

Princeton Township
Mille Lacs County, Minnesota
Planning Commission Meeting **Tuesday, April 11, 2023**
Minutes

Commission members present: Dave Persing, Dave Hagstrom, Steve Pflgebraar, Sara Rutten, Cheryl Schimming, Kathy Stoeckel

Commission member absent: None

Staff present: Clerk-Treasurer Doug Dahl, Zoning Administrator Scott Richards

Public in-person attendees: Dana Ackerson, Matt Ackerson, Rob Anderson, Sherry Anderson, Sara Anderson, Al Bekius, Barb Bekius, Duane Bekius, Jason Betzler, Kevin Bursch, Maureen Canfield, Jacob Carlson, Lance Dean, Judy Costello, Larry Costello, Donna DuBois, Brandon Fossum, Doug Henchen, Kandy Henchen, Jeremy Hustad, Becka Jacka, Joss Jondahl, Ken Jones, Tanya Jones, Steve Kloss, David Kornell, Shane Kutzler, Jean Losheider, Nancy Moan, Sara Moss, Kathy Nelson, Steve Nelson, Lisa Remer, Hanna Ringey, Jim Rutten, Anna Sanford, Mark Sanford, Jenna Slack, Casey Stearns, Jean Stearns, Gene Stoeckel, Bill Whitcomb

Online attendees: Jeff Rupert, plus unidentified

Public Hearing

At 6:00 p.m., Chair David Persing called the Public Hearing to order.

ElevatedEducationMN Interim Use Permit:

Zoning Administrator Scott Richards reviewed the application from Jenna Slack for an Interim-Use Permit to allow a special home-occupation business. The business, to be called ElevatedEducationMN will provide tutoring, group classes, and other forms of academic support for home-schooled children. It proposes to be open three days per week from 9:00 a.m. to 3:15 p.m. The school will enroll 10-12 students in grades K-6. Staff includes 1-2 full-time employees, 1 part-time employee, plus parents or community volunteers.

North Country Flats-Conditional Use Permit-Multiple Family Development:

Zoning Administrator Scott Richards presented the following report to the Planning Commission:

“Jason Betzler on behalf of Northland Flats, LLC. has made an application for a Conditional Use Permit review to allow a multifamily development referred to as North Country Flats in the C/I Commercial/Industrial District located at Highway 169 and 70th Street (County Road 135), east of Highway 169. The property (Parcel D) is within Section 6 and is located within the area that DPJB Properties LLC. subdivided, rezoned, and partially developed in 2022. PID number 16-006-0200.

“The Planning Commission held a public hearing at their March 6, 2023, meeting, took comments and continued the public hearing and discussion to their April 11, 2023, meeting.

“After discussion with Mille Lacs County representatives and Jason Hill, the Township Attorney, the North Country Flats project will not be able to proceed in that it is not consistent with the allowed commercial uses in the County Development Ordinance. Multiple family housing is not a listed permitted or conditional use in the County commercial districts. The Applicant will need to withdraw the application, or the project will need to be denied by the Township. As of the date of this memo, the Applicant has not withdrawn.”

The Planning Commission, during the regular meeting, will consider a recommendation of denial to pass on to the Town Board.

Public hearing closed at 6:20 p.m.

Regular Meeting

At 6:30 p.m., Chair Dave Persing called the regular meeting to order.

All Participants recited the pledge of Allegiance.

Approve Agenda

Mr. Pflieger moved to approve the agenda. Seconded by Ms. Schimming. Motion carried.

Approve Minutes of March 6, 2023 meeting.

Ms. Stoeckel moved to approve the minutes of the March 6 meeting. Seconded by Mr. Pflieger. Motion carried unanimously.

Elevated Education MN Interim Use Permit:

Mr. Richards presented a draft resolution approving the Inter-Use-Permit application from Jenna Slack with conditions. Commissioner Rutten suggested including a condition that the applicant provide proof of insurance coverage sufficient to the level of exposure the enterprise would face.

Mr. Pflieger moved to recommend approval of the resolution with the added condition of providing proof of insurance. Seconded by Ms. Stoeckel. Motion carried.

North Country Flats -Consider a Conditional Use Permit

Mr. Richards reviewed the circumstances surrounding the Conditional Use Permit, noting the conflict with Mille Lacs County zoning regulations in the district. Based on that conflict, Mr. Richards recommended denial of the permit.

Mr. Pflieger moved to recommend denial of the Conditional Use Permit for North Country Flats to the Town Board. Seconded by Ms. Rutten. Motion carried unanimously.

Recreational Vehicles & Campgrounds

The Commission is considering revisions to the ordinance governing public campgrounds and storage of recreational vehicles on private property. To comply with County regulations, the Township cannot allow recreational vehicles or campgrounds in the River Conservation District. The draft ordinance specifies regulations for recreational vehicles in the Agricultural Conservation District and the Rural Residential Districts.

Ms. Schimming moved to hold a public hearing on the draft ordinance governing recreational vehicles at the May 1 Planning Commission meeting. Seconded by Ms. Stoeckel. Motion carried unanimously.

Chickens in Non-Agricultural Districts

The current Township ordinance prohibits agricultural uses, including keeping livestock, in the R1 and R2 residential districts. The issue has come up because a resident in a residential district is keeping 20 chickens on the property. The Commission is considering recommendations to loosen the restrictions to set them closer to Mille Lacs County regulations. Ordinance revisions will allow chickens in R1 and R2 districts, and specify the conditions under which they may be kept.

Ms. Stoeckel moved to hold a public hearing on the draft ordinance governing keeping chickens in non-agricultural districts at the May 1 Planning Commission meeting. Seconded by Mr. Pflughaar. Motion carried unanimously.

County Development Ordinance/Township Zoning Ordinance

Mr. Richards recommended conducting a comprehensive review of County and Township ordinances to find and resolve any places where the Township is less restrictive than the County.

Ms. Stoeckel moved to request approval from the Town Board to form a committee of three Planning Commission members to research conflicts between County zoning regulations and Township zoning regulations. Seconded by Mr. Pflughaar. Motion carried unanimously. Item will be added to the April 18 Town Board agenda.

Three members of the Commission expressed interest in serving on the committee: Dave Persing, Sara Rutten, and Kathy Stoeckel.

Adjourn

Mr. Persing moved to adjourn. Meeting adjourned at 8:33 p.m.

Respectfully submitted,
Doug Dahl
Clerk/Treasurer