

RESOLUTION NO. 2025-12

**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 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 APPROVED**

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 amendment 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 it 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 2.50-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, July 9, 2025, and August 12, 2025, reviewing the request, and the criteria for review of the Comprehensive Plan; 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; and

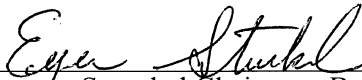
9. The Town Board, at their July 15, 2025, meeting concluded that the application should be approved and waived first reading of Ordinance 2025-3 rezoning the properties to R-1. The Town Board scheduled second reading of Ordinance 2025-3 and review of Resolution 2025-12 to change the land use classification of the properties to R-1 for the August 19, 2025, meeting.

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 representing the property owners for an amendment to the Princeton Township Comprehensive Plan Land Use 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 approved by the Board of Supervisors of Princeton Township based upon the findings listed above.

Approved by the Board of Supervisors of Princeton Township on this 19th day of August 2025.


Eugene Stoeckel Chairman, Board of Supervisors

ATTEST:


Tammy Creasy, Township Clerk/Treasurer