



DRAFT

**THE MEETING FOR THE PLANNING COMMISSION BOARD HELD ON OCTOBER 20, 2021,
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, Andrea Gerrard, Victoria Hallin, and Gene Stoeckel (Princeton Twsp. Rep.). Staff present were Mary Lou DeWitt (Comm. Dev. Zoning Specialist) and Stephanie Hillesheim (Comm. Dev. Manager).

Absent was Eldon Johnson.

APPROVAL OF MINUTES OF REGULAR MEETING ON SEPTEMBER 20, 2021

HALLIN MOVED, SECOND BY GERRARD, TO APPROVE THE MINUTES OF SEPTEMBER 20, 2021. UPON THE VOTE, THERE WERE 4 AYES. MOTION CARRIED.

AGENDA ADDITIONS / DELETIONS:

HALLIN MOVED, SECOND BY MOLLER, TO APPROVE THE AGENDA. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING:

A. Future Land Use Amendment and Zoning Map at the property site of 32273 124th Street Northwest

Mary Lou DeWitt, Comm. Dev. Zoning Specialist Memo:

Background: The Planning Commission held a public hearing for the property site at 32273 124th Street NW to be rezoned to B-3 General Commercial District on September 20th, 2021 and forward approval recommendation to the City Council to hold the First Reading on September 23rd, 2021. The City Council held the Final Reading on October 14th, 2021 and approved Ordinance 810 for the zoning classification of B-3 General Commercial District.

Analysis: Staff found inconsistencies in the recording of the documents. Moving forward, the request for Zoning Ordinance change and the Resolution to amend the Future Land Use Plan of the Comprehensive Plan and Zoning Map will be recorded together. A public hearing has to be held for the amendment to the Future Land Use Plan of the Comprehensive Plan and Zoning Map. Attached is Resolution #21-53 for the Planning Commission’s review.

Future Land Use Plan (Comprehensive Plan)

The Comprehensive Plan and Future Land Use Plan designates this area as commercial use. The B-3 General Commercial District is located at gateways and along corridors into the city, uses in this district include general commercial, retail, business service and offices. The request to rezone this property would not affect the integrity of the neighborhood.

Conclusion / Recommendation: Staff recommends the Planning Commission approve the

Comprehensive Plan Amendment and Zoning Map of the property site located at 32273 124th Street NW, PID #01-004-1320 and forward the recommendation to the City Council to hold a First Reading on October 28th, 2021.

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

HALLIN MOVED, SECOND BY GERRARD, TO OPEN THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

Dr. Dennis Gallenberg, 32233 124th Street Northwest business address and home address is 10965 217th Avenue Northwest, Elk River. His concern is the excavating that is being done at the site. There was a business there previously on that land and is contaminated with hazardous waste. What did they do with the hazardous waste. He does not want anything down the drain. Have they found the well.

Jeff Smith, owner of the property said yes, the well was inside the building and they tapped it off.

Gallenberg said what about the stormwater drainage. There is a two-to-three-foot hole on the site.

Smith said that is where the stormwater runs to and is directed to the stormwater pipe that will go to Coborn's stormwater pond which is also MPCA approved as well as their plans.

Hallin said the MPCA has approved this site's Phase 1 and Phase 2 for contamination and the drainage from the site has been approved by the City Engineer to be directed to the Coborn's site.

Smith said they went through all the Phase 1 and Phase 2 with the MPCA before purchasing the site. Smith said he would be happy to walk around the property with Gallenberg and show him where the stormwater will be and how it will flow to the Coborn's site stormwater pond. There will be curb and gutter that will be added to the site.

Dick Saliterman, Saliterman & Siefferman Law Firm, represents owner of the site Richard Arien Properties, LLC and is concerned with the grading and excavation in progress. This site borders Richard Arien property. The due process on Richard Arien not receiving notification of the annexation is concerning. Property rights need to be observed. Markers from the surveyors have been removed, there has been a lot of digging around the area and other property lines are not being observed. Saliterman's concerns are property lines and property rights and preliminary data shows it will be put up and are we aware of contaminants on the site. He does not want contaminants in Arien's well. He does not want drainage coming from this site to Arien's.

Moller said property lines is the issue between neighbors and they need to talk to them.

Saliterman said he is aware of the soil having hazardous material.

Moller said the MPCA has approved the removal and the property owner has documents to prove it.

Saliterman said he does not trust the MPCA and the documents they have. Their reports do not give much guidance to this site.

Hallin said she moved here in 1988 and staff has worked diligently on MPCA on sites that pollution is taking care of as in order it should be.

Saliterman said due process has not been observed, property rights, and removal of soil from his property, part of the tree was removed. Contamination is no joke. He spoke of covid and Powell dying of it and how viruses are not a joke just like contamination.

Moller said topics outside the Planning Commission's responsibility.

HALLIN MOVED, SECOND BY MOLLER, TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

HALLIN MOVED, SECOND BY MOLLER, TO APPROVE THE COMPREHENSIVE PLAN AMENDMENT AND ZONING MAP RESOLUTION #21-53 TO AMEND THE FUTURE LAND USE PLAN OF THE COMPREHENSIVE PLAN AND ZONING MAP FOR NEWLY ANNEXED PROPERTY TO COMMERCIAL AT 32273 124TH STREET NW, PID #01-004-1320 AND FORWARD THE RECOMMENDATION TO THE CITY COUNCIL TO HOLD A FIRST READING ON OCTOBER 28, 2021. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

B. Future Land Use Amendment and Zoning Map at the property site of newly platted Princeton Business Park

Mary Lou DeWitt, Comm. Dev. Zoning Specialist Memo:

Background: The Planning Commission held a public hearing for the property site of the newly annexed property (PID #24-032-4910) and the properties of Aero Business Park to be rezoned to MN-1 Industrial District on September 20, 2021 and forward approval recommendation to the City Council to hold the First Reading on September 23, 2021. The City Council held the Final Reading on October 14, 2021 and approved the Ordinance 811 for the rezoning classification of MN-1 Industrial District.

Analysis: Staff found inconsistencies in the recording of the documents. Moving forward, the request for Zoning Ordinance change and the Resolution to amend the Future Land Use Plan of the Comprehensive Plan and Zoning Map will be recorded together. A public hearing has to be held for the amendment to the Future Land Use Plan of the Comprehensive Plan and Zoning Map. Attached is the Resolution #21-54 for the Planning Commission's review.

Future Land Use Plan (Comprehensive Plan)

The Comprehensive Plan and Future Land Use Plan designate this area as Industrial/Commercial. The Industrial / Commercial uses in this district include both general commercial as well as light industry, warehousing and office.

Conclusion / Recommendation: Staff recommends the Planning Commission approve the Comprehensive Plan Land Use Amendment and Zoning Map of the property site located at PID #24-032-4910 and the properties of Aero Business Park that is re-platted into Princeton Business Park and forward the recommendation to the City Council to hold a First Reading on October 28th, 2021.

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

MOLLER MOVED, SECOND BY HALLIN, TO OPEN THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

There was no public present to discuss this item of the public hearing.

HALLIN MOVED, SECOND BY MOLLER, TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

HALLIN MOVED, SECOND BY MOLLER, TO APPROVE RESOLUTION #21-54 TO AMEND THE FUTURE LAND USE PLAN OF THE COMPREHENSIVE PLAN AND ZONING MAP FOR NEWLY ANNEXED PROPERTY THAT IS COMBINED WITH THE PROPERTIES OF AERO BUSINESS PARK (NEWLY PLAT NAME OF PRINCETON BUSINESS PARK) TO INDUSTRIAL / COMMERCIAL, AND FORWARD THE RECOMMENDATION TO THE CITY COUNCIL TO HOLD THE FIRST HEARING ON OCTOBER 28, 2021. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

OLD BUSINESS: None

NEW BUSINESS: None

COMMUNICATIONS AND REPORTS:

A. January & February meeting date change

Mary Lou DeWitt, Comm. Dev. Zoning Specialist Memo:



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Each year the Planning Commission reschedules their January and February Planning Commission meetings in observance of Martin Luther King Jr. Day and President’s Day.

In the past the Planning Commission Board decides what meeting date would work best for them, if it is the Tuesday after or the following Monday. With the School District now sharing the Council Room, their School Board meetings are held the Tuesday after the Planning Commission meeting.

If the Planning Commission Board is in agreement, the date change will be for the following Monday’s:

January 24th, 2022

February 28th, 2022

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

HALLIN MOVED, SECOND BY GERRARD, TO APPROVE THE PLANNING COMMISSION MEETING DATE CHANGE FROM JANUARY 17TH TO JANUARY 24TH, 2022 AND FEBRUARY 21ST TO FEBRUARY 28TH, 2022. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

HALLIN MOVED, SECOND BY MOLLER, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:34 P.M.

ATTEST:

Dan Erickson, Chair

Mary Lou DeWitt, Comm. Dev. Zoning Specialist