
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Preliminary Plat and Final Plat for Tiger Blvd. Addition**
DATE: December 11th, 2023

Background:

Spire Credit Union submitted a Preliminary & Final Plat application for Tiger Blvd. Addition. The site is located in the B-2, Neighborhood Business District. The site is located at 905 Rum River Drive South where currently Frontier Steak House resides until the closing of the property. The plat will combine PID #24-033-0760 and #24-033-0770 and property line adjustment of PID #24-033-0750.

Analysis:

The Planning Commission held a public hearing for the Preliminary Plat on October 16th, 2023 and there were no comments from those that received the public hearing notice. The Planning Commission approved the Final Plat at their November 20th, 2023 meeting.

Conclusion / Recommendation:

Based on the analysis, the Preliminary and Final Plat appears to meet the Zoning and Subdivision Ordinance standards; therefore, the Planning Commission recommends approval to the City Council for the #23-92 Ordinance of the Preliminary and Final Plat of Tiger Blvd. Addition, subject to the following conditions:

1. Applicant shall address the City Engineer's comments.
2. Applicant will contact Public Works Department and Princeton Public Utilities for the connections for water, electrical, sewer, and utility meters.
3. The work shall be carried on with minimum of interference with traffic. Suitable and adequate guards, warnings, barricades, lights, etc. shall be provided. Access to private property shall be maintained.
4. Prior to any work on the site, a Performance Bond/Letter of Credit will be provided to the City of Princeton and the amount should cover external improvements.
5. A demo permit and MPCA form completed and approved for the removal of the current building prior to any ground work on the site.
6. All necessary permits shall be applied for and approved prior to construction, including, but not limited to: Building Permit, possible Water Access Charge (WAC), Sewer Access Charge (SAC), and Digging Permit.
7. The contractor shall replace in-kind or better all streets, driveways, curbs, and sidewalks disturbed by the operations.

Memorandum

To: Mary Lou Dewitt, City of Princeton

From: Jennifer Edison, PE - WSB
Gianna Turturillo, PE - WSB

Date: November 8, 2023

Re: Spire Credit Union Site Plan Review
WSB Project No. 023629-000

We have reviewed the following documents submitted for the Spire Credit Union in Princeton, MN by Loucks on November 6, 2023:

- *Spire Princeton Civil and Landscape Architecture Plans (10-31-23)*
- *Spire Princeton Storm Report (9-25-23)*
- *Spire Princeton Geotechnical Report (8-18-23)*

We have the following comments (please note that comments in red are new, or refer to previous comments not addressed):

Plans

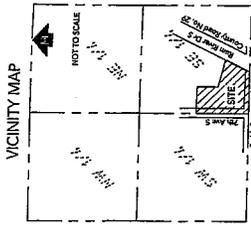
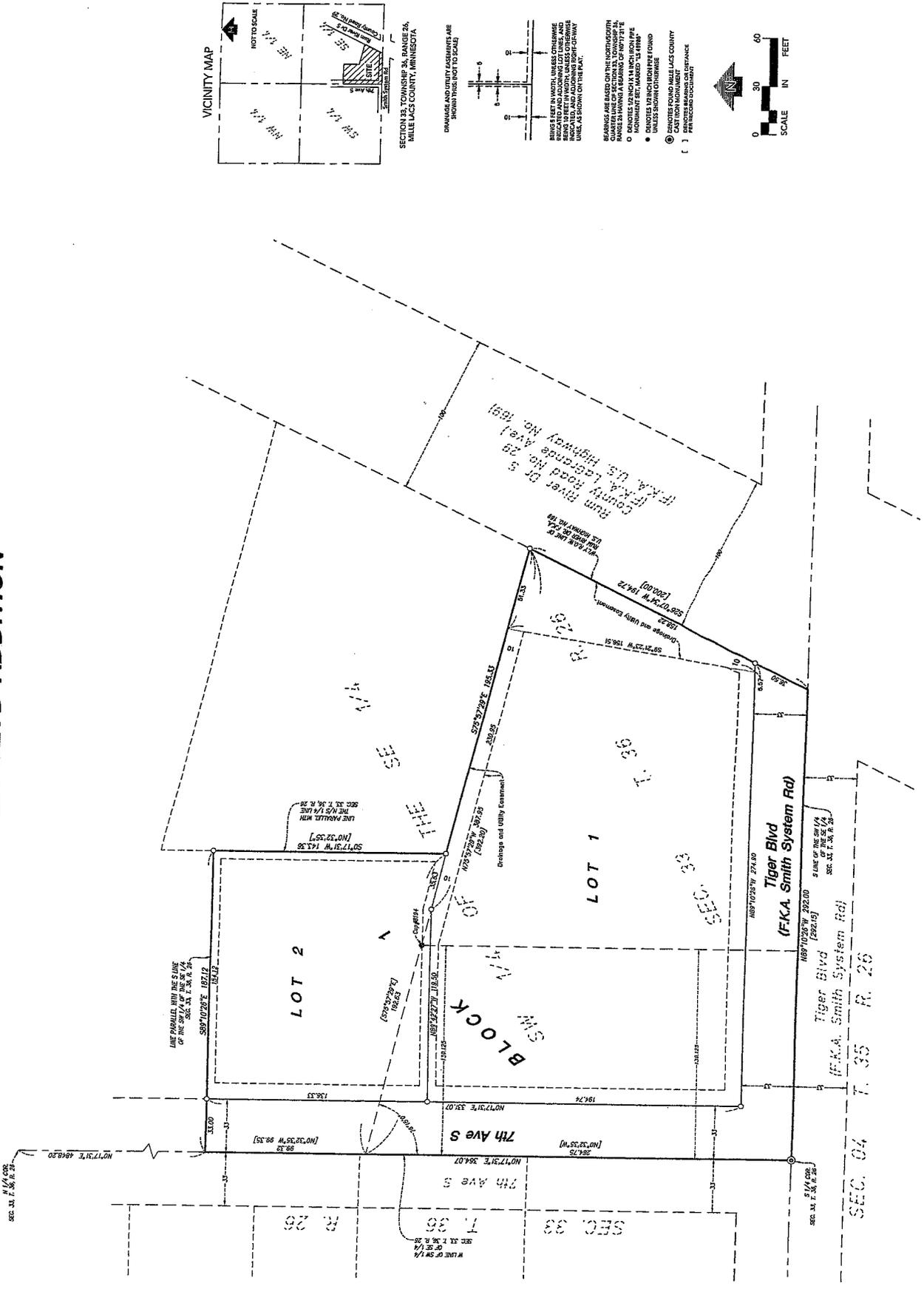
1. **Change all labeling of Smith Systems Rd to Tigers Blvd on all plan sheets.**
2. Provide a removals plan to confirm what existing utilities will remain and which will be removed (the existing storm sewer in the northeast for example). **A removals plan still has not been provided. Removals should be identified throughout the site including structures, utilities (private and public) and curb/street/concrete.**
 - a. Show existing CB near CB 202 on removals plan.
 - b. Show existing pipe from existing CB to CB 202 on removals plan.
 - c. **Necessary traffic control should be provided at the intersection of Tiger Blvd/CSAH 29 during the utility connections.**
3. Call out removals related to connecting to existing utilities for service connections. Identify impacts to Smith System Road (street, curb and sidewalk). **Tiger Blvd has only been hatched. Call out remove existing bituminous and curb/sidewalk and replace to match existing street section. Pedestrian ramp will need to be replaced to meet ADA.**
4. Where are the existing services to the building and how will they be removed/abandoned? **This comment is still not addressed, should be included on the demo sheets.**
5. Public works will need to provide input as to whether a drainage and utility easement will be required over the proposed underground chamber and access to the chamber. Additionally, the City will require a stormwater maintenance agreement for this system.
6. SWPPP needs to be updated for the project. **Update 'REPORT BY XXX' under Section 3 Site Data for general soil type from the geotechnical evaluation report.**
7. **Provide detail for sanitary sewer inside drop.**
8. **Identify how connections will be made to existing watermain and label existing watermain side.**

9. Sheet C4-1, notes 12 and 13 refer to St Paul Regional Water services, please change this to Princeton Public Utilities. Additionally, note 15 refers to the Geotech Report and is missing some details.
10. Identify tip out curb where it is needed.
11. Underground Stormtech Chamber system details discuss compaction requirements. Since infiltration is proposed, a flat surface should be achieved without compaction equipment. This should be made clear on the plans. **Comment has not yet been addressed (language has not changed) on sheet C8-3.**
12. Provide casting information for proposed storm sewer structures. **Castings for STMHs on Storm Sewer Schedule on Storm Sewer Plan do not match Manhole detail. Please adjust Manhole detail to specify 'R-1642' as the casting type.**

Stormwater Management

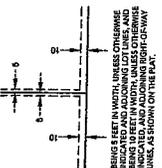
No comments.

TIGER BLVD ADDITION

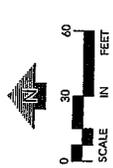


SECTION 36, TOWNSHIP 34, RANGE 24, MILLE LACS COUNTY, MINNESOTA

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN (THIS IS NOT TO SCALE)



- BEING 6 FEET IN WIDTH, UNLESS OTHERWISE NOTED
- BEING 10 FEET IN WIDTH, UNLESS OTHERWISE NOTED
- MONUMENT SET, UNLESS OTHERWISE NOTED
- UNLESS SHOWN OTHERWISE
- UNLESS FOUND IN MILLE LACS COUNTY RECORDS
- UNLESS FOUND IN MILLE LACS COUNTY RECORDS
- UNLESS FOUND IN MILLE LACS COUNTY RECORDS



BLVD 10
BLVD 9
BLVD 8
BLVD 7
BLVD 6
BLVD 5
BLVD 4
BLVD 3
BLVD 2
BLVD 1
BLVD 0

RESOLUTION #23-92

**A RESOLUTION AUTHORIZING APPROVAL OF THE PRELIMINARY AND FINAL PLAT
FOR TIGER BLVD. ADDITION**

WHEREAS, the property is described as: All that part of the Southwest Quarter of the Southeast Quarter of Section 33, Township 36, Range 26, Mille Lacs County, Minnesota described as beginning at the South Quarter corner of said Section 33; thence North 0 degrees, 32 minutes, 35 seconds West, assumed bearing, along the North-South Quarter line of said Section 33 being the straight line connecting said South Quarter corner and the North Quarter corner of said Section 33, both being cast iron monuments for which a "Certificate of Location of a Government Corner" is on file and of record in the office of the County Recorder in and for said Mille Lacs County, for a distance of 264.75 feet to the actual point of beginning of the tract to be hereby described; thence South 76 degrees, 47 minutes, 35 seconds East a distance of 192.63 feet; thence North 0 degrees, 32 minutes, 35 seconds West parallel with said North-South Quarter line a distance of 143.36 feet; thence West parallel with the South line of said Southwest Quarter of the Southeast Quarter a distance of 187.12 feet to said North-South Quarter line; thence South 0 degrees, 32 minutes, 35 seconds East along said North-South Quarter line a distance of 99.35 feet to the point of beginning.

AND

The West 130.125 feet, as measured at right angles, of the following described property: All that part of the Southwest Quarter of the Southeast Quarter of Section 33, Township 36, Range 26, Mille Lacs County, Minnesota described as beginning at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence North along the West line thereof a distance of 264.75 feet; thence in a Southeasterly direction at an interior angle of 76 degrees, 15 minutes, a distance of 392.2 feet, more or less, to intersect the Westerly line of the right of way of U.S. Highway No. 169; thence Southwesterly along said highway right of way a distance of 200 feet, more or less, to intersect the South line of said Southwest Quarter of the Southeast Quarter; thence West along said South line a distance of 292.15 feet, more or less, to the point of beginning. For the purpose of this description, the West line of said Southwest Quarter of the Southeast Quarter is part of the straight line connecting the South Quarter corner and the North Quarter corner of said Section 33, both being cast iron monuments, for which a "Certificate of Location of a Government corner" is on file and of record in the office of the County Recorder in and for said Mille Lacs County.

AND

All that part of the Southwest Quarter of the Southeast Quarter of Section 33, Township 36, Range 26, Mille Lacs County, Minnesota described as beginning at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence North along the West line thereof a distance of 264.75 feet; thence in a Southeasterly direction at an interior angle of 76 degrees, 15 minutes, a distance of 392.2 feet, more or less, to intersect the Westerly line of the right of way of U.S. Highway No. 169; thence Southwesterly along said highway right of way a distance of 200 feet, more or less, to intersect the South line of said Southwest Quarter of the Southeast Quarter; thence West along said South line a distance of 292.15 feet, more or less, to the point of beginning.

Excepting therefrom the West 130.125 feet thereof as measured at right angles to the West line of said Southwest Quarter of the Southeast Quarter. For the purpose of this description, the West line of said Southwest Quarter of the Southeast Quarter is part of the straight line connecting the South Quarter corner and the North Quarter corner of said Section 33, both being cast iron monuments, for which a "Certificate of Location of a Government Corner" is on file and of record in the office of the County Recorder in and for said Mille Lacs County into

LOT 1 METES & BOUNDS DESCRIPTION:

All that part of the Southwest Quarter of the Southeast Quarter of Section 33, Township 36, Range 26, Mille Lacs County, Minnesota described as commencing at the South Quarter corner of said Section 33; thence on an assumed bearing of North 0 degrees 17 minutes 31 seconds East, along the west line of said Southwest Quarter of the Southeast Quarter, 264.75 feet; thence South 75 degrees 57 minutes 29 seconds East 157.00 feet to the point of beginning of the land to be described; thence continue South 75 degrees 57 minutes 29 seconds East 230.95 feet to the westerly right of way of Rum River Drive South; thence South 26 degrees 07 minutes 34 seconds West, along said westerly right of way line, 158.22 feet to a line 33.00 feet north of and parallel with the south line of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 10 minutes 26 seconds West, along said parallel line, 274.90 feet to a line that is 33.00 feet east of and parallel with said west line of the Southwest Quarter of the Southeast Quarter; thence North 0 degrees 17 minutes 31 seconds East, along said parallel line, 194.74 feet; thence South 89 degrees 42 minutes 27 seconds East 119.50 feet to the point of beginning, described land is to be platted as Lot 1, Block 1, TIGER BLVD ADDITION, Mille Lacs County, Minnesota, City of Princeton;

And LOT 2 METES & BOUNDS DESCRIPTION:

All that part of the Southwest Quarter of the Southeast Quarter of Section 33, Township 36, Range 26, Mille Lacs County, Minnesota described as commencing at the South Quarter corner of said Section 33; thence on an assumed bearing of North 0 degrees 17 minutes 31 seconds East, along the west line of said Southwest Quarter of the Southeast Quarter, 264.75 feet; thence South 75 degrees 57 minutes 29 seconds East 157.00 feet to the point of beginning of the land to be described; thence continue South 75 degrees 57 minutes 29 seconds East 35.63 feet; thence North 0 degrees 17 minutes 31 seconds East, parallel with said west line of the Southwest Quarter of the Southeast Quarter, 143.36 feet; thence North 89 degrees 10 minutes 26 seconds West, parallel with the south line of said Southwest Quarter of the Southeast Quarter, 154.12 feet to a line that is 33.00 feet east of and parallel with said west line of the Southwest Quarter of the Southeast Quarter; thence South 0 degrees 17 minutes 31 seconds East, along said parallel line, 136.33 feet; thence South 89 degrees 42 minutes 27 seconds East 119.50 feet to the point of

beginning, described land is to be platted as Lot 2, Block 1, TIGER BLVD ADDITION, Mille Lacs County, Minnesota.

WHEREAS, Spire Credit Union has submitted the Preliminary and Final Plat application for Tiger Blvd Addition; and

WHEREAS, the site is located in the B-2, Neighborhood Business District; and

WHEREAS, the Planning Commission met and held a public hearing on October 16th, 2023 for the Preliminary Plat and held the review for the Final Plat on November 20th, 2023 of Tiger Blvd Addition, subject to the following conditions:

1. The applicant shall follow the Final Plat procedures identified in the Subdivision Ordinance.
2. City Engineer's comments and conditions shall be met.
3. Any other conditions as recommended by staff, the Princeton Public Utilities, Princeton Public Works, Planning Commission, and City Council.

WHEREAS, the City Council met on December 14th, 2023 and approved the Preliminary and Final Plat of Tiger Blvd. Addition, subject to the following conditions:

1. Applicant shall address the City Engineer's comments.
2. Applicant will contact Public Works Department and Princeton Public Utilities for the connections of water, electrical, sewer, and utility meters.
3. The work shall be carried on with minimum of interference with traffic. Suitable and adequate guards, warnings, barricades, lights, etc. shall be provided. Access to private property shall be maintained.
4. Prior to any work on the site, a Performance Bond/Letter of Credit will be provided to the City of Princeton and the amount should cover external improvements.
5. A demo permit and MPCA form completed and approved for the removal of the current building prior to any ground work on the site.
6. All necessary permits shall be applied for and approved prior to construction, including, but not limited to: Building Permit, possible Water Access Charge (WAC), Sewer Access Charge (SAC), Sewer and Digging Permit.
7. The contractor shall replace in-kind or better all streets, driveways, curbs, and sidewalks disturbed by the operations.

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby authorize the Mayor, City Administrator, Planning Commission Chairperson, Planning Commission Secretary, and the City Attorney to sign said plat documents and cause the recording of this plat at the County Courthouse of Mille Lacs County, Minnesota.

ADOPTED by the Princeton City Council this 14th day of December, 2023.

This instrument was drafted by:

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

Attest:

Shawna Jenkins Tadych, City Clerk

Thom Walker, Mayor