

**Princeton Township
Mille Lacs County, Minnesota**

Planning Commission Meeting

Monday, August 3, 2020

Minutes

Public Hearings

On August 3, 6:15 p.m., Planning Commission Chair Cyndi MacDonald called the public meeting to order.

Planning Commission members present: Cyndi MacDonald, Kathy Stoeckel, Cheryl Schimming, Carol Whitcomb

Planning Commission member absent: Dave Persing, Tari Zortman

Also joining: Township Zoning Administrator Scott Richards

Public Hearing: Zoning and Subdivision Ordinance Amendments

Scott Richards summarized proposed amendments to the zoning ordinance covering lot width, cul-de sacs, minimum buildable acres, and subdivision process emphasizing ways to make the process less complicated for simple lot splits and adjustments that could be done administratively.

Bogart-Peterson Engineer Craig Wensmann spoke in favor of measuring lot width at the setback line rather than at the lot line. He noted that other townships are adopting setback lines as their standard. Mr. Richards agreed to consider the issue further based on township names provided by Mr. Wensmann.

Public hearing concluded at 6:35 p.m.

Regular Meeting

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

All participants recited the Pledge of Allegiance.

Approve Agenda

Kathy Stoeckel moved to approve the agenda with those changes. Seconded by Carol Whitcomb. Motion carried.

Open Forum

Joel Minks commended the Rolling Meadows development as an excellent example of how developments can be built. He noted that the lot sizes are 1-1/4 acres, suggesting that such smaller lot sizes can work very well in township developments, and are worthy of consideration in the comprehensive plan.

Aaron Kuhmey spoke as a representative of the landowners on 76th Avenue. He addressed their concerns about the plan to build access to a new development from 76th Avenue. He also raised questions about storm-water runoff, citing issues he and his neighbor already face with water drainage

from Denhi Estates, and expressing concern that further development will only exacerbate the water runoff problem.

Mr. Richards replied that the proposal is in the very early stages requiring much additional consideration, and that, if it does make it through the zoning and planning barriers, storm-water drainage will necessarily be an important consideration.

Approve Minutes of July 6, 2020 Meeting

Kathy Stoeckel moved to approve the minutes of the July 6 meeting. Seconded by Cheryl Schimming. Motion carried.

Woods Push Lot Final Plat

Mr. Richards presented a summary of the Woods Push Final Plat Application. He recommended approval.

Carol Whitcomb moved to approve the application. Seconded by Cheryl Schimming. Motion Carried.

Stuebaker Acres Final Plat

Mr. Richards summarized the final plat application and recommended approval.

Kathy Stoeckel moved to approve. Seconded by Carol Whitcomb. Motion carried.

Lundberg Farms Final Plat

Mr. Richards summarized the final plat application and recommended approval.

Kathy Stoeckel moved to approve. Seconded by Cheryl Schimming. Motion carried.

Scott Moller Sketch-Plan Review—5-Lot Subdivision

Mr. Richards summarized the sketch plan. He noted that the plan does not meet zoning requirements; therefore, he cannot recommend the plan in its present form.

Kathy Stoeckel moved to forward the sketch plan to the town board. Seconded by Carol Whitcomb. Motion carried.

Scott Moller Sketch-Plan Review—17-Lot Subdivision

Mr. Richards summarized the sketch plan. Mr. Moller is withdrawing the sketch plan to allow the township to pursue the land-use and zoning study.

Cheryl Schimming moved to continue the study at the September meeting. Seconded by Kathy Stoeckel. Motion carried.

Zoning and Subdivision Ordinance Amendments

Kathy Stoeckel moved to continue the Zoning and Subdivision Ordinance Amendments to the September meeting. Seconded by Cyndi MacDonald. Motion carried.

Adjournment

Kathy Stoeckel moved to adjourn. Seconded by Carol Whitcomb. Motion carried. Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Doug Dahl
Clerk/Treasurer

Attendees: Andrea Gerrard, Jesse Jondahl, Craig Wensmann, Nancy Moan, Joel Minks, Aaron Kuhmey, Tanya Lundberg, Eldon Johnson, Scott Moller