
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Conditional Use Permit for Crystal Courts Apartments Accessory Building**
DATE: April 13th, 2023

Informational Only – No Action Required

Background:

Mike Groebner, (General Contractor) in behalf of Crystal Court Apartments has submitted an application for a Conditional Use Permit to construct an accessory building in excess of 800 square feet. The property is located 604 3rd Street South in the B-1, Central Business Zoning District.

Analysis:

The subject property consist of all of Block 5 of Damon’s Addition and is between 2nd Street South and 3rd Street South as well as 7th Avenue South and 6th Avenue South. The north side of the site includes the Princeton Fitness Center, but the majority of the site is Crystal Court Apartments for senior living. Senior Dining operates lunches at the facility during the week days.

The property owners are proposing adding this additional six-unit garage for the residents at Crystal Court Apartments. The proposed garage would be 22’ x 72’ (1,584 sq. ft.) and 8’ feet in height. This would be a stick framed building with hardi-siding and asphalt shingles. It will match the current garage at the site.

Zoning Requirements:

Yard Requirements For B –1 District

	All Uses
A. Lot area minimum	5,000 sq. ft.
B. Lot width minimum feet	25 feet
C. Maximum lot coverage	NA
D. Front yard minimum	0 feet
E. Side yard minimum	0 feet
F. Rear yard minimum/alley	0 feet
G. Maximum height	30 feet ¹

Storm Water:

The City Engineer had no comments.

Fire Department:

The Fire Chief reviewed the plans and had no concerns.

Public Works:

A new access will be established off 3rd Street South for the proposed garage site. Public Works Director mentioned that the new access will take away a spot for street parking on Senior Dining lunch days. The current curb will need to be cut to establish a driveway access and Public Works Department approval of the work and repairs will be needed prior to work to begin.

CONDITIONAL USE PERMIT

The proposed accessory building is 1,584 sq. ft., which requires a conditional use permit in the B-1 Zoning District. The accessory building maximum square footage allowed is 800 sq. ft.

General CUP Review 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 they may 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 has reviewed the plans and it does not appear that the proposed use will create any potential erosion, runoff, water pollution and sedimentation issues.

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

Comment: The proposed access off 3rd Street South to the garage site will add additional parking for the tenants of Crystal Court Apartments. No current parking is being removed with the proposed garage.

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

Comment: The proposed garage will be for the tenants of the existing Crystal Court Apartments.

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

Comment: The detached garage does not create additional capacity to the city services.

6. The proposed use conforms to the City's Comprehensive Plan and is compatible with present and future land uses of the area.

Comment: No land use changes are being made to the site other than adding a six unit garage for the Crystal Court Apartment tenants.

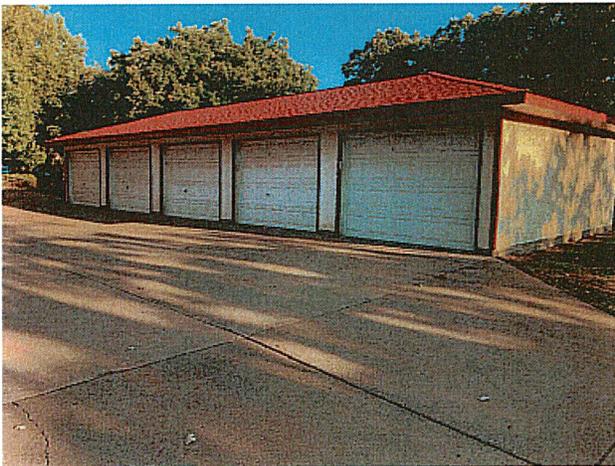
Conclusion / Recommendation:

The Planning Commission Board approved the Conditional Use Permit to construct a detached garage where the total square footage would be in excess of 800 square feet in the B-1, Central

Business Zoning District and Resolution #23-02 with the following conditions:

- 1. The applicant will contact Public Works Department prior to the curb and sidewalk cutting as well as repair for the proposed access off 3rd Street South.
- 2. A building permit shall be obtained and approved by the Building Inspector prior to construction.
- 3. The applicant will contact Princeton Public Utilities for the connections for electrical and possible utility meters.
- 4. The CUP shall be subject to the expiration terms of the Ordinance.
- 5. The siding and roofing materials shall consist of building materials in common use in residential construction and match the exterior of the current garage on site.
- 6. The applicant shall replace in-kind or better all streets, curbs, and sidewalks disturbed by these operations.
- 7. The owner/occupant of any property adjacent to a public sidewalk shall remove all snow, ice, and dirt from the sidewalks adjoining their property.





This is a photo of the current garage at the site along 7th Avenue South. The two garages will be staying and the proposed new garage will match these.

PC RESOLUTION #23-02

**A RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT TO CONSTRUCT
AN ACCESSORY BUILDING IN EXCESS OF 800 SQUARE FEET IN THE
B-1, CENTRAL BUSINESS DISTRICT AT 604 3RD STREET SOUTH**

**Legal Description: City of Princeton, All of Block 5, Damons Addition, Mille Lacs County,
PID #24-041-0490, Township 36, Range 26, Section 33**

WHEREAS, Mike Groebner in behalf of Crystal Court Apartments has submitted an application for a Conditional Use Permit to construct a detached accessory building over 800 square feet in the B-1, Central Business District; and

WHEREAS, the accessory building will be a six-unit garage for the residents at Crystal Court Apartments; and

WHEREAS, the proposed garage will be 22' x 72' (1,584 sq. ft.) with the placement on the asphalt parking area, and match the current garage units on the site; and

WHEREAS, a public hearing was held by the Planning Commission on March 20th, 2023 after due published and posted notice had been given, and a reasonable attempt was made to give personal notice to all affected property owners, and all persons interested were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission reviewed the findings of fact and found proposed use meets the general review standards and approves the Conditional Use Permit with the following conditions:

1. The applicant will contact Public Works Department prior to the curb and sidewalk cutting as well as repair for the proposed access off 3rd Street South.
2. A building permit shall be obtained and approved by the Building Inspector prior to construction.
3. The applicant will contact Princeton Public Utilities for the connections for electrical and possible utility meters.
4. The CUP shall be subject to the expiration terms of the Ordinance.
5. The siding and roofing materials shall consist of building materials in common use in

residential construction and match the exterior of the current garage on site.

6. The applicant shall replace in-kind or better all streets, curbs, and sidewalks disturbed by these operations.
7. The owner/occupant of any property adjacent to a public sidewalk shall remove all snow, ice, and dirt from the sidewalks adjoining their property.

ADOPTED this 20th day of March, 2023

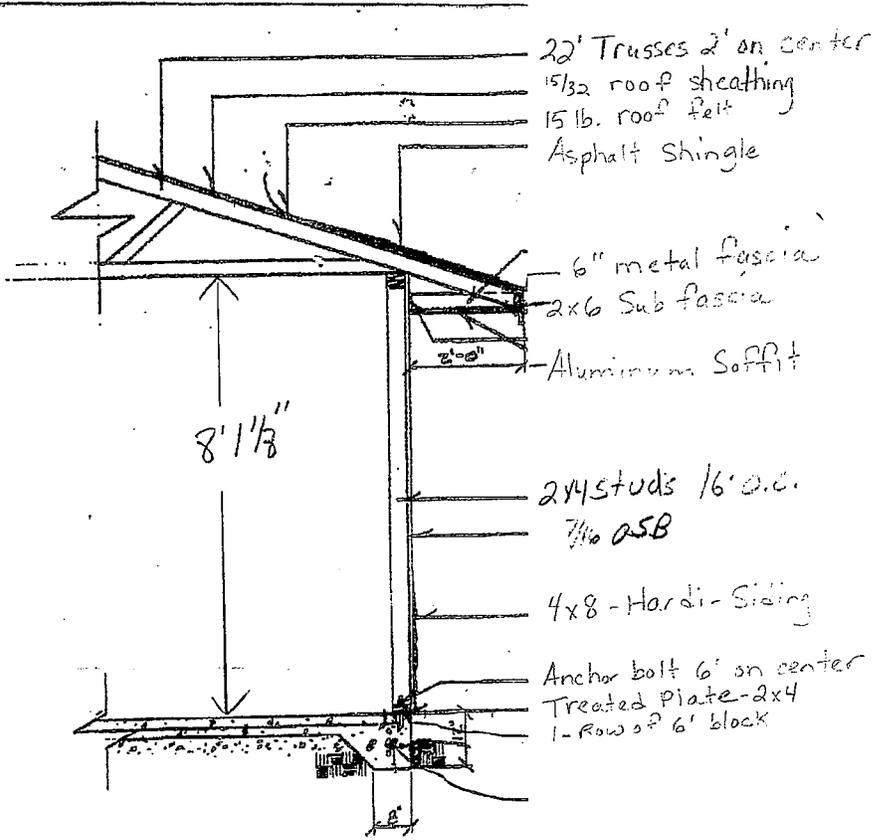
This instrument was drafted by:

City of Princeton
705 2nd Street No.
Princeton, MN 55371

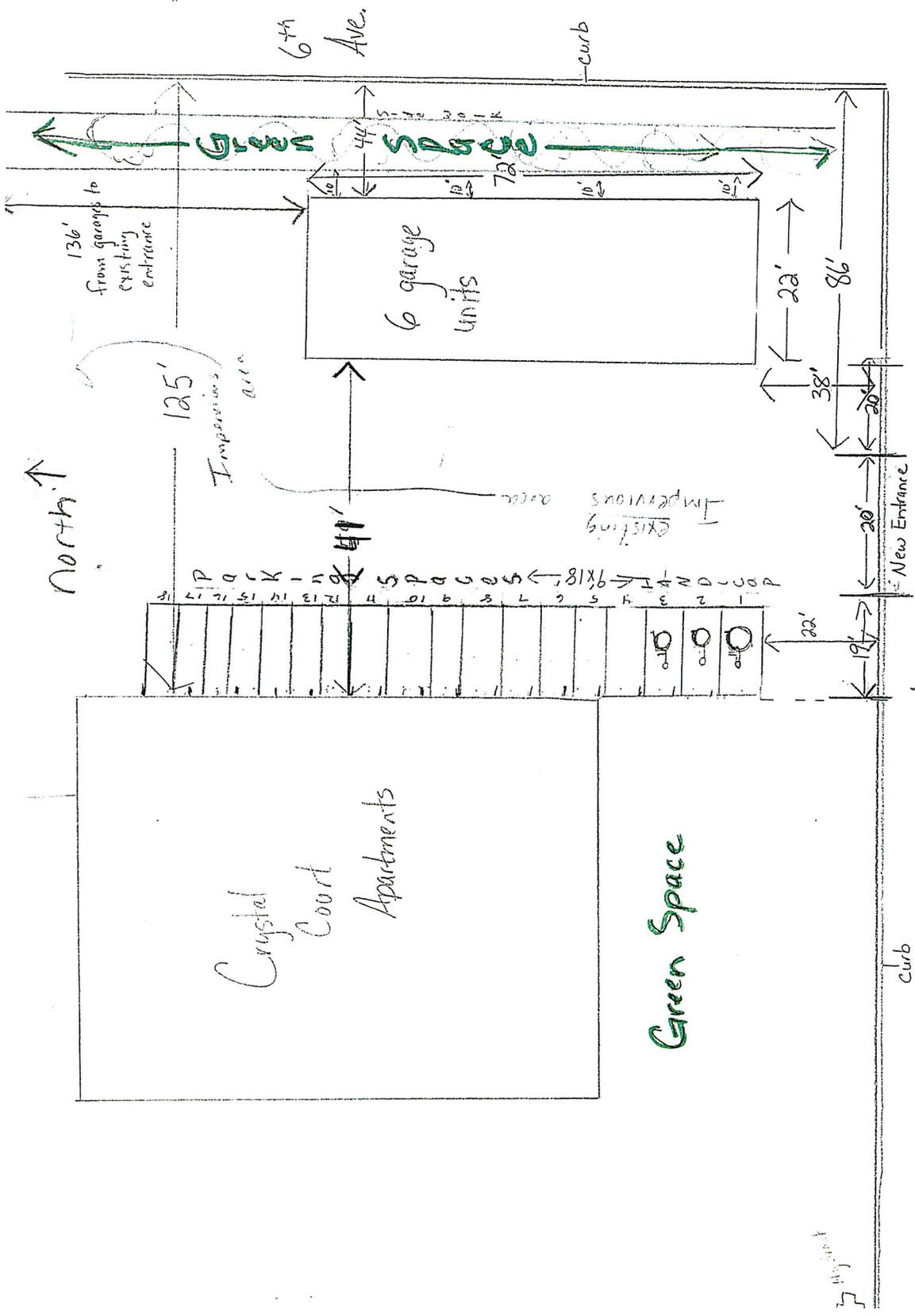
ATTEST:

Victoria Hallin, Vice Chair

Mary Lou DeWitt, Comm. Dev. Zoning Specialist



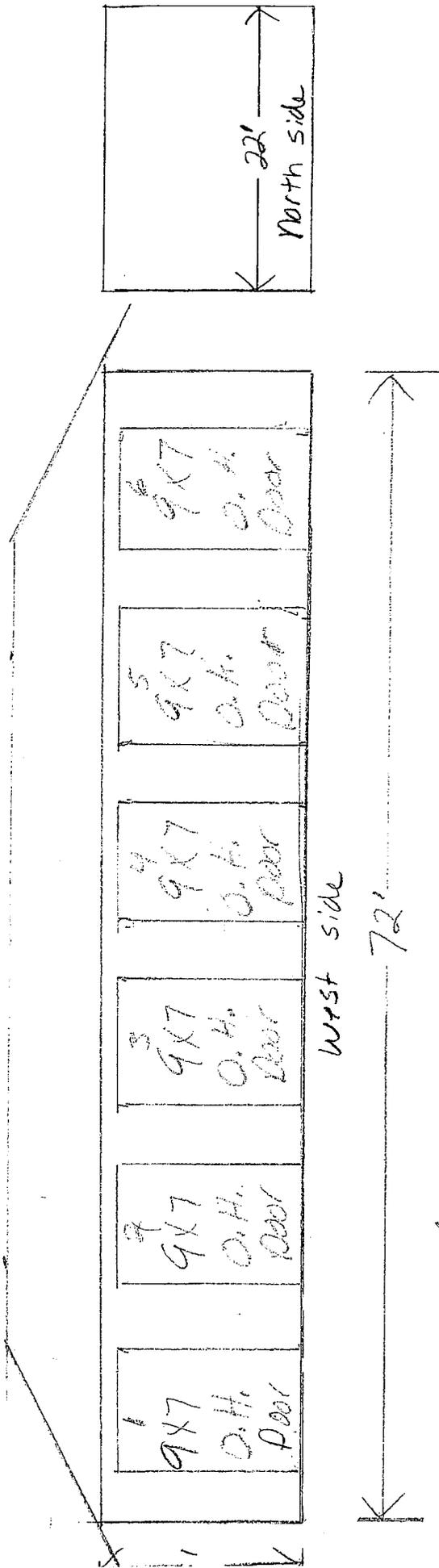
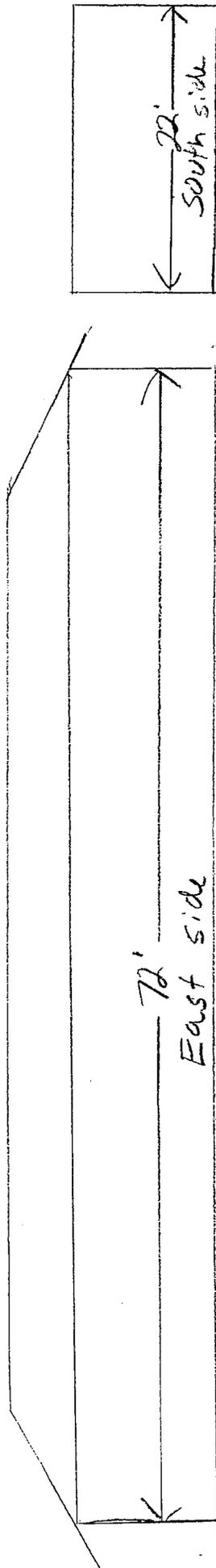
use of garages:
 Crystal Court Apts.
 Residents parking
 garages.



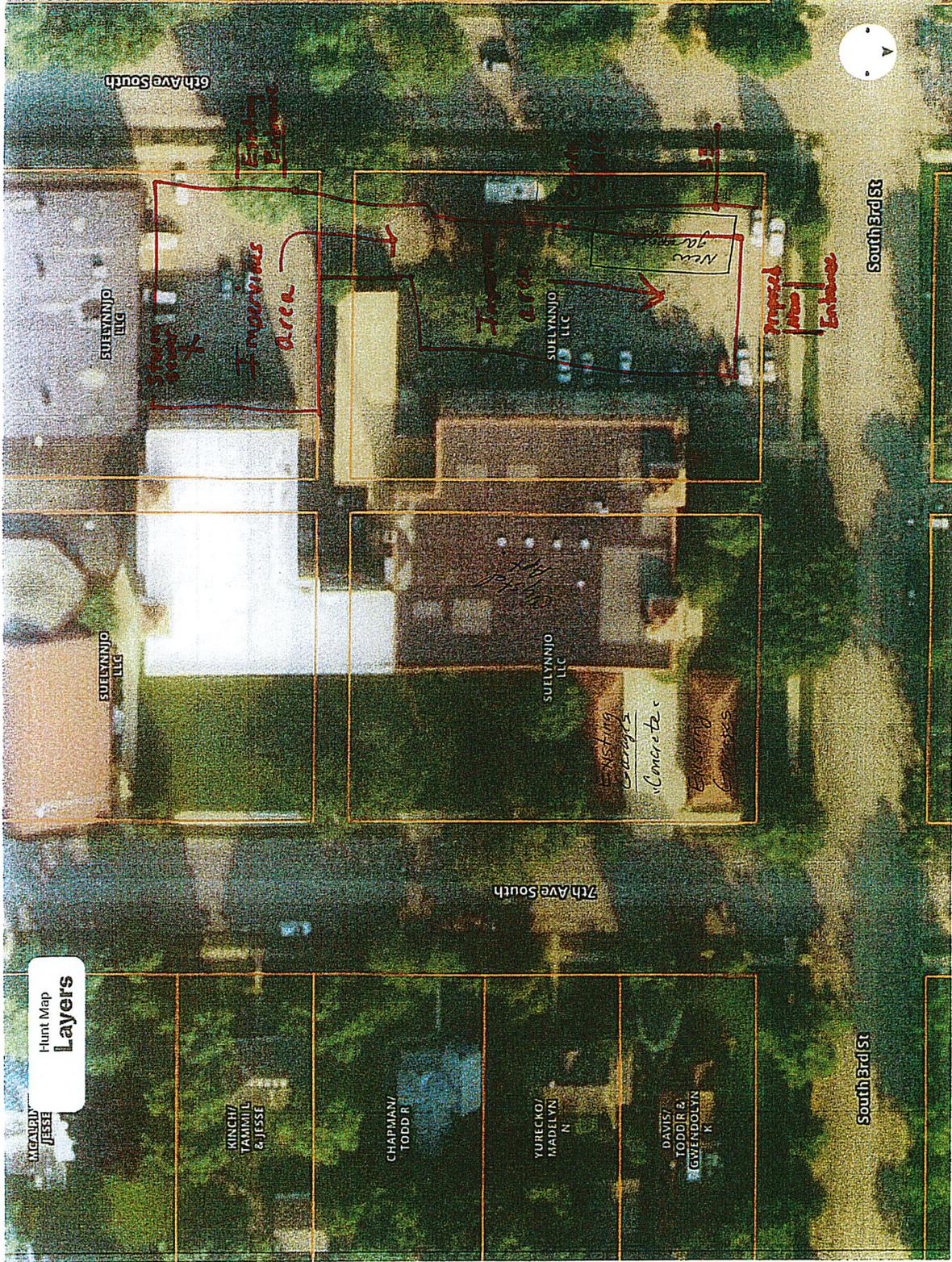
Hydrotec
 4/11

3rd St.

Hydrotec



(not to scale)



Use of garages:
 Crystal Court Apts.
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 garages.