

**Princeton Township**  
**Mille Lacs County, Minnesota**  
**Planning Commission Meeting** **Tuesday, September 7, 2021**  
**Minutes**

**Public Hearing**

At 6:00 p.m., Chair David Persing called the public hearing to order.

**Commission members present:** Cyndi Macdonald, Steve Pfleghaar, David Persing, Cheryl Schimming (online), Kathy Stoeckel, Carol Whitcomb, Township Supervisor Dan Hiller

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

**Public in-person attendees:** Tom Almquist, Kendal Braun, Tom Braun, Bart Kendall, Marcia Kendall, Mary Kramer, Aaron Kuhlmeier, Connie Kuhlmeier, Steven Long, Callie Magnuson, Mike Magnuson, Joel Minks, Nancy Moan, Scott Moller, Dan Peterson, Laurie Peterson, John Roxbury, Curtis Strombeck, Joe Teague

**Online attendees:** Roger (no last name)

**Scott Moller Re-Zoning Request**

The Public Hearing was called to give residents an opportunity to express their views of Scott Moller's request to re-zone property in Section 27 from Agricultural Conservation, Rural Residential, and Residential R-2 to Residential R-1. Mr. Moller's plan is to create a new housing development based on 1.25-acre lots.

Several residents expressed their opposition to the Moller plan. The attendees' primary concerns were the addition of roads, increased vehicular traffic with attendant safety concerns, additional well and septic installations on smaller lots, and the effect of additional residential development on the agricultural character of the area. In general, attendees did not object to 2.5-acre lots, but strongly opposed the plan for 1.25-acre lots.

Mr. Moller responded that his plan is consistent with adjacent development. He also argued that the Township needs additional development to overcome budget shortfalls that are causing it to fall behind on needed road maintenance and improvements.

Steve Pfleghaar moved to close the Public Hearing. Seconded by Carol Whitcomb. Motion carried unanimously. Public Hearing closed at 6:38 p.m.

**Regular Meeting**

At 6:40 p.m., Chair David Persing called the regular monthly meeting to order.

**Commission members present:** Cyndi Macdonald, Steve Pfleghaar, David Persing, Cheryl Schimming (online), Kathy Stoeckel, Carol Whitcomb, Township Supervisor Dan Hiller

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

All Participants recited the pledge of Allegiance.

### **Approve Agenda**

Kathy Stoeckel moved to approve the agenda. Seconded by Cheryl Schimming. Motion carried unanimously.

### **Open Forum**

Mr. Persing read a letter from Jesse and Molly Alsaker, 1742 Alpha Road, asking the Planning Commission to reconsider its proposed restrictions on accessory buildings. Their concern is that new regulations will make it impossible for them to build a storage building large enough to house the property they plan to store in it.

### **Approve Minutes of July 12 Meeting as Amended**

Clerk Dahl noted that an amendment to the July 12 meeting minutes had been approved on August 2, but the minutes as amended had not been approved in full.

Mr. Pflughaar moved to approve the July 12 minutes as amended. Seconded by Ms. MacDonald. Motion carried unanimously.

### **Approve Minutes of August 2 Meeting**

Ms. Whitcomb moved to approve the minutes of the August 2 meeting. Seconded by Ms. MacDonald. Motion carried 4-0 with Ms. Stoeckel, who was absent from the August 2 meeting, abstaining.

### **Proposed Zoning Changes in Section 27 on County Road 1**

Mr. Richards reviewed the application from Scott Moller to re-zone property in Section 27 from Agricultural Conservation, Rural Residential, and Residential R-2 to Residential R-1. Mr. Moller's plan is to create a new housing development based on 1.25-acre lots.

Ms. MacDonald moved to recommend to the Town Board that the application to change the Comprehensive Plan land-use designation and Zoning District classifications for the subject properties to R-1 Residential be denied. Seconded by Ms. Stoeckel. Mr. Persing called the roll:

Mr. Persing—Yes; Mr. Pflughaar—No; Ms. MacDonald—Yes; Ms. Schimming—Yes; Ms. Stoeckel—Yes; Ms. Whitcomb—No. Motion carried 4-2.

### **Zoning District Setback Standards and Accessory Building Size**

Mr. Richards reviewed revisions to the proposed setback standards and accessory-building size regulations from previous meetings.

Proposed setback regulations:

- R-1 District: Front—70 feet; Rear—35 feet; Side—15 feet.
- R-2, RR, AC, and C/I District: Front—70 feet; Rear—35 feet; Side—20 feet.

Proposed accessory-building size regulations:

- Lot size 0-2.5 acres—1,200 square feet.
- Lot size 2.51-5.0 acres—2,400 square feet.
- Lots greater than 5.01 acres—no limit.

Ms. MacDonald supported the setback standards, but suggested changing accessory-building size regulations to:

- Lot size 0-2.0 acres—1,200 square feet.
- Lot size 2.01-5.0 acres—2,400 square feet.
- Lots greater than 5.01 acres—no limit.

Ms. MacDonald moved to accept the proposed changes with the suggested revisions to building-size regulations, and to call a public hearing on the proposed amendments for the October Planning Commission meeting. Seconded by Ms. Whitcomb. Motion carried unanimously.

### **Electronic Signs / Billboards**

Mr. Richards reviewed revisions to the proposed regulations to the section on banners, sandwich boards, or pennants commemorating a special event not connected with a business, and to signs for schools, churches, or public buildings.

Ms. Whitcomb moved to accept the revisions and hold a public hearing at the October Planning Commission meeting. Seconded by Mr. Pflughhaar. Motion carried unanimously.

### **Adjourn**

Mr. Pflughhaar moved to adjourn. Seconded by Ms. Stoeckel. Motion carried unanimously. Meeting adjourned at 7:35 p.m.