

RESOLUTION NO. 2025-10

**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 CRAIG WENSMANN FOR AN AMENDMENT TO
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 FROM R-2 RESIDENTIAL, RR RURAL
RESIDENTIAL, AND AC AGRICULTURAL CONSERVATION TO
R-1 RESIDENTIAL BE DENIED**

WHEREAS, Princeton Township has received a request from Craig Wensmann (Applicant) representing the property owners for an amendment to 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 from R-2 Residential, RR Rural Residential, AC Agricultural Conservation to R-1 Residential; and after having conducted a public hearing relative thereto, the Planning Commission of Princeton Township forwarded the application with no recommendation of approval or denial. 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 found as Exhibit 1 and includes PID 16-027-0200, PID 16-027-0202, PID 16-027-0300, and PID 16-027-0201.

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 Applicant has requested the amendments to accommodate a single-family residential development on lots of at least 1.25 acres in size, consistent with the R-1 Residential District; and

4. Douglas and Janis Astle own PID 16-027-0200 and PID 16-027-0300 and PID 16-027-0202. The Moonshine Bar and Grill at 2752 75th Avenue is PID 16-027-0201 and is completely surrounded by the Astle property. It is a legal nonconforming use

in that is a commercial business within the Agriculture Conservation District. Changing the land use and zoning to R-1 residential would not change the nonconforming status; and

5. The properties to the south and west of the subject property are designated and zoned R-2 Residential and RR Rural Residential. To the north and east, the designation and zoning is AC Agriculture Conservation. The Planning Commission Subcommittee that studied the past zoning of property in this area found that The Preserve at Princeton, Den Hei Estates, and Spruce Haven Estates were approved through Planned Unit Development (PUD) that allowed smaller lots in their respective R-2 and RR Districts. The PUD process is no longer allowed in the Township. All new lots in the R-2 District, RR District and AC District require a 2.25-acre lot size. The lots in The Preserve at Princeton were subdivided at 1 acre. Den-Hei Estates vary between 1 acre and 2.2 acres. In Spruce Haven, all of the lots are one acre except one at 1.89 acres, one at 2.10 acres and one at 2.32 acres; and

6. Staff prepared planning reports dated June 1, 2025, and July 9, 2025, reviewing the request, and the criteria for review of the Comprehensive Plan and Zoning Amendment; and

7. A public hearing was advertised and notices to properties within 1750 feet of the subject area were mailed more than 10 days from the meeting; and

8. The Planning Commission held the public hearing at their July 7, 2025, meeting, took comments from the Applicants and public, and closed the public hearing. On the motion to deny the application, the Planning Commission voted 2 to 3. Motion did not carry. On the motion to approve the application, there was no second to the motion. On the motion to forward the application to the August 4, 2025, Planning Commission, the Planning Commission voted 2 to 3, motion failed.

9. The Town Board, at their July 15, 2025, meeting concluded that the application be denied for the following reasons:

- a. The proposed land use amendment is not consistent with the current Comprehensive Plan Land Use Map.
- b. The proposed land use and zoning amendments do not provide a reasonable transition from the proposed R-1 designated and zoned residential property to agricultural uses to the north of the subject property.
- c. The density of the proposed development at one unit for 1.25 acres is not appropriate for the area. A density of 2.5 acres per unit would provide the adequate transition to agricultural use and would be more in keeping with the rural residential character of the area.

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

A. The application from Craig Wensmann (Applicant) representing the property owners for an amendment to 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 from R-2 Residential, RR Rural Residential, AC Agricultural Conservation to R-1 Residential.

Be and the same as hereby denied by the Board of Supervisors of Princeton Township based upon the findings listed above.

Approved by the Board of Supervisors of Princeton Township this 15th day of July 2025.



Eugene Stoeckel Chairman, Board of Supervisors

ATTEST:



, Township Clerk/Treasurer