

RESOLUTION NO. 2023-7

**STATE OF MINNESOTA
COUNTY OF MILLE LACS
PRINCETON TOWNSHIP**

**A RESOLUTION ESTABLISHING FINDINGS OF FACT AND
RESOLUTION OF THE BOARD OF SUPERVISORS THAT THE
REQUEST BY JASON BETZLER ON BEHALF OF NORTHLAND
FLATS, LLC FOR A CONDITIONAL USE PERMIT 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) BE DENIED**

WHEREAS, Princeton Township has received an application from Jason Betzler on behalf of Northland Flats, LLC. for a Conditional Use Permit 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, and after having conducted a public hearing relative thereto, the Planning Commission of Princeton Township recommended that the application be denied. The Board of Supervisors of Princeton Township makes the following findings of fact and resolution:

1. The real property affected by said application is legally described as follows, to wit:

The full legal description of the subject property is on file at the Town Hall at 10039 55th Street, Princeton Township. PID number 16-006-0200.

and

2. The applicant has submitted an application and supporting documentation to Princeton Township on file at the Town Hall at 10039 55th Street, Princeton Township.

and

3. The property is zoned C/I Commercial/Industrial District in the Princeton Township Zoning Ordinance, which allows multiple family housing with a conditional use permit; and

4. 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; and

5. The North Country Flats project will not be able to proceed in that it is not consistent with, and is less restrictive than, the allowed commercial uses in the Mille Lacs County Development Ordinance. The property is zoned Commercial C-1 by Mille Lacs County, and the Mille Lacs County Development Ordinance does not allow for multiple family development other than for senior housing; and

6. In accordance with Minnesota Statutes, section 394.33, subd. 1., which provides that “after the adoption of official controls for a county or portion thereof by the board of county commissioners no town shall enact or enforce official controls inconsistent with or less restrictive than the standards prescribed in the official controls adopted by the board,” Princeton Township cannot enact or enforce zoning provisions that are inconsistent with or less restrictive than Mille Lacs County’s zoning provisions; and

7. Princeton Township allowing a use that is not allowed by Mille Lacs County would be less restrictive than Mille Lacs County, and therefore, the application must be denied; and

8. Because the application must be denied for the reasons set forth above, the Township makes no additional findings with regard to the application; and


9. Staff prepared planning reports dated March 1, 2023, and April 4, 2023, reviewing the request, with a recommendation of denial in the April 4, 2023, report; and

10. The Planning Commission held public hearings at their March 6, 2023, and April 11, 2023, meetings, took comments from the Applicant and public, closed the public hearing, and recommended that the application be denied.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS FOR PRINCETON TOWNSHIP THAT THE BOARD OF SUPERVISORS DENIES THE FOLLOWING:

A. The application from Jason Betzler on behalf of Northland Flats, LLC. for a Conditional Use Permit 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. PID# 16-006-0200.

Resolution approved by the Board of Supervisors of Princeton Township, this 18th day of April 2023.


Eugene Stoeckel Chairman, Board of Supervisors

ATTEST:


Douglas Dahl, Township Clerk/Treasurer