

**Princeton Township
Mille Lacs County, Minnesota**

Planning Commission Meeting

Monday, July 6, 2020

Minutes

Public Hearings

On July 6, 6:10 p.m., Planning Commission Chair Cyndi MacDonald called the public meeting to order.

Planning Commission members present: Cyndi MacDonald, Dave Persing, Kathy Stoeckel, Tari Zortman

Planning Commission member absent: Cheryl Schimming, Carol Whitcomb

Also joining: Township Zoning Administrator Scott Richards, Clerk-Treasurer Doug Dahl

Public Hearing 1: Alpha and Omega Pizza Farm—Conditional Use Permit for an Event Venue

Scott Richards presented the planning report for Alpha and Omega Pizza Farm. The Planning Commission received two letters from area residents raising concerns about the venue: one from Cindy Hoffies and one from Greg Blank. Concerns centered around hours, noise, alcohol service, and traffic.

Public Hearing 2: Woods Push Lot Preliminary Plat (TMK Properties)

Scott Richards presented the planning report for the Woods Push preliminary plat.

Public Hearing 3: Studebaker Acres Preliminary Plat

Scott Richards presented the planning report for the Studebaker Acres preliminary plat.

Public Hearing 4: Lundberg Farms Preliminary Plat

Scott Richards presented the planning report for the Lundberg Farms preliminary plat.

Public Hearing 5: Zoning and Subdivision Ordinance Amendments

Scott Richard reviewed updates to the proposed Zoning and Subdivision Ordinance amendments based on previous discussions by the Planning Commission. Primary factors are lot width, cul-de-sacs, minimum buildable acres, and subdivision process.

Public meeting concluded at 6:40 p.m.

Regular Meeting

At 6:40 p.m. Cyndi MacDonald called the regular monthly meeting to order.

All participants recited the Pledge of Allegiance.

Approve Agenda

Scott Richards requested moving the Moller sketch-plan review and the Reiman land-split application ahead of Zoning and Subdivision Ordinance amendments.

Kathy Stoeckel moved to approve the agenda with those changes. Seconded by Dave Persing. Motion carried.

Approve Minutes of March 2, 2020 Meeting

Dave Persing moved to approve the minutes of the May 4 meeting. Seconded by Kathy Stoeckel. Motion carried.

Approve Minutes of June 1, 2020 Meeting

Kathy Stoeckel moved to approve the minutes of the May 4 meeting. Seconded by Dave Persing. Motion carried.

Alpha and Omega Pizza Farm Conditional Use Permit

Kimberly Hayes of Alpha and Omega Pizza Farm has made application for a Conditional Use Permit to allow for an event venue at 6714 Alpha Road. The applicant has indicated that they would host events at their farm to include pizza night, goat yoga, graduations, weddings, celebrations of life, or church picnics.

Kimberley Hayes stated, in response to the question of curfew, that all events would end by 10 p.m. In view of that plan, Mr. Richards suggested changing condition #13 to read “No live or recorded music after 10 p.m.”

Mr. Richards recommended approval.

Kathy Stoeckel moved to approve the application with the conditions stated in the Zoning report, including the change in curfew. Seconded by Dave Persing. Motion Carried. The application will be forwarded to the Township Board.

Woods Push Preliminary Plat (TMK Properties)

Tom Saari, representing TMK Properties LLC, has made application for a preliminary plat 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. The subdivision consists of five lots on a total of 96 acres.

Mr. Richards recommended approval.

Dave Persing moved to approve the preliminary plat with the conditions stated in the planning report. Seconded by Cyndi MacDonald. Motion carried. The plat will be forwarded to the Township Board.

Studebaker Acres Preliminary Plat

Kirk Studebaker has made application for a preliminary plat located on the east side of Silver Lake in Section 26 at 6588 Alpine Road. The proposed subdivision consists of two lots on 16.88 acres. There is an existing dwelling and the additional lot will be created on the east side of the property.

Mr. Richards recommended approval.

Dave Persing moved to approve the preliminary plat with conditions specified in the zoning report. Seconded by Tari Zortman. Motion carried. The plat will be forwarded to the Township Board.

Lundberg Farms Preliminary Plat

Jamie and Tanya Lundberg have made application for a sketch plan and preliminary plat in Section 1 at 5314 60th Street. The subdivision consists of two lots on a total of 19.95 acres. The lots directly access County Road 13/60th Street.

Mr. Richards recommended approval.

Kathy Stoeckel moved to approve the preliminary plat with the conditions specified in the zoning report. Seconded by Dave Persing. Motion carried. The plat will be forwarded to the Township Board.

Scott Moller Sketch-Plan Review

Scott Moller has made application for a Sketch Plan for property in Section 27 on County Road 1/75th Avenue. At their May 4, 2020 meeting, the Planning Commission reviewed the sketch plan and asked staff to review the changes to the Comprehensive Plan and Zoning as it relates to this property. It has been suggested that this property at one time was zoned R-1 Residential District.

Mr. Richards noted that in his research he found no evidence that the area had ever been zoned R-1. He reported that nearby properties were built to R-1 specifications, but could not find documentation supporting R-1 zoning in that region, either. He confirmed that the plan will require a change in zoning as well as revisions to the Township Comprehensive Plan. Mr. Moller presented the plan in the hope of learning if the Planning Commission and Township Board are willing to consider such changes.

Mr. Richards suggested forwarding the plan to the Township Board for it to determine if a review of the Comprehensive Plan is warranted, and if re-zoning for this and surrounding properties should be considered in view of the existing circumstances.

Dave Persing moved to forward the plan to the Township Board as suggested by Mr. Richards. Seconded by Tari Zortman. Motion carried 3-1 with Kathy Stoeckel opposed.

Reiman Land Split

Thomas Duden and Richard Reiman have made application for a land split in the Northwest $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, East of Highway 169. The land split will consist of two 20 acre lots.

Mr. Richards recommended approval.

Kathy Stoeckel moved to approve the split application. Seconded by Cyndi MacDonald. The application will be forwarded to the Township Board.

Zoning and Subdivision Ordinance Amendments

Mr. Richards summarized the background of the discussion on the subdivision ordinance. Craig Wensmann and Mike Trunk noted that surrounding communities and townships are moving to frontage requirements based on setbacks rather than on property lines. Mr. Wensmann recommended the change as an improvement for both townships and builders in that it makes lot development more consistent and attractive. Mr. Richards agreed to take that into consideration as he continues researching the issue. He suggested continuing the discussion to the August Planning Commission meeting.

Tari Zortman moved to continue the Zoning and Subdivision Ordinance Amendments to the August meeting. Seconded by Cyndi MacDonald. Motion carried.

Dave Persing moved to adjourn. Seconded by Tari Zortman. Motion carried. Meeting adjourned at 7:59 p.m.

Respectfully submitted,

Doug Dahl
Clerk/Treasurer

Attendees: Richard Ernst, Nancy Moan, Craig Wensmann, Jesse Jondahl, Kirk Studebaker, Joel Minks, Marie Enninga-Wahlquist, John Wahlquist, Kim Hayes, Brad Hayes, Bob Ewanika, Mary Ewanika, Kirk Studebaker, Tanya Lundberg, Addy Lundberg, Mike Trunk, Milling Schimming, Thomas Duden