

**Princeton Township  
Mille Lacs County, Minnesota**

**Planning Commission Meeting**

**Tuesday, October 5, 2020**

**Minutes**

At 6:30 p.m. Planning Commission Chair Cyndi MacDonald called the regular monthly meeting to order.

Commission members present: Cyndi MacDonald, David Persing, Cheryl Schimming, Kathy Stoeckel, Tari Zortman. Absent: Carol Whitcomb.

Also attending: Zoning Administrator Scott Richards, Township Clerk Doug Dahl

All participants recited the Pledge of Allegiance.

**Approve Agenda**

Dave Persing moved to approve the agenda. Seconded by Cheryl Schimming. Motion carried.

**Open Forum**

Kathy Stoeckel asked if the Town Board would consider returning to virtual meetings in light of the ongoing COVID situation. She asked if it would be possible to allow members to participate by teleconference if in-person meetings are to continue. Dave Persing pointed out the technical complications of such an arrangement. Most likely the meetings would have to be all in-person or all virtual, but not a combination of the two. The clerk agreed to bring the question of virtual meetings up with the Town Board.

**Approve Minutes of September 8, 2020 Meeting**

Tari Zortman moved to approve the minutes of the September 8 meeting. Seconded by Kathy Stoeckel. Cyndy MacDonald noted a typographical error in the Land Use and Zoning Study report: at should be as. Motion carried with that correction.

**Land-Use and Zoning Study—Sections 27 & 34**

Scott Richards summarized his research into the history and status of Sections 27 & 34. The sections include a mix of lot sizes created in the various subdivisions going back possibly as much as four decades. He recommended that the southern section of the study area not be re-zoned due to its present complexity. He suggested that the northern section might be more amenable for re-zoning.

Mr. Richards advised that if the Planning Commission is interested in recommending a change to the land use and zoning, especially in the north portion of the study area, the next step would be to invite the land owners of the area to discuss possible changes.

Tari Zortman moved to direct Mr. Richards to invite the landowners in Section 27 to the November Planning Commission meeting to discuss possible zoning changes. Seconded by Cyndi MacDonald. Motion carried.

**Review of Home Occupation/Interim-Use Permits**

The Town Board, at its September 15, 2020 meeting asked the Planning Commission to review the allowances for home occupations in each of the Zoning Districts. The concern raised by the Board is whether an Interim Use Permit should be required for all home occupations. They asked if some could be done administratively.

Mr. Richards agreed to propose revisions to the governing sections of the ordinance for the commission's review at its November meeting. After the review he suggested scheduling a public hearing on the proposed language for the December meeting.

**Park Dedication Plan**

The Town Board has asked the Planning Commission to review the Comprehensive Plan as it relates to park and trail planning and specifically the Great Northern Trail. With the recent single-family development, the Township has taken in park dedication funds with no plan as to how they would be used. It has been determined that the Comprehensive Plan should provide more detail about the Great Northern Trail and indicate that park dedication funds be utilized for planning purposes and possibly as a contribution to its construction. [Great Northern Trail description and proposed plan language are on file.]

Cyndi MacDonald moved to call for a public hearing at the November meeting to consider the revised wording as proposed. Seconded by Kathy Stoeckel. Motion carried.

**Zoning and Subdivision Ordinance Amendments**

Mr. Richards reported on the actions that have been taken so far by the Planning Commission and Town Board with respect to ordinance language governing cul-de-sacs, minimum buildable acres, and the subdivision process. He noted that the issues related to cul-de-sacs and the high-water mark requirement require further review by the DNR. The Town Board is expected to hold second reading of the draft Ordinance at its October 20, 2020 meeting, but the amendments related to cul-de sacs and the high-water setback requirement will be taken out of the draft ordinance to be approved as a separate process.

Tari Zortman moved to call for a public hearing on the proposed amendments at the November meeting. Seconded by Cyndi MacDonald. Motion carried.

**November Meeting Date**

Members noted that the November 2 meeting date falls on the evening before the election. Cheryl Schimming moved to re-schedule the November meeting to the 9<sup>th</sup>. Seconded by Tari Zortman. Motion carried.

**Adjournment**

Cheryl Schimming moved to adjourn. Seconded by Tari Zortman. Motion carried.

Respectfully submitted,

Doug Dahl  
Clerk/Treasurer

Attendees: Joel Minks, Nancy Moan, Scott Moller