
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Interim Use Permit to allow Daycare accessory to a principal use in MN-1 District at 705 Old County Road #18 South, PID #24-032-2501**
DATE: February 10th, 2022

Background: The Planning Commission held a public hearing on January 24th, 2022 for Catie Bonkowske, applicant who applied for an Interim Use Permit to open a daycare facility at the property located at 705 Old County Road #18 South. The property is zoned MN-1, Industrial District. The applicant would be leasing the site from John Westling who supports the daycare facility and has signed the application as owner.

Analysis: The MN-1, Industrial District Zoning Ordinance states a daycare accessory to a principal use is permitted with the issuance of an Interim Use Permit. This site is attached to the TUCS Equipment Inc. building and across the street is Sterling Pointe Senior Living, and Plastic Product Co. In close vicinity is the Fairview Northland Medical Center, the Princeton High School, and Meadow View residential housing development, all of which would benefit from a daycare facility close by. The applicant did visit a few of the nearby businesses and they were very supportive to have a daycare facility in the area.

The classification for “daycare accessory to a principal use” is meant for the adjoining manufacturing site. TUCS Equipment is not as largely employed as the nearby employment facilities, but those facilities would benefit from a daycare close by.

The owner of the building will provide a signed row of parking on the paved parking lot for the proposed daycare facility. A separate entrance to the building will make it convenient for child drop off and pickups. Also, per daycare guidelines, a 1,500 square foot or more fenced in grass or woodchip area will be added to the site.

The applicant will have to be licensed for daycare with the State of Minnesota and will have the site checked for abiding the building codes for daycare facilities.

Interim Use Permit Review Standards: When reviewing the application for an interim use, the City shall base its judgement on the following factors and any other factors it may deem appropriate for the specific property. The interim use may be granted if:

1. The proposed use is an interim use listed in the district in which the application is being made;

Comment: A daycare accessory to a principal use is permitted use in the MN-1 District with the issuance of an Interim Use Permit.

2. *The date or event that will terminate the use can be identified with certainty and continued;*

Comment: The Planning Commission recommends to the City Council that the Interim Use Permit would terminate when the applicant discontinues the daycare use at the property site.

3. *The interim use does not result in adverse effects on the public health, safety and welfare nor does it create additional pollution potential for ground and surface waters;*

Comment: The proposed daycare does not appear that it will result in adverse effects on the public health, safety, and welfare, nor does it create additional pollution.

4. *Permission of the use will not impose additional cost on the public if it is necessary for the public to take the property in the future.*

Comment: It does not appear the use will impose additional costs on the public if it is necessary for the public to take the property in the future.

Conclusion / Recommendation: Based on the findings that the proposed Interim Use appears to meet the standards for the daycare facility and the general review standards for an Interim Use Permit, as listed in the Zoning Ordinance. The Planning Commission held the public hearing on January 24th, 2022 and moved the recommendation to the City Council for final approval of the proposed Interim Use Permit to allow a daycare facility at the property site of 705 Old County Road #18 South, Resolution #22-07 subject to the following conditions:

1. The Interim Use Permit will terminate when the applicant, Catie Bonkowske discontinues the daycare use at the property site.
2. A building permit will be required and approved by staff and the Building Inspector prior to installation of signage.



RESOLUTION #22-07

A RESOLUTION AUTHORIZING AN INTERIM USE PERMIT FOR CATIE BONKOWSKE TO ALLOW A DAYCARE ACCESSORY TO A PRINCIPAL USE IN THE MN-1, INDUSTRIAL DISTRICT LOCATED AT 705 COUNTY ROAD #18 SOUTH, PID #24-032-2501

Legal Description: That part of the South Half of the Southeast Quarter of Section 32 and that part of the Southwest Quarter of the Southwest Quarter of Section 33, all in Township 36, Range 26, Mille Lacs County, Minnesota, described as follows:

Commencing at the intersection of the Westerly right of way line of County Road No. 18 and the Easterly projection of a line that is 417.42 feet North, as measured at right angles, of an parallel to the South line of said South Half of the Southeast Quarter of Section 32, thence Westerly along said parallel line, on an assumed bearing of South 89 degrees 35 minutes 02 seconds West, a distance of 178.09 feet to the point of beginning of the land to be described; thence North 0 degrees 10 minutes 16 seconds West a distance of 525 feet, thence South 89 degrees 35 minutes 02 seconds West a distance of 414.86 feet; thence South 0 degrees 10 minutes 16 seconds East a distance of 525.00 feet to said parallel line; thence North 89 degrees 35 minutes 02 seconds East along said parallel line a distance of 414.86 feet to the point of beginning, Together with the right of ingress and egress to the above described property from County Road No. 18 over a 25 foot strip running East and West from County Road No. 18 to the above described parcel, described as follows:

Beginning at the point of intersection, a line parallel with and 417.42 feet North of the South line of Section 32, and the Westerly line of County Road No. 18; thence Westerly a distance of approximately 178.09 feet to the Easterly line of the above described parcel; thence Northerly along the Easterly line of said parcel, a distance of 25 feet; thence Easterly on a line parallel with and 442.42 feet North of the South line of Section 32 to the Westerly line of County Road No. 18; thence Southwesterly along the Westerly line of County Road No. 18 to the point of beginning, PID #24-032-2501, City of Princeton, Mille Lacs County.

WHEREAS, Catie Bonkowske submitted an application for an Interim Use Permit to allow a daycare accessory to a principal use at the property located at 705 County Road #18 South; and

WHEREAS, the property is zoned MN-1, Industrial District; and

WHEREAS, the proposed daycare facility should be beneficial to the neighboring manufacturing companies; and

WHEREAS, the Planning Commission met and held a public hearing after 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 on January 24th, 2022 and recommended final approval to the City Council of the Interim Use Permit, subject to the following conditions:

1. The Interim Use Permit will terminate when the applicant discontinues the daycare use at the property site.
2. A building permit will be required and approved by staff and the Building Inspector prior to installation of signage.

NOW, THEREFORE, BE IT RESOLVED that the Princeton City Council does hereby authorize the Interim Use Permit to allow a daycare facility at 705 County Road #18 South.

ADOPTED this 10th day of February, 2022.

This instrument was drafted by:

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

Thom Walker, Mayor

Attest:

Shawna Jenkins Tadych, City Clerk