

**Princeton Township
Mille Lacs County, Minnesota**

Planning Commission Meeting

Monday, May 3, 2021

Minutes

Public Hearing

On May 3, 6:00 p.m., Temporary Chair David Persing opened the public hearing.

Commission members present: David Persing, Cheryl Schimming, Kathy Stoeckel, Carol Whitcomb
Commission members absent: Cyndi MacDonald, Steve Pflieger

Staff attending: Township Board Liaison Dan Hiller, Zoning Administrator Scott Richards, Clerk-Treasurer Doug Dahl, Deputy Clerk-Treasurer Andrea Gerrard

Public in-person attendees: Rayme Herold, Jeff Kerfeld, Karie Kerfeld, Dave Kepple, Steve Kloss, Jean Losheider, Joel Minks, Nancy Moan, Dan Patnode, Josh Vaccari

Public online attendees: Shad Sikkink, Craig Wensmann

J & D Ventures Conditional Use Permit

Dan Patnode of J&D Ventures has applied for a conditional use permit to allow construction of two commercial storage buildings at 6530 Highway 169 North. Zoning Administrator Richards noted that the property is zoned C/I—Commercial/Industrial. The structures will use existing access from 169. Buildings as planned will meet all setback requirements. They will not require additional septic or restroom facilities as the buildings are cold-storage units. Township Engineer Todd McLouth provided his comments as an exhibit.

Mr. Patnode attended to answer questions from commissioners and township residents. Questions focused on building location, storm water drainage, and effects on traffic.

Mr. Richards recommended approval of the CUP with 10 conditions listed on his report.

Kerfeld Side-Yard Setback Variance

Jeffrey and Karie Kerfeld have applied for a side-yard setback variance to allow construction of a garage (32 ft. x 50 ft.) at 2749 62nd Avenue (Rolling Meadows). The applicants propose a setback of 25 feet from the south property line. The property is zoned RR—Rural Residential requiring a 35-foot setback from side property lines. Applicants stated that the proposed site is the only location on the property that does not impinge on the septic system or existing trees to the north and west of the house.

The applicants were present to answer questions from commissioners and township residents.

Mr. Richards recommended approval of the variance subject to three conditions listed in his report.

Right Auto, Inc. Conditional Use Permit

Rayme Herold of Right Auto Incorporated has applied for a Conditional Use Permit to allow for used vehicle sales and service north of Old Log Liquor in Section 6 on Highway 169 North. The property will be accessed from the same driveway as Old Log Liquors. The property is zoned C/I—Commercial/Industrial. Vehicle sales and service are listed conditional uses.

Mr. Herold attended to answer questions from commissioners and township residents. Attendees raised questions about any potential impact on County Ditch 2, or on trees in the vicinity of 70th Street and 100th Avenue. Mr. Richards pointed out that the property is not located near either of those areas.

Mr. Richards recommended approval of the CUP subject to 14 conditions listed on his report.

Sikkink Side-Yard Setback Variance

Shad and Megan Sikkink have made application for a side yard setback variance to allow construction of an attached garage and additional living space (44 ft. x 44 ft. x 34 ft.) at 7692 6th Street North. Applicants propose a setback of 20 feet from the east property line. They have indicated that this is the only practical location for an addition to the house.

Mr. Richards recommended approval of the variance subject to three conditions listed on his report.

Temporary Chair Persing closed the public hearing at 6:35 p.m.

Regular Meeting

At 6:35 p.m., Temporary Chair David Persing called the regular monthly meeting to order.

Commission members present: David Persing, Steve Pflieger, Cheryl Schimming, Kathy Stoeckel, Carol Whitcomb

Commission member absent: Cyndi MacDonald

Staff attending: Township Board Liaison Dan Hiller, Zoning Administrator Scott Richards, Clerk-Treasurer Doug Dahl, Deputy Clerk-Treasurer Andrea Gerrard

Public in-person attendees: Rayme Herold, Jeff Kerfeld, Karie Kerfeld, Dave Kepple, Steve Kloss, Jean Losheider, Joel Minks, Nancy Moan, Dan Patnode, Josh Vaccari

Public online attendees: Shad Sikkink, Craig Wensmann

All participants recited the Pledge of Allegiance.

Approve Agenda

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

Approve Minutes of April 5 and April 20, 2021 Meeting

Carol Whitcomb moved to approve the minutes of the April 5 meeting. Seconded by Cheryl Schimming. Motion carried 4-0. Steve Pflughhaar (new member) abstained.

Carol Whitcomb moved to approve the minutes of the April 20 special meeting. Seconded by Kathy Stoeckel. Motion carried 3-0. Steve Pflughhaar and Cheryl Schimming (absent) abstained.

Open Forum

Joel Minks: Beginning inquiry into the possibility of developing 10-acre property in PID 16-017-1701 for multi-family housing. The units would serve as extended-care housing for addiction rehabilitation. The concept envisions 10 one-bedroom, free-standing units on a shared well/septic system, to be owned and managed by a homeowners association. Another unit would serve as the office of AJW Construction as well as site management.

Mr. Hiller expressed his disapproval of these “cluster developments”, noting that Sherburne County no longer allows them. He also observed that homeowners associations can, and often have, failed, leaving the community-owned property unmanaged. Mr. Persing noted that a shared well-septic system in Elk River had been failing for several years; ultimately it had to be replaced with pipe at a major expense to property owners.

Mr. Richards raised questions about the length of the cul-de-sac, emergency vehicle access, setbacks, and other zoning issues. He suggested setting a time for a staff meeting to discuss the concept with Mr. Minks and others involved in the project.

Kepple Addition Final Plat Application

Mr. Kepple's application for a preliminary plat was approved with conditions at the Planning Commission special meeting on April 20. The plat was also approved by the Town Board at its April 20 regular meeting. The final plat is essentially the same as the preliminary plat.

Mr. Kepple requested that the condition requiring review of the proposed culvert from Mille Lacs County be removed. He had contacted the County and learned that the County claims no jurisdiction over the ditch. Mr. Richards agreed to remove the condition and leave it as requiring review only by the Township Engineer.

Carol Whitcomb moved to approve the Kepple Addition final plat with the conditions specified in the zoning report with two revisions: 1) remove the reference to Mille Lacs County from Condition #3; 2) add to Condition #6 that the plan for installing utilities must be in place before the first building permit is approved. Seconded by Kathy Stoeckel. Motion carried 5-0.

J & D Ventures Conditional Use Permit

Members raised questions about the type of lighting the facility plans to use. Mr. Richards suggested adding a condition to the permit approval that all fixtures must be full cutoff.

Carol Whitcomb moved to approve the J&D Ventures conditional-use permit with the addition of Condition #11: that all lighting fixtures will be 90-degree cutoff or downcast. Seconded by Dave Persing. Motion carried 5-0.

Kerfeld Side-Yard Setback Variance

Members expressed concern about the size of the proposed garage. Mr. Pflughaar expressed concern about the precedent this might set for others with similar lot sizes. Mr. Richards noted that the proposed structure is within the size regulations stipulated by ordinance. Members considered several options including reducing the size of the structure to maintain a 35-foot setback. None of the options found a consensus among the members.

Steve Pflughaar moved to deny the variance and maintain the 35-foot setback. Seconded by Carol Whitcomb. Motion carried 4-1. Mr. Persing voted no.

Right Auto, Inc. Conditional Use Permit

Carol Whitcomb suggested adding a condition stipulating that if the applicants add services in the future, they will be required to apply for additional permitting for those services. She was particularly concerned about disposal of used motor oil. Mr. Richards proposed amending condition #1 to require an expanded conditional-use permit for any additional services. He noted that condition #6 already covers disposal of any hazardous materials.

Carol Whitcomb moved to approve the conditional-use permit with the proposed addition to condition #1 requiring expanded permitting for additional vehicle services, including oil changes and minor repairs. Seconded by Steve Pflughaar. Motion carried.

Sikkink Side-Yard Setback Variance

Kathy Stoeckel moved to approve the variance with the stipulated conditions. Seconded by Cheryl Schimming. Motion carried.

Zoning Ordinance Items: Electronic Signs

This issue has been sent on to the Town Board.

Adjournment

Kathy Stoeckel moved to adjourn. Seconded by Carol Whitcomb. Motion carried.
Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Doug Dahl
Clerk/Treasurer