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## MEMORANDUM

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TO: Mayor & City Council  
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist  
SUBJECT: **Site Plan Review for Public Safety Storage Bldg.**  
DATE: August 27<sup>th</sup>, 2020

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*This is for informational only*

### **Background:**

The City of Princeton is purchasing a 1.907 acre section of land adjoining the Princeton Public Safety Building located at 305 21<sup>st</sup> Avenue South, from the west (backside) of the site. This added land will accommodate the addition of a storage building for the Police and Fire Department. The land is in Princeton Township and the City Council is in the process of annexing this section of land into the City. When the City receives approval of the annexation, staff will complete an Administrative Lot Line Adjustment to add the section of land to the Public Safety Building, Lot 8, Block 1, Aero Business Park First Addition.

The proposed storage facility will be 60' x 104' sq. ft., totaling 6,240 square feet. No water or sewer will be extended to the building. There will only be electrical and the Princeton Public Utilities are aware of the expansion.

### **Zoning:**

The proposed annexed section of land will be attached to the Public Safety Building and automatically zoned as B-3 General Commercial District.

### **Setback requirements:**

Side yard minimum 5 feet, proposed setback on the north side 21' feet and south 429' feet

Rear yard minimum 20 feet, proposed setback is 55' feet

Maximum height 30 feet, proposed building will be 26' feet in height

### **Stormwater Pondage:**

The City Engineer has designed the Site Plan with the grading and drainage. The maximum lot coverage not to exceed the 60% requirement and the proposed Site Plan is 43%. No additional pondage will be necessary.

### **Driveway:**

There will be asphalt added from the back of the current Public Safety Building to this storage facility.

### **Sidewalk:**

In the B-3 District the requirement is for a 6' foot sidewalk and this proposed site is installing a 4' foot sidewalk along the front garage door area and along the south wall. The site will be fenced in and residents will not be able to access it so the sidewalk area should be okay.

### **Lighting:**

There will be lighting installed on the building above the doors on the front and back of the building and one light on the two sides. The lighting will be directed downward with LED lighting. There are no proposed light poles.

**Building Materials:**

The building will be a pole building with a cement floor. The metal will be exposed fastener in a color to match the Public Safety Building. There will be four garage doors in a maximum height of 14' feet at the front of the building along with a standard service door and standard garage door.

**Site Plan Review Recommendation:**

The Planning Commission has approved the Site Plan application at their August 17<sup>th</sup> meeting with the following conditions:

1. Contingent on State approval on the annexation of the section of land.
2. Lot Line Adjustment Resolution be recorded at Mille Lacs County.
3. A Building Permit shall be applied for and approved prior to construction.
4. Installation of the fence follow the Zoning Ordinance requirement.
5. The sodding or seeding must be completed. If because of weather conditions sodding and/or seeding is unadvisable, it should be in compliance by no later than July 1<sup>st</sup> of the following year.
6. The driveway area must be hard-surfaced within one year of the date the permit is issued. If because of weather conditions the hard-surface is unadvisable, it should be in compliance by no later than July 1<sup>st</sup> of the following year.



WSB PROJECT NO.: 18374-000

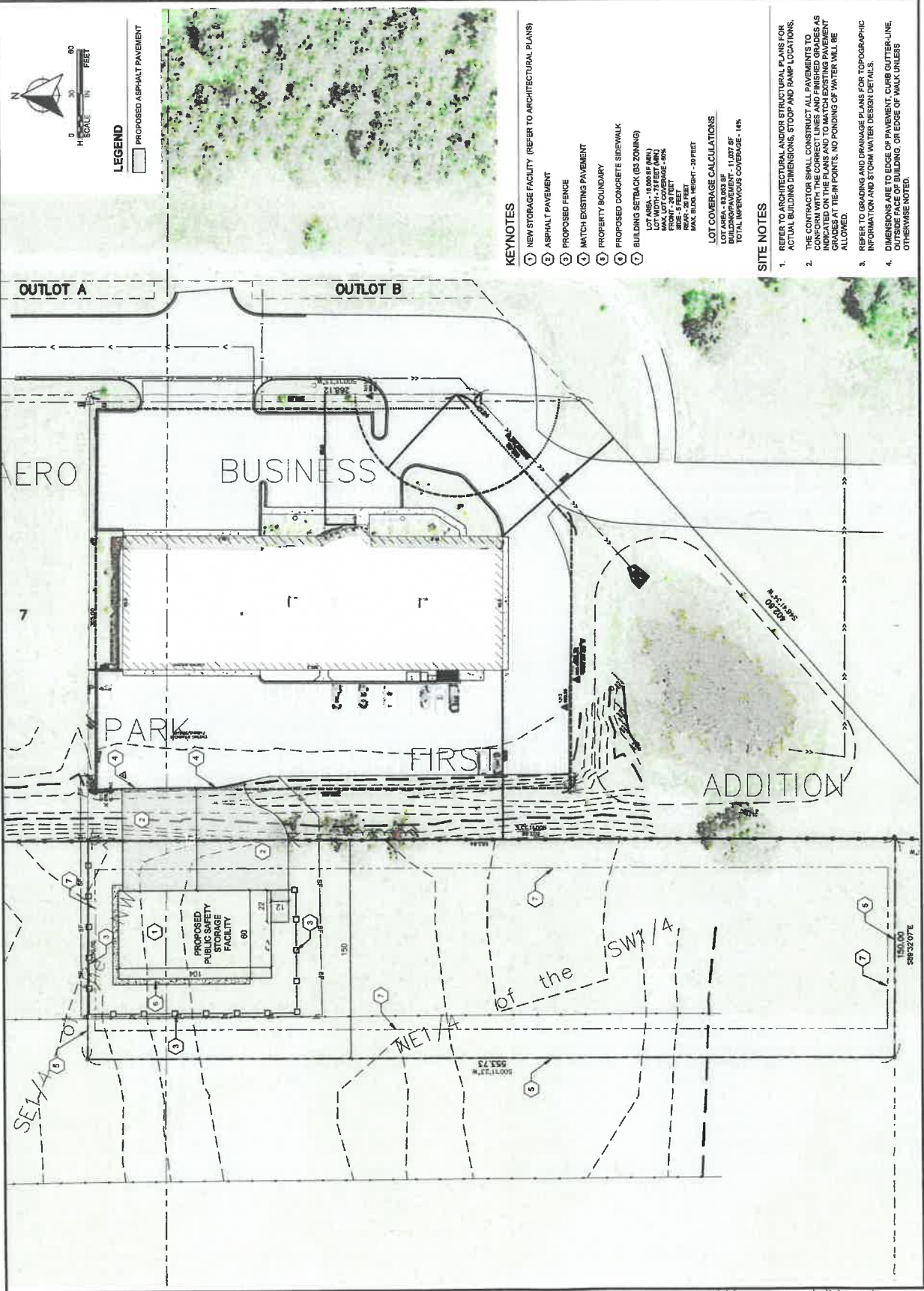
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NO.	DATE	DESCRIPTION

DATE: 07/20/2020 LDC NO.: 181721  
 JENNIFER D. EBERSON, P.E.  
 LICENSED PROFESSIONAL ENGINEER UNDER THE  
 LAWS OF THE STATE OF MINNESOTA  
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION,  
 OR REPORT WAS PREPARED BY ME OR UNDER MY  
 DIRECT SUPERVISION AND THAT I AM A DULY  
 LICENSED PROFESSIONAL ENGINEER UNDER THE  
 LAWS OF THE STATE OF MINNESOTA

CITY OF PRINCETON, MN  
 PRINCETON PUBLIC SAFETY  
 STORAGE FACILITY PROJECT

SITE PLAN  
 SHEET 2 OF 4



LEGEND  
 PROPOSED ASPHALT PAVEMENT

KEYNOTES

- 1 NEW STORAGE FACILITY (REFER TO ARCHITECTURAL PLANS)
- 2 ASPHALT PAVEMENT
- 3 PROPOSED FENCE
- 4 MATCH EXISTING PAVEMENT
- 5 PROPERTY BOUNDARY
- 6 PROPOSED CONCRETE SIDEWALK
- 7 BUILDING SETBACK (RS ZONING)  
 LOT AREA - 10,000 SF (APX)  
 LOT WIDTH - 75 FEET (APX)  
 MAX. BUILDING SETBACK - 60%  
 SIDE - 5 FEET  
 FRONT - 20 FEET  
 MAX. BUILDING WEIGHT - 30 FEET
- 8 LOT COVERAGE CALCULATIONS  
 TOTAL LOT AREA - 10,000 SF  
 BUILDING PAVEMENT - 11,007 SF  
 TOTAL IMPERVIOUS COVERAGE - 14%

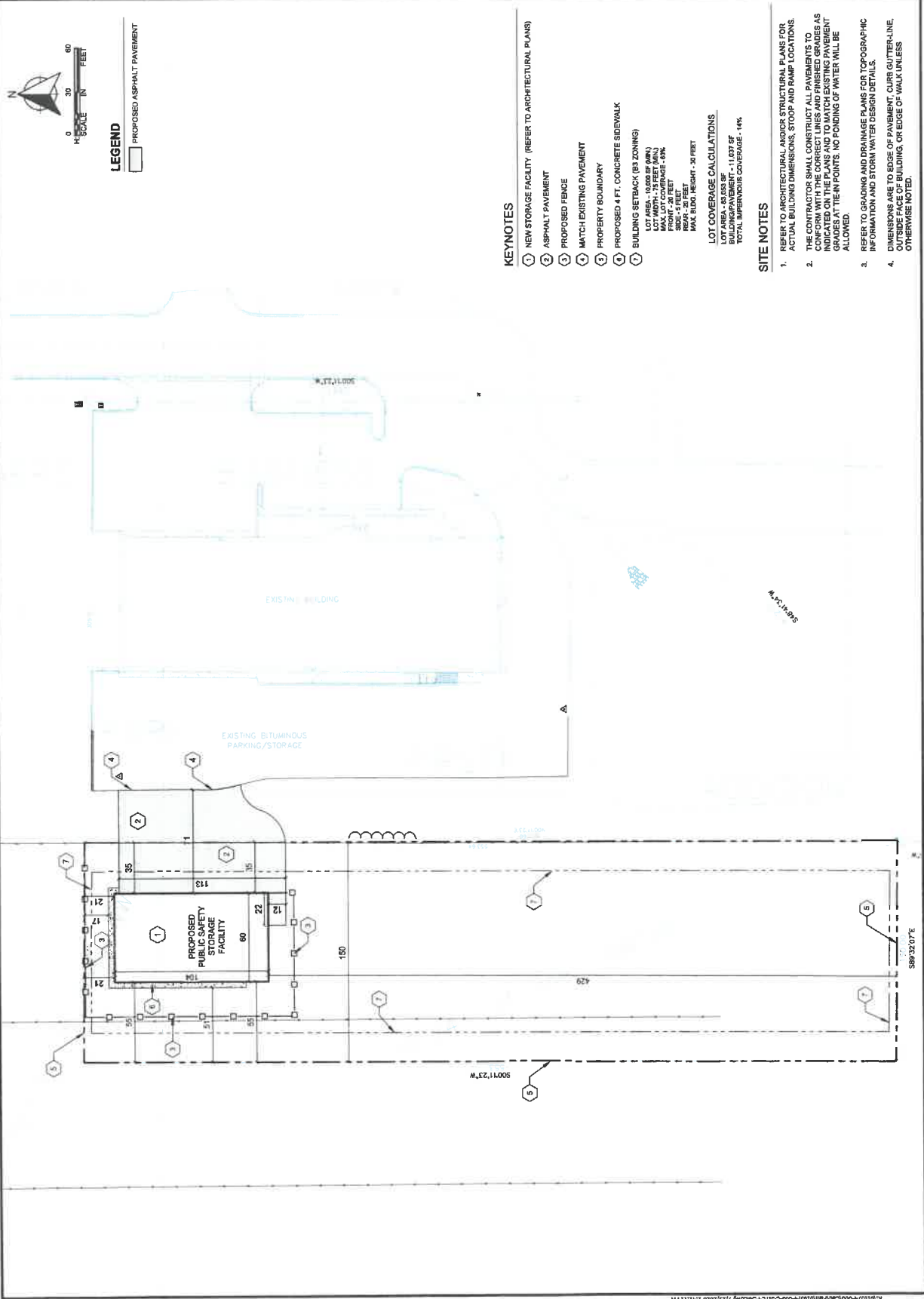
SITE NOTES

1. REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, STOOP AND RAMP LOCATIONS.
2. THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO INDICATED CORRECT LINES AND FINISHED GRADES AS INDICATED ON THE PLANS AND TO MATCH EXISTING PAVEMENT GRADES AT TIE-IN POINTS. NO PONDING OF WATER WILL BE ALLOWED.
3. REFER TO GRADING AND DRAINAGE PLANS FOR TOPOGRAPHIC INFORMATION AND STORM WATER DESIGN DETAILS.
4. DIMENSIONS ARE TO EDGE OF PAVEMENT, CURB OUTER-LINE, OUTSIDE FACE OF BUILDING, OR EDGE OF WALK UNLESS OTHERWISE NOTED.

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MASSACHUSETTS.  
 JENNIFER D. EDSON, P.E.  
 I.C. NO. 51771  
 DATE: 07/20/2020

PRINCETON PUBLIC SAFETY  
 STORAGE FACILITY PROJECT  
 CITY OF PRINCETON, MN



LEGEND  
 [Symbol] PROPOSED ASPHALT PAVEMENT

KEYNOTES

- 1 NEW STORAGE FACILITY (REFER TO ARCHITECTURAL PLANS)
  - 2 ASPHALT PAVEMENT
  - 3 PROPOSED FENCE
  - 4 MATCH EXISTING PAVEMENT
  - 5 PROPERTY BOUNDARY
  - 6 PROPOSED 4 FT. CONCRETE SIDEWALK
  - 7 BUILDING SETBACK (B3 ZONING)
- LOT AREA - 10,068 SF (0.23 AC)  
 LOT WIDTH - 75 FEET (MIN)  
 MAX. LOT COVERAGE - 60%  
 FRONT - 20 FEET  
 SIDE - 5 FEET  
 MAX. BUILDING HEIGHT - 30 FEET
- LOT COVERAGE CALCULATIONS  
 LOT AREA - 10,068 SF  
 TOTAL IMPERVIOUS COVER - 11,037 SF  
 TOTAL IMPERVIOUS COVERAGE - 14%

SITE NOTES

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4. DIMENSIONS ARE TO EDGE OF PAVEMENT, CURB GUTTER-LINE, OUTSIDE FACE OF BUILDING, OR EDGE OF WALK UNLESS OTHERWISE NOTED.

DATE: 02/14/12  
SCALE: 3/8" = 1'-0"

DESIGNED & DRAWN BY: BOB WILSON

ACCOUNT MANAGER: JACOB MARSHALL

JOB NAME: PRINCETON PUBLIC SAFETY BUILDING  
JOB SITE: 305 21ST AVE S PRINCETON, MN

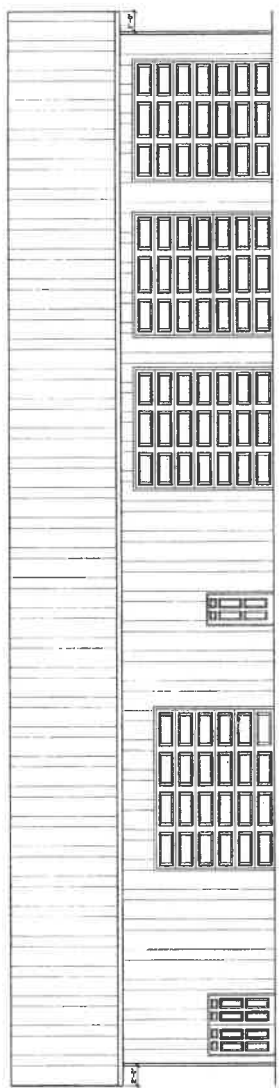
PLANS FORWARDED BY MILACA BUILDING CENTER, WERE REVIEWED BY DWIGHTSON  
AND HAVE RECEIVED ACCEPTANCE FROM PROFESSIONAL ENGINEER,  
BUILDING CENTER DISCLAIM ANY LIABILITY WHATSOEVER FOR ANY ERRORS OR ANY  
OTHER THAT MAY BE FOUND ON ANY PLANS. ANY PLANS FORWARDED BY MILACA BUILDING  
CENTER ARE WITHOUT WARRANTY, REPRESENTATION OR LIABILITY. THE USER ASSUMES  
RESPONSIBILITY OF THE WORK OBTAINED, CONTRACTING, AND/OR USER OF THESE PLANS.  
ORIG: 02/14/12

Milaca Building Center

4 WEST ELEVATION  
Scale: 3/8" = 1'-0"



2 EAST ELEVATION  
Scale: 3/8" = 1'-0"



3 SOUTH ELEVATION  
Scale: 3/8" = 1'-0"



1 NORTH ELEVATION  
Scale: 3/8" = 1'-0"

