

**Princeton Township  
Mille Lacs County, Minnesota**

**Planning Commission Special Meeting**

**Tuesday, April 20, 2021**

**Minutes**

**Public Hearing**

On April 20, 6:00 p.m., Planning Commission Chair Cyndi MacDonald opened the public hearing.

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

**Commission member absent:** Cheryl Schimming

**Staff Present:** Zoning Administrator Scott Richards, Clerk-Treasurer Doug Dahl, Deputy Clerk-Treasurer Andrea Gerrard

**Public in-person attendees:** Kevin Lee, Stephanie Johnston, Dave Kepple, Nancy Moan, Gene Stoeckel, Bill Whitcomb

**Public online attendees:** Bonnie Nelson, Marie Enninga-Wahlquist

The public hearing was called to address two questions:

- Request by David Kepple for a Preliminary Plat referred to as Kepple Addition at 2601 65th Avenue (continued from the March 1 Planning Commission meeting).
- Request by the Town Board to re-zone properties at 2601 65th Avenue, PID 16-026-0600 and 2735 65th Avenue, PID 16-026-0800 from AC—Agriculture Conservation to RR—Rural Residential

**Request to re-zone PIDs 16-026-0600 and 16-026-0800 from AC to RR**

Zoning Administrator Scott Richards explained that while preparing for the original public hearing on David Kepple's application for a preliminary plat it was discovered that the property in question had been shown incorrectly on a 2019 zoning map. The property had been re-zoned from Rural Residential (RR) to Agricultural Conservation (AC) in 2015, but that change was not reflected in the 2019 zoning map. Mr. Kepple had relied on the 2019 map in purchasing the property and preparing his preliminary plat application. In order to approve Mr. Kepple's application the property would need to be zoned back to RR. Accordingly, Mr. Richards broke the issue into two public hearings to be covered in one session.

Mr. Richards noted that property to the south, east, and north of the Kepple property is zoned RR. Therefore, re-zoning the Kepple property would not constitute spot zoning. Further, Mr. Richards noted that adjacent property owner Dana McDill agreed to have his property included in the re-zoning.

**David Kepple Preliminary Plat Application**

Mr. Richards reviewed the plan to subdivide the property into three lots. All lots meet building and setback requirements. The preliminary plat shows easements. Park dedication fees will apply. Access for the lots is off 65<sup>th</sup> Avenue. Also, for future planning purposes, Mr. Richards included a condition that the owner grant a 33-foot easement along the north side of the property to allow for a possible future road connecting 65<sup>th</sup> Avenue to 75<sup>th</sup> Avenue.

Stephanie Johnson stated that the property to the north is not zoned RR. Mr. Richards responded that the 2015 re-zoning listed specific PIDs to be re-zoned. The PIDs to the north were not included in that list.

Mr. Kepple explained the purpose for his request. He stated he has no intention of creating a development. His purpose is to provide a location for a home for his in-laws.

Mr. Kepple objected to the condition requiring an easement along the north side of his property, noting that the Township does not have a long-term plan showing a road in that location.

Mr. Kepple also requested a waiver of his plat fees as well as full return of his escrow. He contended that he has experienced delays and incurred high additional costs due to the Township's mapping error.

Bonnie Nelson contended that Mr. Kepple knew the property was zoned AC when he signed the purchase agreement. She cited the classification from the Mille Lacs County tax records. Mr. Kepple responded that he did not check the tax classification, but rather relied on the zoning map and his consultations with Township staff.

Additional discussion centered on the need to manage water flow. Mr. Richards explained that the engineering report stressed the need for culverts. Mr. Kepple stated he certainly plans to provide culverts as his property would suffer in their absence.

Chair MacDonald closed the public hearing at 6:48 p.m.

### **Regular Meeting**

At 6:48 p.m., Planning Commission Chair Cyndi MacDonald called the special meeting to order.

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

**Commission member absent:** Cheryl Schimming

**Staff Present:** Zoning Administrator Scott Richards, Clerk-Treasurer Doug Dahl, Deputy Clerk-Treasurer Andrea Gerrard

**Public in person members:** Kevin Lee, Stephanie Johnston, Dave Kepple, Gene Stoeckel, Bill Whitcomb, Nancy Moan

**Public Online members:** Bonnie Nelson

All participants recited the Pledge of Allegiance.

### **Approve Agenda**

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

### **Open Forum**

There was no action in Open Forum.

### **Request to re-zone PIDs 16-026-0600 and 16-026-0800 from AC to RR**

Ms. Whitcomb moved to approve rezoning PIDs 16-026-0600 and 16-026-0800 from Agricultural Conservation to Rural Residential. Seconded by Ms. MacDonald. Ms. MacDonald called the roll: Mr. Persing—Yes; Ms. Stoeckel—Yes; Ms. Whitcomb—Yes; Ms. Zortman—Yes; Ms. MacDonald—Yes. Motion carried 5-0.

**David Kepple Preliminary Plat Application**

Mr. Richards recommended adding a condition (#10) to the preliminary plat approval that any culvert construction be subject to review and approval by the Township Engineer and Mille Lacs County.

Ms. Zortman moved to accept the preliminary plat with the nine conditions included in the zoning report, plus the additional condition recommended by Mr. Richards. Seconded by Ms. Stoeckel. Ms.

MacDonald called the roll:

Mr. Persing—Yes; Ms. Stoeckel—Yes; Ms. Whitcomb—Yes; Ms. Zortman—Yes;  
Ms. MacDonald—Yes. Motion carried 5-0.

**Adjournment**

Tari Zortman moved to adjourn. Seconded by Carol Whitcomb. Motion carried.  
Meeting adjourned at 7:05 p.m.

Respectfully submitted,

Doug Dahl  
Clerk/Treasurer