
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Rezoning from A-2 Agricultural to B-3 District on one Mille County Fairground parcels (FIRST READING)**
DATE: March 10th, 2020

REQUEST

Michele McPherson, Fair Board President has submitted an application to rezone one of the Fairground properties from A-2 Agricultural to B-3 General Commercial District. The property site is located at 1400 3rd Street North.

BACKGROUND

This parcel is one of five parcels the Mille Lacs County Agricultural Society owns that is known to residents as Mille Lacs County Fairgrounds. The request for rezoning is parcel PID #24-029-0901 and located on the northwest corner of their site and east of Hwy. #169.

Mille Lacs County currently has a billboard sign on the site and has an opportunity to replace that billboard signage with an updated LED sign that will be used for advertising the Fair activities and off-premise advertising that will have a changing copy where they will be selling ads. MnDOT's permitting requirements fall under MN Statute 273 – Outdoor Advertising Statue. The sign is outside the highway right-of-way, but they have permitting authority by statute. MnDOT should be reviewing the changing board frequency and brightness of the signage. That being said, MnDOT requires the zoning of the site to be commercial or they will not issue a permit. The north lot adjoining this parcel is zoned B-3 General Commercial District and would not create spot zoning.

The sign vendor will be contacting the Princeton Public Utilities on what power will be needed to the site.

EXISTING LAND USES

The existing land use is consistent with Mille Lacs County Agricultural Society and will remain with that use. MN Statues, Chapter 38, County Agricultural Societies, Fairs, Extension Service exempts fairgrounds from the local zoning regulations.

FUTURE LAND USE PLAN (Comprehensive Plan)

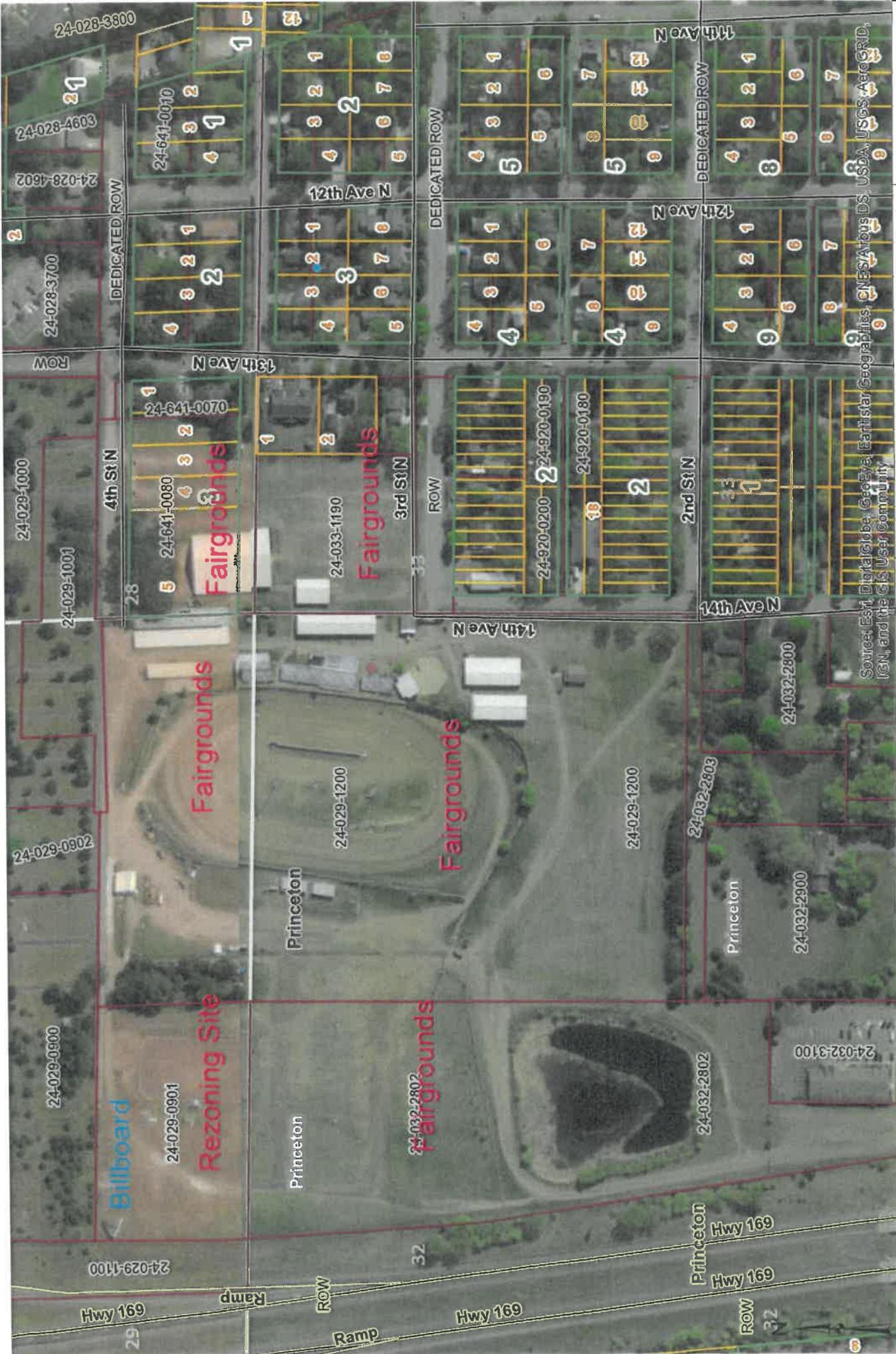
The Future Land Use Plan designates this area as Parks & Open Space. The neighboring site north of this parcel is designated as Commercial. If the Planning Commission and City Council approve the zoning change to B-3 District, staff will amend the City's Future Land Use plan of the Comprehensive Plan and also amend the Zoning Map.

RECOMMENDATION

Based on the above analysis, staff recommends if the Planning Commission approves the rezoning and forwards the recommendation to the Council for their March 26, 2020 meeting,

for approval of the rezoning of the property at 1400 Third Street North, PID #24-029-0901 from A-2 Agricultural 2 to B-3 General Commercial District, based on the following Findings of Fact:

1. The proposal complies with the B-3 General Commercial District use since the site is adjacent to the B-3 District.
2. There have been no changes in the character of the vicinity. The use will stay the same.
3. The MN Statutes, Chapter 38, County Agricultural Societies, Fairs, Extension Service exempts fairgrounds from the local zoning regulations. This rezoning does not constitute spot zoning.



Fairgrounds Property

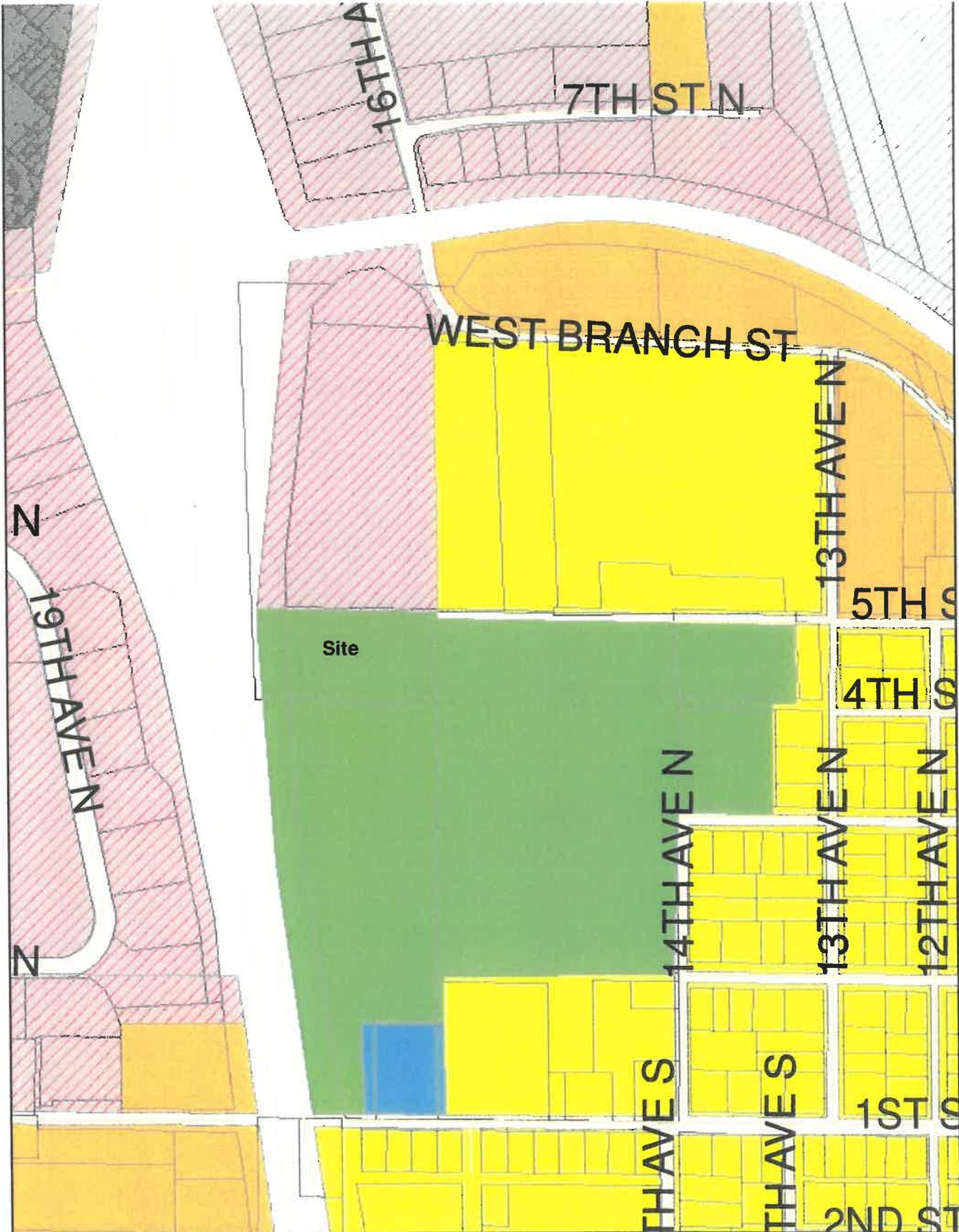
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Date: 3/5/2020

M. L. DeWitt

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Legend

| | | | | |
|------------------------|---------------------------------------|------------------------------------|----------------------------------------|------------------------|
| County Line | Princeton City Limits | C-1 Conservation | B-1 Central Business | MN-1 Industrial |
| Wild_SDistrict | R-1 Residential | B-2 Neighborhood Business District | MN-2 Industrial 2 | D-1 Airport |
| Wild & Scenic District | R-2 Residential | B-3 General Commercial District | F-1 Floodplain | AT Antenna Overlay |
| A-1 Agricultural | R-3 Multiple Family Residential | HC-1 Health Care District | ES Essential Services Overlay District | Wild & Scenic District |
| A-2 Agricultural 2 | RM-1 Residential Manufactured Housing | MOR Medical Office Residential | | |



**City of Princeton
Zoning Map**



Source: City of Princeton, Sharrbure County, Millers Creek Drainage DNR, and SFH Inc.