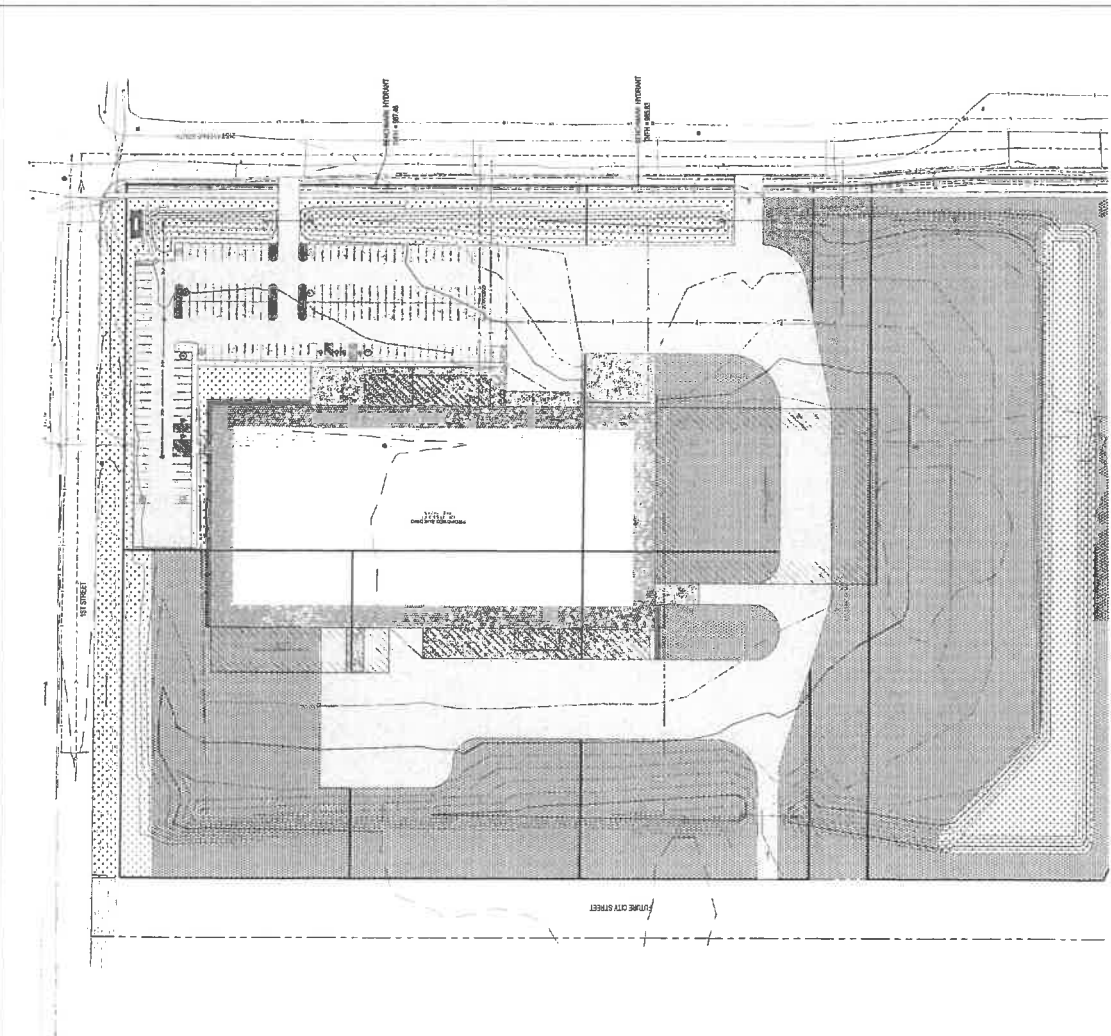
FUTURE CITY STREET

FUTURE CITY STREET

1ST AVENUE SOUTH

SITE RESTORATION - MATERIALS

SYMBOL	DESCRIPTION	UNITS	QUANTITY
[Symbol]	BRICK PAVING	SF	10,000
[Symbol]	ASPHALT PAVING	SF	5,000
[Symbol]	CONCRETE PAVING	SF	2,000
[Symbol]	GRAVEL	CY	1,000
[Symbol]	TOP SOIL	CY	500
[Symbol]	VEGETATION	LF	500



PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

SITE PLAN REVIEW SUBMITTAL 11/01/2021

THIS PLAN IS A PRELIMINARY SUBMITTAL FOR REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

DATE: 11/01/2021

PROJECT NO.: 2021-0000

PROJECT NAME: ELEMET GROUP NEW FACILITY

CLIENT: ELEMET GROUP

DESIGNER: [Firm Name]

SCALE: AS SHOWN

DATE: 11/01/2021

PROJECT NO.: 2021-0000

PROJECT NAME: ELEMET GROUP NEW FACILITY

CLIENT: ELEMET GROUP

DESIGNER: [Firm Name]

SCALE: AS SHOWN

**ELEMET GROUP
NEW FACILITY**

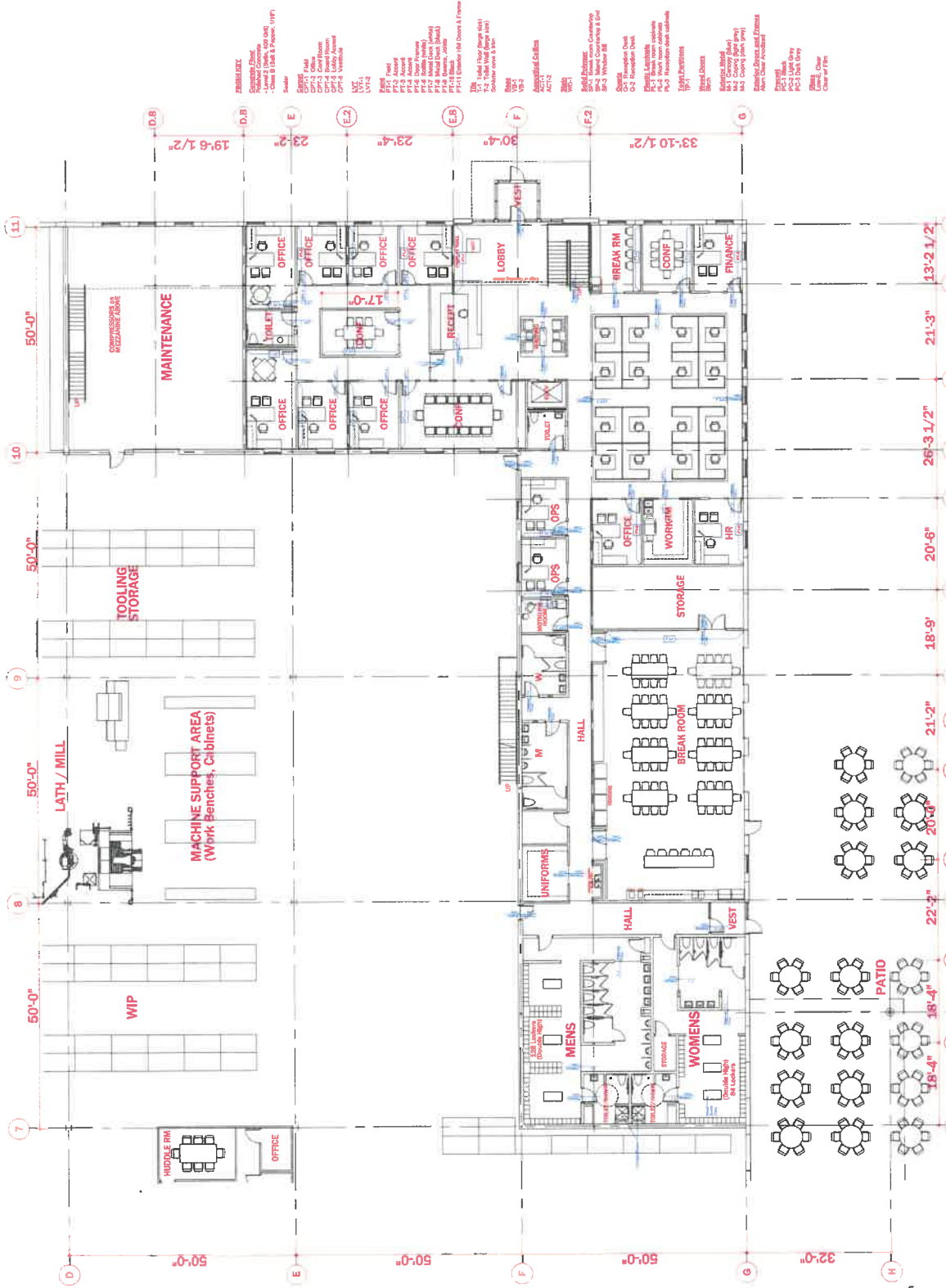
MINNEAPOLIS, MINNESOTA

PROJECT NO.	2021-0000
PROJECT NAME	ELEMET GROUP NEW FACILITY
DESIGNED BY	[Name]
CHECKED BY	[Name]
DATE	11/01/2021

**SITE
RESTORATION
PLAN**



SHEET
C5-10



OFFICE FINISH PLAN
 1/8" = 1'-0"
 PHSR Sheet: 37-42F
 Architecture + Engineering + Environmental + Planning



Elemet Group Facility
 Princeton, Minnesota
 11 October 2022
 Preliminary Not for Construction

- FINISHES:**
 Concrete Floor
 -Level 2 (Office, Lath Mill)
 -Level 3 (Lath Mill, Storage)
 -Level 4 (Office, Lath Mill)
 -Level 5 (Office, Lath Mill)
 -Level 6 (Office, Lath Mill)
 -Level 7 (Office, Lath Mill)
 -Level 8 (Office, Lath Mill)
 -Level 9 (Office, Lath Mill)
 -Level 10 (Office, Lath Mill)
 -Level 11 (Office, Lath Mill)
- ROOMS:**
 P1-1: Office
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Site Plan

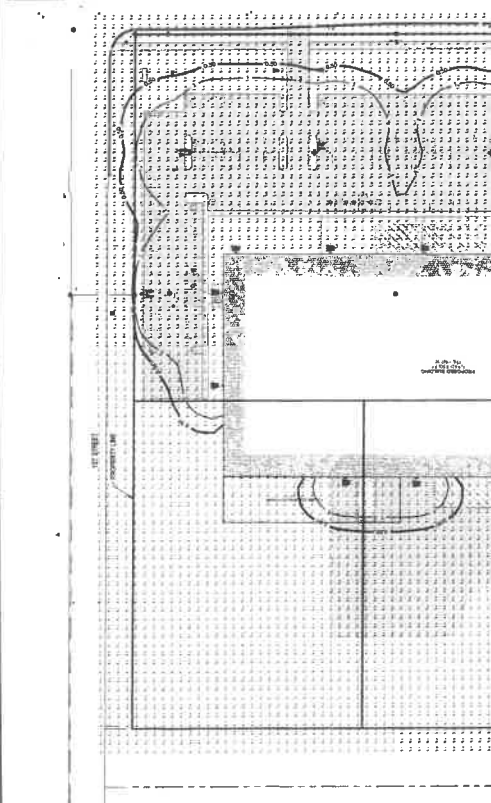
DATE: 11/15/2022
 PROJECT: ELEMET GROUP NEW FACILITY
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN

Legend

Symbol	Description
[Symbol]	Proposed Footcandle
[Symbol]	Proposed Light Pole
[Symbol]	Proposed Light Pole Base
[Symbol]	Proposed Light Pole Footcandle
[Symbol]	Proposed Light Pole Footcandle Schedule
[Symbol]	Proposed Light Pole Footcandle Legend
[Symbol]	Proposed Light Pole Footcandle Schedule Legend
[Symbol]	Proposed Light Pole Footcandle Legend Legend

Light Pole Schedule

Code	Description	Quantity
1	Light Pole Base	1
2	Light Pole	1
3	Light Pole Footcandle	1
4	Light Pole Footcandle Schedule	1
5	Light Pole Footcandle Legend	1
6	Light Pole Footcandle Schedule Legend	1
7	Light Pole Footcandle Legend Legend	1



**ELEMET GROUP
NEW FACILITY**

MINNEAPOLIS, MINNESOTA

DATE: 11/15/2022

PROJECT: ELEMET GROUP NEW FACILITY

DRAWN BY: [Name]

CHECKED BY: [Name]

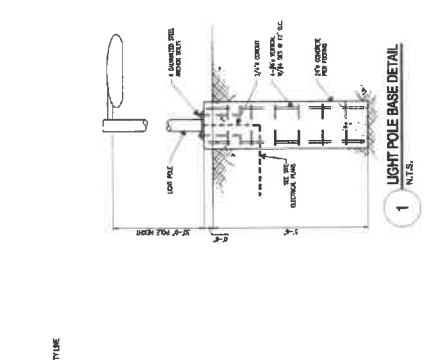
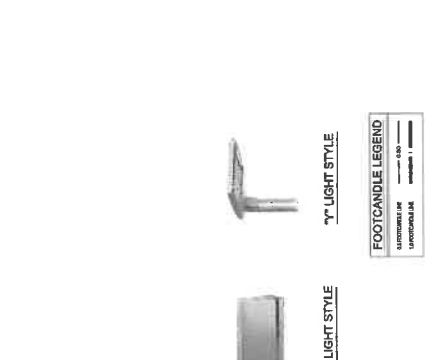
SCALE: AS SHOWN

**PROPOSED
PHOTOMETRIC
PLAN**

SCALE IN FEET

100
50
0

N



FOOTCANDLE LEGEND

Footcandle	Color
1	Blue
2	Green
3	Yellow
4	Orange
5	Red
6	Purple
7	Pink
8	Light Blue
9	Light Green
10	Light Yellow
11	Light Orange
12	Light Red
13	Light Purple
14	Light Pink
15	Light Blue-Green
16	Light Yellow-Green
17	Light Orange-Green
18	Light Red-Orange
19	Light Purple-Blue
20	Light Pink-Red
21	Light Blue-Purple
22	Light Green-Yellow
23	Light Yellow-Orange
24	Light Orange-Red
25	Light Red-Purple
26	Light Purple-Pink
27	Light Pink-Blue
28	Light Blue-Orange
29	Light Orange-Green
30	Light Green-Red
31	Light Red-Orange
32	Light Orange-Purple
33	Light Purple-Pink
34	Light Pink-Blue
35	Light Blue-Orange
36	Light Orange-Green
37	Light Green-Red
38	Light Red-Orange
39	Light Orange-Purple
40	Light Purple-Pink
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44	Light Green-Red
45	Light Red-Orange
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47	Light Purple-Pink
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51	Light Green-Red
52	Light Red-Orange
53	Light Orange-Purple
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55	Light Pink-Blue
56	Light Blue-Orange
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58	Light Green-Red
59	Light Red-Orange
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72	Light Green-Red
73	Light Red-Orange
74	Light Orange-Purple
75	Light Purple-Pink
76	Light Pink-Blue
77	Light Blue-Orange
78	Light Orange-Green
79	Light Green-Red
80	Light Red-Orange
81	Light Orange-Purple
82	Light Purple-Pink
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91	Light Blue-Orange
92	Light Orange-Green
93	Light Green-Red
94	Light Red-Orange
95	Light Orange-Purple
96	Light Purple-Pink
97	Light Pink-Blue
98	Light Blue-Orange
99	Light Orange-Green
100	Light Green-Red

LIGHT FOOTCANDLE SCHEDULE

Code	Description	Quantity
1	Light Pole Base	1
2	Light Pole	1
3	Light Pole Footcandle	1
4	Light Pole Footcandle Schedule	1
5	Light Pole Footcandle Legend	1
6	Light Pole Footcandle Schedule Legend	1
7	Light Pole Footcandle Legend Legend	1

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**PROPOSED
PHOTOMETRIC
PLAN**

SCALE IN FEET

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