

**Princeton Township
Mille Lacs County, Minnesota**

Planning Commission Meeting

Monday, May 4, 2020

Minutes

Public Hearings

On May 4, 6:00 p.m., Tari Zortman called the public meeting to order.

Due to the Governor's COVID19 directive the meeting was held via teleconference.

Planning Commission members joining: Cyndi MacDonald, Dave Persing, Cheryl Schimming, Kathy Stoeckel, Carol Whitcomb, Tari Zortman

Also joining: Township Zoning Administrator Scott Richards.
Clerk-Treasurer Doug Dahl served as meeting organizer.

Public Hearing 1: Sterling Seventy Farm - Conditional Use Permit for an Event Venue - 8605 70th Street

Scott Richards presented the planning report for the Sterling Seventy Farm CUP application. Terri Persing of Sterling Seventy Farm has made application for a Conditional Use Permit to allow for an event venue at 8605 70th Street. The Applicant has indicated that the farm would be a gathering place for groups to have graduations, weddings, and other social events of less than 200 people.

The property is zoned AC – Agriculture Conservation, in which event venues is a recently added Conditional Use. Section 300:052 of the Agriculture Conservation District was amended to add event venues and agritourism and Section 300:146 was added to specify the criteria.

Public Hearing 2: Jamie and Cory Voight – Interim Use Permit for a Second Temporary Dwelling – 5795 30th Street

Scott Richards presented the planning report for the Voight IUP application. Beau Munsell, representing Jamie and Cory Voight, has made application for an Interim Use Permit to allow a second dwelling at 5795 30th Street. The second dwelling will allow for Jamie's mother to live on the property close to family.

The property is zoned RR – Rural Residential District in which a second single family dwelling is allowed for a homestead with issuance of an Interim Use Permit. In that this is allowed through an Interim Use Permit, the second dwelling is intended on a temporary basis.

Public meeting concluded at 6:20 p.m.

Regular Meeting

At 6:30 p.m. Ms. Zortman called the regular monthly meeting to order.

Kathy Stoeckel moved to adopt Planning Commission Resolution 2020-1 approving Planning Commission meetings by teleconference. Seconded by Cyndi MacDonald. Ms. Zortman called the roll:

Ms. MacDonald—Yes; Mr. Persing—Yes; Ms. Schimming—Yes; Ms. Stoeckel—Yes; Ms. Whitcomb—Yes; Ms. Zortman—Yes. Motion carried.

Elect Chair and Vice-Chair for the new term

Ms. Stoeckel nominated Cyndi MacDonald for Chair. Seconded by Ms. Schimming. There were no further nominations. Ms. Zortman called the roll:

Ms. MacDonald—Yes; Mr. Persing—Yes; Ms. Schimming—Yes; Ms. Stoeckel—Yes; Ms. Whitcomb—Yes; Ms. Zortman—Yes. Motion carried.

Ms. Stoeckel nominated Tari Zortman for Vice-Chair. Seconded by Ms. Whitcomb. There were no further nominations. Ms. Zortman called the roll:

Ms. MacDonald—Yes; Mr. Persing—Yes; Ms. Schimming—Yes; Ms. Stoeckel—Yes; Ms. Whitcomb—Yes; Ms. Zortman—Yes. Motion carried.

Cyndi MacDonald assumed the chair.

Ms. Schimming moved to approve the minutes of the March 2 meeting. Seconded by Ms. Zortman.

Ms. MacDonald called the roll:

Ms. MacDonald—Yes; Mr. Persing—Yes; Ms. Schimming—Yes; Ms. Stoeckel—Yes; Ms. Whitcomb—Yes; Ms. Zortman—Yes. Motion carried.

Sterling Farm Conditional Use Permit

Commissioner Dave Persing recused himself from the issue because he is an owner of the property.

Condition 10: Revise to “Applicant shall submit a plan for restroom facilities that is compliant with the Uniform Building Code; the property shall not be used as an event venue until code-compliant restrooms are installed.”

Ms. Zortman moved to approve the application and move it to the Town Board with the conditions specified in the planning report, including the new wording for Condition 10.

Ms. MacDonald called the roll:

Ms. MacDonald—Yes; Ms. Schimming—Yes; Ms. Stoeckel—Yes; Ms. Whitcomb—Yes; Ms. Zortman—Yes. Motion carried 5-0 with Mr. Persing abstaining per his recusal.

Voight Interim Use Permit

Condition 5: Statement in the original report is redundant (#3). Revise to: Use is limited to family members and may not be rented out.

Ms. Zortman moved to approve the application and move it to the Town Board with the conditions specified in the planning report, including the new wording for Condition 5. Seconded by Ms. Schimming.

Ms. MacDonald called the roll:

Ms. MacDonald—Yes; Mr. Persing—Yes; Ms. Schimming—Yes; Ms. Stoeckel—Yes; Ms. Whitcomb—Yes; Ms. Zortman—Yes. Motion carried.

TMK Properties Sketch Plan

Mr. Richards presented a summary of the initial planning report: Tom Saari representing TMK Properties LLC has made application for a Sketch Plan located south of County Road 135/70th Street between 80th Avenue and the Rum River. The property is within Section 3 with access from 67th Street and County Road 135. PID numbers 16-003-1000 and 16-003-0300. The subdivision consists of five lots on a total of 99 acres. Four of the lots will directly access County Road 135, two others on 67th Street which extends between the lots and ends in a cul-de-sac.

The property is guided for River Conservation in the Comprehensive Plan and is zoned RC-2—River Conservation 2. The subject site is within the Wild and Scenic River District.

Planning report initial conclusion: Upon review of the request for Sketch Plan for TMK Properties on County Road 135/70th Street, our office would not recommend the plan as presented. The cul-de-sac as proposed would not be allowed and access could not be provided for two of the five lots.

Jesse Jondahl, representing TMK Properties, noted that he had paid a \$500 sketch-plan fee and expected, as per normal procedure, that the zoning administrator would have consulted with the township engineer on the project before presenting a report to the Planning Commission. Mr. Richards responded that he had not consulted with the engineer largely due to the complications associated with the COVID19 restrictions, and complications related thereto. Irrespective of that circumstance, his recommendation is based on the failure of the plan to meet the zoning requirements for the area covered by the plan.

Ms. Zortman moved to continue consideration of the sketch plan to the June meeting. Seconded by Ms. Whitcomb.

Ms. MacDonald called the roll:

Ms. MacDonald—Yes; Mr. Persing—Yes; Ms. Schimming—No; Ms. Stoeckel—No; Ms. Whitcomb—No; Ms. Zortman—Yes. Motion failed.

Ms. Stoeckel moved to send the sketch plan to the Town Board for review with additional comments from the township engineer. Seconded by Ms. Schimming.

Craig Wensmann noted on behalf of the plan that despite its failure to meet zoning requirements in its present form, the plan represents an improvement over the existing circumstance of the road contemplated by the plan.

Ms. MacDonald called the roll:

Ms. MacDonald—Yes; Mr. Persing—Yes; Ms. Schimming—Yes; Ms. Stoeckel—Yes; Ms. Whitcomb—Yes; Ms. Zortman—No. Motion carried.

Sketch Plan Review: Scott Moller

Mr. Richards noted that the plan had come in late, not permitting time to prepare a comprehensive planning report. The plan proposes a 17-lot subdivision in Section 27 at County Road 1 and 75th Avenue. The property covers 26.9 acres zoned R2 on the west side, and Agricultural Conservation on the east. Lots are sized at 1.25 acres which meets the zoning requirements for R1, but does not meet the requirements of the Comprehensive Plan or the current zoning. Approval of the plan would require revision of the Comprehensive Plan and re-zoning of the property to R1.

Scott Moller noted that he is requesting re-zoning to R1, which he maintained has been the case in the past. Also, R1 zoning would be consistent with adjacent properties to the south and east. He also noted that the property currently holds an abandoned house and trailer house. His goal is to improve the property. He wants general comments from the Planning Commission about the favorability of the plan.

Mr. Persing moved to continue the sketch plan to the June meeting. Seconded by Ms. Schimming.

Ms. MacDonald called the roll:

Ms. MacDonald—Yes; Mr. Persing—Yes; Ms. Schimming—Yes; Ms. Stoeckel—Yes; Ms. Whitcomb—Yes; Ms. Zortman—Yes. Motion carried.

Subdivision Ordinance

Mr. Richards summarized the background of the discussion on the subdivision ordinance:

The Town Board, at its April 21, 2020 meeting, authorized staff and the Planning Commission to address amendments to the Zoning and Subdivision regulations as it relates to development standards and the boundary line adjustment and lot split process. The primary issue is the allowance in the Zoning Ordinance for a 66-foot lot width if the street frontage is on a curve or cul-de-sac. Recent single-family subdivisions have allowed for lot widths less than the required 200 to 300 feet simply by placing a curve in the street frontage of the lot. Minimum buildable area requirements which are currently not part of the regulations would also assure the intended lot sizes for the zoning districts. A discussion of whether cul-de-sacs should be allowed with new subdivisions is also warranted.

The Planning Commission should also review standards for boundary line adjustments and lot splits, possibly making them allowed by administrative approval.

Mr. Persing moved to continue the subdivision ordinance discussion to the June meeting and direct the Zoning Administrator to schedule a public hearing on the ordinance to precede the regular meeting. Seconded by Ms. Whitcomb.

Ms. MacDonald called the roll:

Ms. MacDonald—Yes; Mr. Persing—Yes; Ms. Schimming—Yes; Ms. Stoeckel—Yes; Ms. Whitcomb—Yes; Ms. Zortman—Yes. Motion carried.

Open Forum

There were no items brought up during open forum.

Ms. Stoeckel moved to adjourn. Seconded by Mr. Persing.

Ms. MacDonald called the roll.

Ms. MacDonald—Yes; Mr. Persing—Yes; Ms. Schimming—Yes; Ms. Stoeckel—Yes; Ms. Whitcomb—Yes; Ms. Zortman—Yes. Motion carried.

Respectfully submitted,

Doug Dahl
Clerk/Treasurer

Attendees: Dan Hiller, Steve Swanson, Terri Persing, Craig Wensmann, Beau Munsell, Nancy Moan, Jesse Jondahl, Scott Moller