

RESOLUTION NO. 2020-20

**STATE OF MINNESOTA
COUNTY OF MILLE LACS
PRINCETON TOWNSHIP**

**A RESOLUTION ESTABLISHING FINDINGS OF FACT AND
RESOLUTION OF THE BOARD OF SUPERVISORS THAT THE
REQUEST BY TOM SAARI OF TMK PROPERTIES LLC FOR A
PRELIMINARY PLAT REFERRED TO AS WOODS PUSH LOT ON
COUNTY ROAD 135/70TH STREET IN SECTION 3, PRINCETON
TOWNSHIP BE APPROVED WITH CONDITIONS**

WHEREAS, Princeton Township has received a request from Tom Saari of TMK Properties LLC (Applicant) for a Preliminary Plat referred to as Woods Push Lot on County Road 135/70th Street in Section 3 of Princeton Township; and after having conducted a public hearing thereto, the Planning Commission of Princeton Township recommended that the application be approved with conditions. The Board of Supervisors of Princeton Township makes the following findings of fact and resolution:

1. The real property affected by said application is legally described as follows, to wit:

The full legal description of the subject property is on file at the Town Hall at 10039 55th Street, Princeton Township. PID#'s 16-003-1000 and 16-003-0300.

and

2. The Applicant has submitted an application and supporting documentation to Princeton Township on file at the Town Hall at 10039 55th Street, Princeton Township.

and

3. The property is zoned RC-2 River Conservation 2 District which allows single family development; and

4. The Applicant has provided a Preliminary Plat referred to as Woods Push Lot consisting of five single family lots that comply with the standards of the RC-2 River Conservation 2 District; and

5. The Applicant is requesting a variance from Subdivision Ordinance standards to allow a cul-de-sac more than 1400 feet in length. The right of way and roadway is existing and would serve one additional single-family lot; and

6. The Applicant is requesting that the Board of Supervisors allow the Woods Push Lot plat to include a cul-de-sac, but that the roadway end in a hammerhead type turn around to be consistent with the RC-2 River Conservation District standards; and

7. Staff prepared a planning report dated July 1, 2020 reviewing the request; and the criteria for review of a Preliminary Plat in Section 100:220 of the Subdivision Ordinance; and

8. Said report recommended approval of the Preliminary Plat subject to the fulfillment of conditions; and

9. The Planning Commission held a public hearing at their July 6, 2020 meeting, took comments from the Applicants and public, closed the public hearing, and recommended that the application be approved with conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS FOR PRINCETON TOWNSHIP THAT THE BOARD OF SUPERVISORS APPROVES THE FOLLOWING:

A. The application from Tom Saari of TMK Properties LLC (Applicant) for a Preliminary Plat referred to as Woods Push Lot on County Road 135/70th Street in Section 3 of Princeton Township.

Be and the same as hereby approved by the Board of Supervisors of Princeton Township with the following conditions:

1. The preliminary plat shall be subject to review and approval of the Township Engineer and Township Attorney.
2. The comments of the Township Engineer as per the letter dated June 29, 2020 are a condition of approval.
3. A revised Preliminary Plat shall be submitted to the Township that includes all requirements of the Subdivision Ordinance including proposed driveways and structures.
4. The Planning Commission recommended, and the Board of Supervisors approves granting the variance from Subdivision Ordinance requirements in regard to the platted cul-de-sac and length of the dead end.
5. The easterly portion of 67th Street, beyond the cul-de-sac right of way shall be vacated.
6. The County Engineer should comment if any additional right of way or easements are required along County Road 135.

7. The County Engineer shall approve the locations of the driveways and culvert locations at the time that the lots are developed.
8. A park dedication fee of \$1,200.00 per lot, for the new lots that are created for a total of \$4,800 shall be paid to the Township prior to recording the Final Plat.
9. All septic systems shall be required to comply with Mille Lacs County requirements for installation, location, and maintenance.
10. A plan shall be provided as part of Final Plat submittal that addresses installation of electricity and any other utilities.
11. If required by the Township Attorney, the Applicant will be required to enter into a Development Agreement prior to Final Plat approval.

Approved by the Board of Supervisors of Princeton Township this 21st day of July 2020.



Eugene Stoeckel Chairman, Board of Supervisors

ATTEST:



Douglas Dahl, Township Clerk/Treasurer