
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Conditional Use Permit for Automobile and Recreational Sale and Service at PID #24-032-5004**
DATE: July 2nd, 2024

This is informational only, no action required

Background:

Sam Easteley, applicant applied for a Conditional Use Permit application to allow automobile and recreational sale and service to the proposed site of PID #24-032-5004. The site is located north across 18th Street from Princeton Business Park. The property is currently vacant and a Site Plan Review for a proposed building was also on the Planning Commission agenda as well as an application to rezone the property from A-1, Agricultural Zoning District to B-3, General Commercial Zoning District. The approval of the rezoning will be a condition of the CUP approval.

Analysis:

The applicant is proposing a 9,104 square foot building that would accommodate 34 office sites to be leased to independent auto dealers. Each independent auto dealer is licensed and regulated by the Department of Motor Vehicles. The auto dealers must have their own office with a separate entrance from the outside to their office and the door needs to have signage showing their business name, address, and hours of business.

Conditional Uses: The following uses are permitted subject to the issuance of a Conditional Use Permit:

- a. A minimum lot area of 1 acre is required and the use shall be on 1 lot or contiguous lots not separated by a public street or other uses.
- b. A minimum lot width of 100 feet is required.
- c. The parking area for the outside sales and storage area, whether for a new or the expansion of an existing facility, shall be hard surfaced by the date determined by the Planning Commission after consideration of the size and scope of the project, and the effect of the cold weather season on paving construction materials, but in no event more than 10 months after final city approval. Parking areas shall be maintained to control dust, erosion, and drainage before and after hard surfacing. No parking or display of vehicles for sale shall occur on landscaped areas. Customer parking shall be clearly marked.
- d. Interior concrete or asphalt curbs shall be constructed within the property to separate driving and parking surfaces from landscaped areas.
- e. All areas of the property not devoted to building or parking areas shall be landscaped.
- f. Noise from electronic speaker devices shall be regulated in Chapter VI, Performance Standards.

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.

2. The proposed use has been reviewed and approved by the City Engineer in regards to erosion, runoff, water pollution, and sedimentation.
3. Adequate parking and loading is provided in compliance with the Ordinance.
4. Possible traffic generation and access problems have been addressed.
5. The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.
6. The proposed use conforms to the City's Comprehensive Plan and is compatible with present and future land uses of the area.

CONDITIONS:

In approving any Conditional Use Permit, conditions can be applied to protect the best interests of the surrounding 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 are 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 case of fire or other catastrophe;
2. Off-street parking and loading area where required, with particular attention to the items in Subd. 1 and the economic, noise, glare or odor effects of the conditional use on nearby property;
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:

A Special Planning Commission meeting was held on July 1st, 2024 where a public hearing was held for the Conditional Use Permit to allow Automobile and Recreational Sales and Service for the property site at PID #24-032-5004. There were no concerns from those that received the public hearing notice and the Planning Commission approved the CUP Resolution #24-04, subject to the following conditions:

1. The CUP shall be subject to the expiration terms of the Ordinance.
2. Off-street parking is not allowed, separate parking should be provided onsite for clients, automotive sales business, and staff.
3. Hours of operation will be Monday thru Saturday, and closed on Sunday.

4. Noise shall be mitigated so as to not create a public nuisance for adjoining properties.
5. There will be no vehicles for sale that are not operable.
6. The rezoning to B-3, General Commercial Business District be approved by the City Council.
7. Screening shall be provided to buffer the use from adjacent residential land uses.
8. All structures and ground shall be maintained in an orderly, clean, safe manner.
9. Grass and weeds shall not exceed six inches in height.
10. Customer parking shall be clearly marked.
11. Snow shall be removed from the site within 12 hours of 8 AM of the first day after the snow event ends.
12. When the parking lot is resurfaced, the same number of parking spaces are striped as they are shown on the plans and they need to stay in compliance with what the parking guide lines are at the time of resurfacing.
13. Vehicles shall be parked on hard surface only.

PC RESOLUTION #24-04

**A RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT TO ALLOW
AUTOMOBILE AND RECREATIONAL SALES AND SERVICE IN THE B-3,
GENERAL COMMERCIAL DISTRICT LOCATED AT PID #24-032-5004**

Legal Description:

West One-half of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter, Section 32, Township 36, Range 26, City of Princeton, Mille Lacs County (PID #24-032-5004).

WHEREAS, Sam Eastey submitted an application for a Conditional Use Permit to allow Automobile and Recreational Sales and Service in the B-3, General Commercial District; and

WHEREAS, the Comprehensive Plan and Future Land Use designate this property site as Commercial and the business is compatible with present and future uses; and

WHEREAS, a public hearing was held by the Conditional Use Permit by the Planning Commission on July 1st, 2024 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; and

WHEREAS, the Planning Commission reviewed the findings of fact and found the proposed Conditional Use Permit meets the general review standards for a Conditional Use Permit including;

1. The proposed use does not violate the health, safety, or general welfare of Princeton residents.
2. The proposed use has been reviewed and approved by the City Engineer in regards to erosion, runoff, water pollution, and sedimentation.
3. Adequate parking is provided in compliance with the Ordinance.
4. Possible traffic generation and access problems have been addressed.
5. The proposed use can be accommodated with existing public services and will not over burden the City's service capacity.
6. The proposed use conforms to the City's Comprehensive Plan and its compatible with present and future land uses of the area.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the Conditional Use Permit with the following conditions:

1. The CUP shall be subject to the expiration terms of the Ordinance.
2. Off-street parking is not allowed, separate parking should be provided onsite for clients, automotive sales business, and staff.
3. Hours of operation will be Monday thru Saturday, and closed on Sunday.
4. Noise shall be mitigated so as to not create a public nuisance for adjoining properties.
5. There will be no vehicles for sale that are not operable.
6. The rezoning to B-3, General Commercial Business District be approved by the City Council.
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13. Vehicles shall be parked on hard surface only.

ADOPTED this 1st day of July, 2024

This instrument was drafted by:

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

ATTEST:



Mary Lou DeWitt, Comm. Dev. Zoning Specialist



Dan Erickson, Chairperson

