

**PRINCETON TOWNSHIP
MILLE LACS COUNTY, MINNESOTA
Resolution No. 2021-8**

**RESOLUTION GRANTING AN EXEMPTION TO CONDITIONAL USE
PERMIT FOR PUBLIC UTILITY STATION LOCATED AT 3085 82ND AVENUE**

WHEREAS, Northern Natural Gas Company (“Northern”) has proposed upgrades to its Princeton #1 Town Border Station (“TBS”), which is located on property owned by Northern at 3085 82nd Avenue (PID 16-021-4700) (“Property”) in Princeton Township (“Town”);

WHEREAS, the proposed upgrades include the construction of a new driveway, which will be addressed through an application for a driveway access permit, expansion of the Property through an agreement with an adjacent property owner (PID 16-021-4603), and the following improvements: replacement of the outside pipeline heater, high pressure meter, relief valve, existing fencing and the existing building on the property;

WHEREAS, Northern has represented that the proposed upgrades (1) are required for Northern to remain in compliance with Federal Energy Regulatory Commission Rules and to utilize best industry practices, (2) will not change the scope or purpose of the facility and (3) will not impact surrounding properties;

WHEREAS, the Property is zoned R-1 Residential, and in accordance with Section 300:032(5) of the Town’s Zoning and Subdivision Ordinances (“Ordinance”), public utility stations are allowed subject to a conditional use permit (“CUP”);

WHEREAS, Section 300:270 of the Ordinance also provides that a public utility may petition the Town for an exemption to the CUP requirement for the construction of substation and similar storage structures not designed or used for human occupancy if (1) the Town’s board of supervisors (“Town Board”) determines that compliance with the CUP requirement “creates an unnecessary hardship upon the public utility” and (2) granting the exemption “will not seriously affect the purposes” of the Ordinance;

WHEREAS, on February 22, 2021, Northern submitted a request for an exemption to the CUP requirement in accordance with Section 200:270 of the Ordinance, a copy of which is attached hereto as Exhibit A;

WHEREAS, the Town has reviewed Northern’s request, the Town Planner’s report and recommendations, and public comments with regard to the proposed exemption to the CUP; and

WHEREAS, the Town Board hereby finds and determines as follows:

- (a) The Property is zoned R-1 Residential;
- (b) Pursuant to Section 300:032(5) of the Ordinance, public utility stations are classified as a condition use in the R-1 Residential zoning district;
- (c) The upgrades proposed by Northern to the TBS are not designed for, and will not be used for, human occupancy;
- (d) Compliance with the CUP requirement creates an unnecessary hardship upon the public utility as the proposed upgrades are necessary to modernize the TBS and to comply with Federal Energy Regulatory Commission requirements in 2021;
- (e) Issuance of an exemption to the CUP requirement will allow Northern to plan for and begin construction in May 2021 without the potential delay of a public hearing and consideration of a CUP;
- (f) The upgrades proposed by Northern to the TBS will create minimal disruption for adjacent properties and will reduce the impact upon adjacent properties upon the completion of the upgrades;
- (g) Granting the requested exemption will not seriously affect the purposes of the Ordinance; and
- (h) The exemption to the CUP requirement is subject to the issuance of the following permits and approvals: (1) a driveway access permit, (2) a building permit for the building on the Property, (3) a lot combination for the expansion of the Property, and (4) approval of the fence by Town staff.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board as follows:

1. The Town Board grants an exemption to the CUP for the public utility station located on the Property.
2. The exemption is subject to, and contingent upon, the issuance of the following permits and approvals by the Town: (1) a driveway access permit, (2) a building permit for the building on the Property, (3) a lot combination for the expansion of the Property, and (4) approval of the fence by Town staff.
3. Northern shall restore the Town's right-of-way, including the road surface, shoulder, and ditch, to the same condition that existed prior to the construction of the proposed upgrades.

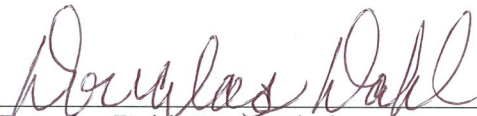
4. The Town Chairperson, Town Clerk-Treasurer, Town Planner and Town Attorney are hereby authorized and directed to take any and all additional steps and actions necessary or convenient in order to accomplish the intent of this Resolution.

Approved by the Board of Supervisors of Princeton Township this 23rd day of March 2021.



Eugene Stoeckel, Board Chair

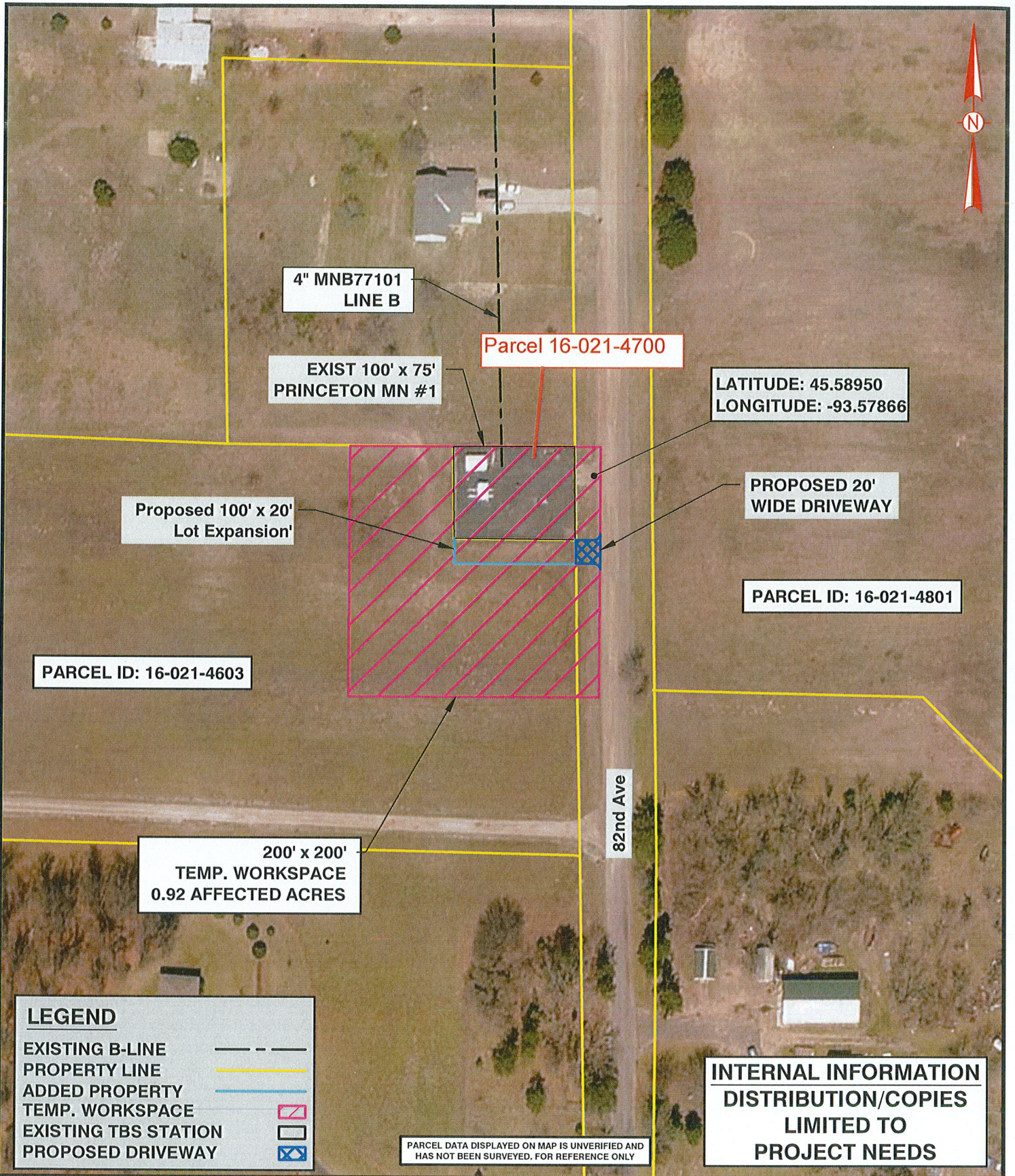
ATTEST:



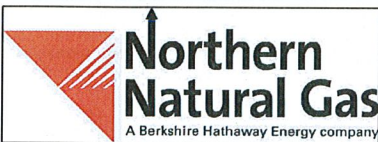
Douglas Dahl, Town Clerk

EXHIBIT A
Letter from Northern Natural Gas Company

(attached hereto)



LAND USE TYPE: EXIST TBS/ROW/AG



NL21 Princeton MN #1 TBS Mods
01135070
Project Workspace Aerial
Sec. 21, T36N, R26W
Mille Lac County, Minnesota

Issued for Construction- Rev 0
Sheet AR-01
Date: 1/26/21
Scale: 1:100

INTERNAL INFORMATION
DISTRIBUTION/COPIES LIMITED TO
PROJECT NEEDS

NO.	ISSUED FOR CONSTRUCTION	REVISION - DESCRIPTION	BY	DATE	CHNG	APPRD
0						

FOR
REFERENCE
ONLY

STATUS	BY	DATE	APPROVED	BY	DATE
PRELIM					
BD					
CONST.	<i>DLZ</i>	1/28/21	<i>RLZ</i>	1/28/21	

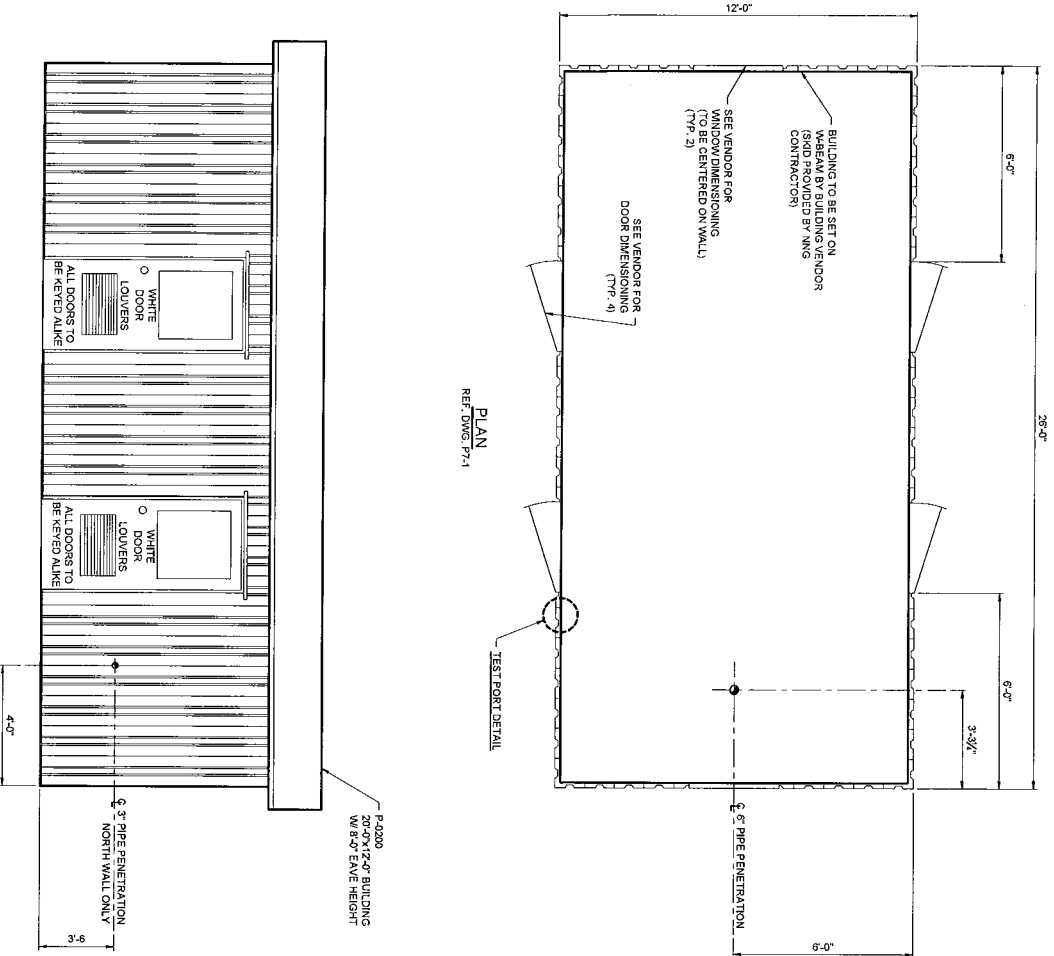
DATE	BY	DATE	BY	DATE	BY
1/28/21		1/28/21		1/28/21	

DATE	BY	DATE	BY	DATE	BY
1/28/21		1/28/21		1/28/21	

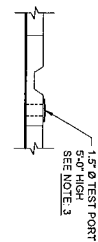
PRINCETON MN #1
NL21 PRINCETON MN #1 TBS MODS
BUILDING FABRICATION DETAILS
SEC. 21, 136N, R28W
MILLE LACS COUNTY, MINNESOTA

WORK ORDER NO.
01135070
PPE-1
Northern
Natural Gas

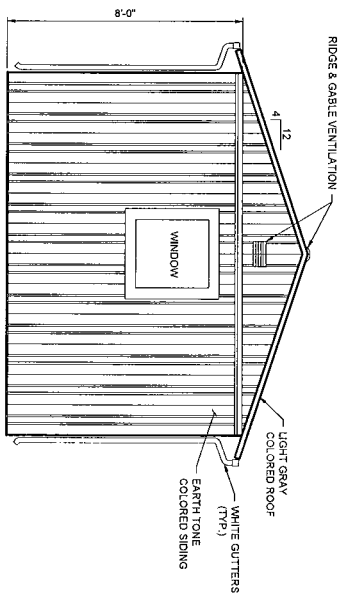
NORTH / SOUTH ELEVATION



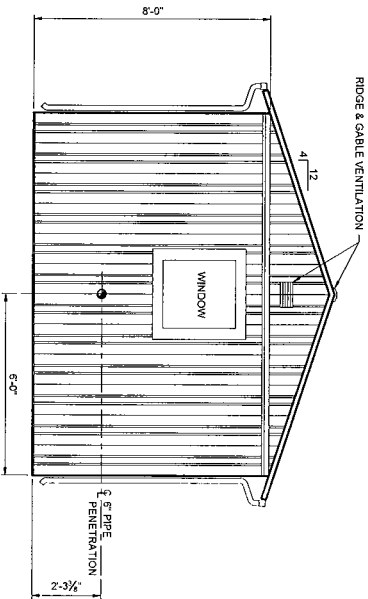
TEST PORT DETAIL
SCALE: 1/2" = 1'-0"



WEST ELEVATION



EAST ELEVATION



NOTES:

- BUILDING DESIGN LOADS (DEAD, LIVE, WIND AND AUXILIARY LOADS) SHOULD BE SPECIFIED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. THE DESIGN LOADS SHOULD BE BASED ON THE AUTHORITY, WHICHEVER IS MORE STRINGENT. MINIMUM DESIGN LOADS SHOULD BE NO LESS THAN THE FOLLOWING: ROOF LIVE LOAD - 25 PSF, WIND LOAD - 90 PSF (3 SEC DUST), SNOW LOAD - 95 PSF.
- DOORS TO INCLUDE PANIC HARDWARE AND A MEANS TO HOLD THE DOOR OPEN. ALL DOORS TO INCLUDE WINDOWS. ALL DOORS TO BE KEVED ALIKE.
- TEST PORTS TO BE INCLUDED FOR ALL METER AND REGULATOR BUILDINGS. THE TEST PORT SHOULD CONSIST OF A 1.5" DIAMETER OPENING, WITH RUBBER BOOTS AND A WEATHERPROOF COVERING TO ENCLOSE THE ORIFICE.