



DRAFT

THE REGULAR MEETING FOR THE PLANNING COMMISSION BOARD HELD ON JANUARY 22ND, 2024, AT 7:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS

The meeting was called to order at 7:00 P.M., by Victoria Hallin. Members present were Jim Oliver, Ben Lewis, and Gene Stoeckel (Princeton Township Rep). Staff present was Mary Lou DeWitt (Comm. Dev. Zoning Specialist).

Absent were Dan Erickson and Scott Moller.

OATH OF OFFICE:

Ben Lewis new to the Planning Commission Board took the Oath of Office.

ELECTION OF OFFICERS:

OLIVER MOVED, SECOND BY HALLIN, TO NOMINATE DAN ERICKSON FOR PLANNING COMMISSION CHAIR. THERE BEING NO OBJECTIONS, THE PLANNING COMMISSION BOARD VOTED ON DAN ERICKSON FOR PLANNING COMMISSION CHAIR. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

OLIVER MOVED, SECOND BY LEWIS, TO NOMINATE VICTORIA HALLIN FOR PLANNING COMMISSION VICE CHAIR. THERE BEING NO OBJECTIONS, THE PLANNING COMMISSION BOARD VOTED ON VICTORIA HALLIN FOR PLANNING COMMISSION VICE CHAIR. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

OLIVER MOVED, SECOND BY LEWIS, TO NOMINATE SCOTT MOLLER FOR THE PLANNING COMMISSION SECRETARY. THERE BEING NO OBJECTIONS, THE PLANNING COMMISSION BOARD VOTED ON SCOTT MOLLER FOR PLANNING COMMISSION SECRETARY. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

APPROVAL OF MINUTES OF REGULAR MEETING ON DECEMBER 18TH, 2023

OLIVER MOVED, SECOND BY HALLIN, TO APPROVE THE MINUTES OF DECEMBER 18TH, 2023. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

AGENDA ADDITIONS / DELETIONS:

OLIVER MOVED, SECOND BY LEWIS, TO APPROVE THE AGENDA. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING:

A. CUP for Maytag Laundromat at 210 19th Avenue North

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

Background:

RDF, Inc. owner of Maytag Laundromat has applied for a Conditional Use Permit to allow the hours of operation to be 6:00 A.M. to 10:00 P.M. at the site that is being built at 210 19th Avenue North.

Analysis:

The property site is located in the B-3, General Commercial District. The Zoning Ordinance states the following:

****Laundromats – self-service washing and drying, provided that the hours of operation are limited to 7:00 A.M. to 10:00 P.M.****

CONDITIONAL USE PERMIT STANDARDS:

The issuance of a Conditional Use Permit finds the proposed location complies with the following standards:

1. The proposed use does not violate the health, safety or general welfare of Princeton residents. *The proposed use does not violate the health, safety or general welfare of Princeton residents. The interior lights will be on 24 hours a day.*
2. The proposed use has been reviewed and approved by the City Engineer in regards to erosion, runoff, water pollution, and sedimentation. *Site Plan Review has been completed on October 16th, 2023.*
3. Adequate parking and loading is provided in compliance with the Ordinance. *This has been addressed in the Site Plan Review.*
4. Possible traffic generation and access problems have been addressed. *This has been addressed in the Site Plan Review.*
5. The proposed use can be accommodated with existing public services and will not overburden the City's service capacity. *This has been addressed in the Site Plan Review.*
6. The proposed use conforms to the City's Comprehensive Plan and is compatible with present and future land uses of the area. *Yes, the increased hours is compatible with the surrounding area in the B-3 District and Commercial Future Land Use Plan.*

CONDITIONS:

In approving and Conditional Use Permit, the Planning Commission may impose conditions



which it considers necessary to meet the standards of this Ordinance and to protect the best interests of the surroundings area or the City as a whole. Failure by the applicant or property owner to comply with the conditions of approval shall result in the revocation proceedings according to subsection E.

The conditions may include, but as not limited to, the following:

1. Ingress and egress to property and proposed structures thereon with particular reference to vehicle and pedestrian safety and convenience, traffic flow and control, and access in care or fire or other catastrophe;
2. Off-street parking and loading areas, with particular attention to the items in Subd. 1 and Subd. 2 above;
3. Refuse and service areas, with particular reference to the items in Subd. 1 and Subd. 2 above;
4. Utilities, with reference to location, availability, and compatibility;
5. Diking, fencing, screening, landscaping, or other facilities to protect adjacent or nearby property;
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
7. Required yards and other open space;
8. General compatibility with present and future land uses of the area; and
9. Hours of operation.

Conclusion / Recommendation:

Staff supports the request for Resolution #24-01 Conditional Use Permit request for the hours of operation to be 6:00 A.M. to 10:00 P.M. for the Maytag Laundromat located at 210 19th Avenue North, PID #24-750-0110.

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

HALLIN MOVED, SECOND BY LEWIS, TO OPEN THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

There was no one present for the public hearing.

HALLIN MOVED, SECOND BY LEWIS, TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE

WERE 3 AYES, 0 NAYS. MOTION CARRIED.

OLIVER MOVED, SECOND BY LEWIS, TO APPROVE RESOLUTION #24-01 CONDITIONAL USE PERMIT TO ALLOW THE HOURS OF OPERATION FOR A LAUNDROMAT TO BE 6 AM TO 10 PM IN THE B-3, GENERAL COMMERCIAL BUSINESS DISTRICT AT 210 19TH AVENUE NORTH. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

The Planning Commission Board reviewed the Findings of Fact:

1. Does the proposed use violate the health, safety or general welfare of the Princeton residents? No.
2. Has the proposed use been reviewed and approved by the City Engineer in regards to erosion, runoff, water pollution, and sedimentation (if applicable)? Yes.
3. Is adequate parking and loading provided in compliance with the Ordinance? Yes.
4. Have possible traffic generation and access problems been addressed? Yes.
5. Can the proposed use be accommodated with existing public services and not overburden the City's service capacity? Yes.
6. Does the proposed use conform to the City's Comprehensive Plan and is compatible with present and future land uses of the area? Yes.

Are there conditions that could be attached to the granting of a permit that would mitigate any potential the adverse impact? No.

The Commission approves the Conditional Use Permit, based upon the Findings of Fact, with the noted conditions. No conditions.

OLD BUSINESS: None

NEW BUSINESS: None

COMMUNICATIONS AND REPORTS: None

OLIVER MOVED, SECOND BY LEWIS, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:16 P.M.

ATTEST:

Victoria Hallin, Vice Chair

Mary Lou DeWitt, Comm. Dev. Zoning Specialist