

**Princeton Township  
Mille Lacs County, Minnesota**

**Planning Commission Meeting**

**Monday, April 5, 2021**

**Minutes**

**Public Hearing**

On April 5, 6:00 p.m., Planning Commission Chair Cyndi MacDonald opened the public hearing.

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

**Staff attending: Zoning Administrator Scott Richards, Township Clerk Doug Dahl**

**David Kepple Preliminary Plat Application**

David Kepple has submitted a preliminary plat application referred to as Kepple Addition at 2601 65<sup>th</sup> Avenue.

Mr. Kepple purchased the property based on the 2019 Township Zoning Map which showed the parcel zoned RR—Rural Residential. However, the area had been zoned back to AC—Agricultural Conservation in 2015. His plat does not meet the requirements of the RR district. He is petitioning to have the area re-zoned to RR.

Mr. Richards noted that re-zoning the area to RR would not create an isolated zoning location. Property to the south, east, and north of the area is zoned RR.

Mr. Persing moved to continue the public hearing on the Kepple Addition Preliminary Plat to a special meeting of the Planning Commission on April 20 at 6 p.m. Seconded by Tari Zortman. Motion carried.

Mr. Persing moved to hold a public hearing at the special meeting, April 20, 2021 at 6:00 p.m. to consider the rezoning of properties in Section 26. Seconded by Cyndi MacDonald. Motion carried.

**Zoning Amendment Process: Home Occupations**

The Planning Commission has discussed possible amendments to the Home Occupation section of the Township Zoning Ordinance at its January, February, and March meetings. The purpose is to consider which, if any, home-occupation applications could be approved administratively, rather than through the lengthy process of public hearings and Town Board approval.

At its March meeting the Commission directed staff to prepare a draft ordinance amendment, and to advertise a public hearing for the April meeting. Mr. Richards presented the draft.

Chair MacDonald closed the public hearing at 6:20 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, Cheryl Schimming, Kathy Stoeckel, Carol Whitcomb, Tari Zortman, John Wilhelm (Township Board Liaison)

**Staff attending:** Township Board Liaison John Wilhelm, Zoning Administrator Scott Richards, Township Clerk Doug Dahl

**Public online attendees:** Connor Cumiskey, Nancy Moan

All participants recited the Pledge of Allegiance.

### **Approve Agenda**

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

### **Open Forum**

There was no action in Open Forum.

### **Approve Minutes of March 1, 2021 Meeting**

Dave Persing moved to approve the March 1 meeting minutes. Seconded by Cyndi MacDonald. Motion carried 4-0. Tari Zortman abstained—not in attendance March 1.

### **Kepple Addition Preliminary Plat Application**

Mr. Kepple's application for a preliminary plat will be considered at a Planning Commission special meeting on April 20, 6 p.m.

### **Home Occupations Zoning Amendments**

Mr. Richards presented a draft of amendments to the Home Occupation section of the Township Zoning Ordinance to provide for administrative approval of certain home-occupation interim-use permit applications. The goal is to simplify the process for occupations that have little or no impact on the surrounding neighborhood.

Mr. Persing moved to recommend amending the Zoning Ordinance, Section 300:143, allowing permitted home occupations with administrative review and special home occupations with an Interim Use Permit with the language as found in the draft Ordinance. Seconded by Kathy Stoeckel. Motion carried.

### **Zoning Ordinance Items: Electronic Signs**

At their March 1, 2021 meeting, the Planning Commission discussed whether changes should be made to the Zoning Ordinance to allow electronic signs in the Commercial/Industrial zoning district. The Planning Commission asked staff to not only review Section 600:225 Onsite Signs in Commercial/Industrial Districts but Section 600:215 Offsite Signs. The Commission members

recognized inconsistencies between the two sections and wanted to discuss the current allowances for signs.

Mr. Richards suggested that the Commission's discussion of electronic signs be expanded to include onsite and offsite signs as well. He expressed concern about the maximum billboard sign allowance of 400 square feet. He recommended that the allowance for billboard signs be eliminated from the ordinance.

Cyndi MacDonald moved to continue the discussion of the sign ordinances to the May 3 meeting. Seconded by Tari Zortman. Motion carried.

### **Adjournment**

Tari Zortman moved to adjourn. Seconded by Cheryl Schimming. Motion carried. Meeting adjourned at 7:15 p.m.

Respectfully submitted,

Doug Dahl  
Clerk/Treasurer