

**Princeton Township
Mille Lacs County, Minnesota**

Planning Commission Meeting

Tuesday, November 9, 2020

Minutes

Public Hearings

On November 9, 2020 6:00 p.m., Planning Commission Chair Cyndi MacDonald called the public meeting to order.

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

Also joining: Township Board Liaison Dan Hiller, Township Zoning Administrator Scott Richards, Township Clerk Doug Dahl

Public Hearing: Alpha and Omega Pizza Farm —Amended Conditional Use permit

Zoning Administrator Scott Richards summarized the request by Alpha and Omega Pizza Farm to remodel an existing structure with bathrooms and event spaces for business use. Full text of the request is on file.

Public Hearing: Zoning Amendments

Mr. Richards summarized previous Town Board action on the zoning amendments:

The Town Board, at their September 15, 2020 meeting, held first reading of an Ordinance to amend the Zoning and Subdivision Ordinances, but had questions related to cul-de-sacs in the River Conservation District and lot width requirements at the high-water mark. The issues related to cul-de-sacs and the high-water mark requirement require further review by the DNR. The Town Board held 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 were taken out of the Ordinance to be approved as a separate process.

Public Hearing: Comprehensive Plan Amendments

Mr. Richards summarized the proposed amendment to the Comprehensive Plan as it relates to park - dedication funds:

The Town Board has asked the Planning Commission to look at 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 without a clear 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.

Mr. Richards presented a Future Land-Use Map that reflects the intent of the Comprehensive Plan text.

The public hearing was closed at 6:15 p.m.

Regular Meeting

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

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

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 Tari Zortman. Motion carried.

Approve Minutes of October 5, 2020 Meeting

Kathy Stoeckel moved to approve the minutes of the October 5 meeting. Seconded by Dave Persing. Motion carried.

Land-Use and Zoning Study—Sections 27 & 34 Discussion with Township Residents

Scott Richards presented a map of the areas under consideration, emphasizing that the present primary focus is toward Section 27. Scott Moller explained his plans for subdividing property in the study area. Several residents voiced concerns about the plan. Principle concerns centered around the loss of agricultural space, increases in traffic in the region, potential impact on taxes in the neighborhood, and the risk of setting a precedent that may result in more loss of agricultural land in the future.

Bonnie Nelson, Stephanie Johnston, and Tony Johnston submitted a letter to the commission expressing similar concerns. The letter was read during the discussion time.

Because this was a discussion only no action was allowed or taken on the question.

Alpha and Omega Pizza Farm Amended Conditional-Use Permit

Scott Richards summarized the request by Alpha and Omega Pizza Farm for an amendment to its conditional-use permit: Kimberly Hayes of Alpha and Omega Pizza Farm has made application for an Amended Conditional-Use Permit to allow expansion of the event venue at 6714 Alpha Road. The Applicant has requested that an existing structure be remodeled with bathrooms and event space for the business. Mr. Richards recommended approval with conditions specified in his zoning report.

Dave Persing moved to approve the amended permit with conditions. Seconded by Kathy Stoeckel. Motion carried.

Zoning Amendments

The Planning Commission discussed the draft ordinance changes and did not express any objections to the proposed amendments. Scott Richards recommended that the Planning Commission should wait for DNR comments prior to taking any action. Cyndi MacDonald moved to continue the public hearing and discussion to the December 7, 2020 meeting. Seconded by Carol Whitcomb. Motion carried.

Amendments to Comprehensive Plan on Trails

Mr. Richards noted that the Town Board has asked the Planning Commission to look at 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.

Along with the proposed amendment Mr. Richards presented a future-land-use map.

Kathy Stoeckel moved to add language to apply monies from the park-dedication fund to the Great Northern Trail and to adopt the future-land-use map. Seconded by Tari Zortman. Motion carried.

Review of Home Occupation/Interim-Use Permits

Cyndi MacDonald moved to continue the review of interim-use permits for home occupations to the December meeting. Seconded by Kathy Stoeckel. Motion carried.

Adjournment

Tari Zortman moved to adjourn. Seconded by Carol Whitcomb. Motion carried.

Respectfully submitted,

Doug Dahl
Clerk/Treasurer

Attendees: Joel Minks, Scott Moller, Brad Hayes, Bill Whitcomb, Greg Anderson, John Roxbury, Mark Riverblood, Casey Stearns, Bart Kendall, Marcia Kendall, Brad Ripka, Tom Almquist, Mary Kramer, Curtis Strombeck, Tom Braun