

**PRINCETON TOWNSHIP  
MILLE LACS COUNTY,  
MN**

**PLANNING COMMISSION MEETING Minutes**

**July 7<sup>th</sup>, 2025**

**Princeton Township Town Hall**

**Public Hearings - (6:00)**

- Consideration of an application to amend the Princeton Township Comprehensive Plan Land Use Map and the Princeton Township Zoning Map to change the classification of properties in Section 27 on County Road 1 and R-2 Residential, RR Rural Residential, AC Agricultural Conservation to R-1 Residential.
  - Scott: informed everyone in the room what the public hearing is for and the who the applicant is. The lots that are in the sketch are between 1.2 and 2 acre sizes. What the commission will be looking at is what they would like to do going forward with the application.
    - 1. Commission could recommend to move forward with application.
    - 2. Commission could recommend to deny the application
    - 3. Commission can move the decision to August Meeting.
  - Public:
  - Mark Dieringei; Would like to know more about Crag who did the land information.
  - Julie Hume: Brought up that there is already a problem with water in her area and would like to know how that will be addressed. Also, would like to know how the township will handle farm animals, currently people are just getting everything and putting it on 2.5 area and it's a problem. Last question was what is the development going to look like.
  - Tom: would not like to see this become another development and destroy the area.
  - Pat Daniels: Question: Will these homes be on City water & sewer?
  - Monica Kendal: Would like to see all the houses stay 2.5 like they are currently.
  - Curtis Strombeck: Wants the land to stay as it is.

- Steve Long: Would like to know if the city is going to annex this property and if they have any plans to do so. Would also like to point out that there is a daycare on the current cul-de-sac? that would be opened up. With all the new houses coming in will the township be putting a park in for kids to play at. Would like to see more rules for rezoning in the future.
- Gary Albig: Does not know why they are adding 2 more cul-de-sacs
- Tom Braun: would like to know if his land will be rezoned.
  - Scott answered: Noone will be rezoned who is not the applicant.
- Linda Becker: Will everyone in the township have to go through this same process to build in the township.
- Roxberry: Does not think that the Princeton community is ready for a growth like this and would like to know more about Sprawling.

Provide the Commission with a Image and stated that if they were to let all of this to happen that there would be a large cost to the township. Does not like that there is someone from out of state wanting to develop the area.

- Dan Hiller: wanted to put on the record that he has nothing to do with the current builder and the plans.
- Bob Acker: Wanted to let the township know that all the houses in the township had a high turnover rate in his opinion because he would see the for-sale signs often. Would like to know that plans for drainage in the area, also stated that the township does not have the resources to add these house to the area.
- Bernard: Would like to see this development in the community, does not see the point in why everyone is bashing the person who wants to improve the area. Stated there are people looking for home in this area.
- Denise Hilton: Would like the township to wait and look more in a comprehensive plan before moving forward with Rezoning this area.
- Greg Anderson: Does not think that the board is thinking about the community and only about the money. Stated the builder knew what he was getting when he bought the property. Would like to know what the township will do when the city annexes the property.
- Craig: Has talked with the DNR and Mille Lacs county about what the impact would be to the local wildlife and what changes could be in the future. They told him that the water table would not have a huge effect on the area. When it comes to drainage there would need to be an official survey done.
- Consideration of super majority / simple majority votes required for Zoning Amendments, Variances, Conditional Use Permits and Interim Use Permits
  - Joel Minks: Referenced Quorum that laws for townships and stated

that it is not fair to have someone waiting for months to get something done.

### **Regular Meeting (6:15)**

- Call Regular Meeting to Order 6:15pm

Present: Dave Hagstrom, Kathy Stoeckel, Cheryl Schimming, Steve Pflgebraar, Dave Persing

Absent: Sara Rutten

- Pledge of Allegiance
- Approve Agenda:
  - Pflgebraar motions to approve with the removal of Minutes from June
  - Schimming Second
  - Motion Passes
- Open Forum
- ~~Approve Minutes of Meeting June, 2025~~

- Section 6, 70<sup>th</sup> Street- Concept sketch plan – Senior Housing
  - The owner did have this as a storage unit and now looking to make this senior housing. This will be possible something in the future and just wanted to like the commissioners know.
- Discuss the application to amend the Princeton Township Comprehensive Plan Land Use Map and the Princeton Township Zoning Map to change the classification of properties in Section 27 on County Road 1 and R-2 Residential, RR Rural Residential, AC Agricultural Conservation to R-1 Residential.
- Commissioner Schimming wanted to know how many times the Commission has to review rezoning the same property of land. There has been no change other than ownership.
  - Scott: Spoke to say that it can be brought up anytime an application is placed.

- Commissioner Stoeckel: is happy to hear the voices of the community so that the commission can make the decision knowing how the community feels about it.
- Commissioner Pfleghaar: Would like to see the growth in the community, so that families have a place for their children to buy homes and to grow their families.
- Commissioner Stoeckel makes motion *Recommending the Town board deny the Rezone.*
  - Persing 2<sup>nd</sup> Motion
  - 2 Aye (Persing & Stoeckel)
  - 3 Nay ( Schimming, Hagstrom, Pfleghaar)
  - Motion Failed

Commissioner Pfleghaar makes motion *Recommending the Town board Approve the Rezone.*

No Second, Motion Failed

Commissioner Schimming makes motion to move to the Aug, 4 2025 meeting.

Pfleghaar 2<sup>nd</sup> Motion

- 3 Nay (Persing, Stoeckel, Hagstrom)
- 2 Aye ( Schimming, Pfleghaar)
- Motion Failed

Scott will let the board know that the Planning Commission does not have a recommendation at this time.

- Discuss super majority votes required for Zoning Amendments, Variances, Conditional Use Permits and Interim Use Permits

Commissioner Stoeckel made a motion to move this vote to the Annual meeting in march so that everyone in the community has a chance to give there thoughts.

Pfleghaar 2<sup>nd</sup> motion

5Aye (Persing, Stoeckel, Hagstrom, Schimming, Pflughar)

Election of Chair and Vice Chair

Commissioner Stoeckel Nominated Commissioner Persing

Commissioner Persing Accepted

No other candidates

4 to 5 in favor (Stoeckel, Hagstrom, Schimming, Pflughar)

Commissioner Persing Nominated Schimming to Vice Chair

Schimming Declined

Commissioner Schimming Nominated Commissioner Pflughar

Commissioner Pflughar Accepted

No other candidates

4 to 5 in favor (Persing, Stoeckel, Hagstrom, Schimming)

**Adjourn.**

Commissioner Pflughar motions to adjourn

Commissioner Stoeckel 2<sup>nd</sup>

Meeting Ended at 7:46 PM