

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

ORDINANCE NO. 2025 - 3

**AN ORDINANCE REZONING FROM R-2 RESIDENTIAL, RR
RURAL RESIDENTIAL, AND AC AGRICULTURE
CONSERVATION DISTRICT TO R1 RESIDENTIAL FOR
PROPERTIES IN SECTION 27 ON COUNTY ROAD 1**

WHEREAS, Craig Wensmann (Applicant), representing the property owners, has submitted an application 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

WHEREAS, the legal descriptions of the subject properties are found as Exhibit 1 and include the following, PID 16-027-0200, PID 16-027-0202, PID 16-027-0300, and PID 16-027-0201; and

WHEREAS, the Board of Supervisors have considered amending the Comprehensive Plan Land Use Map to change the classification of the subject properties in Section 27 on County Road 1 from R-2 Residential, RR Rural Residential, AC Agricultural Conservation to R-1 Residential and acted on that amendment at their August 19, 2025, meeting with the adoption of Resolution 2025-11; and

WHEREAS, the Moonshine Bar and Grill at 2752 75th Avenue is PID 16-027-0201 and is completely surrounded by the other subject properties. 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. The landowners of 2752 75th Avenue are supportive of the rezoning; and

WHEREAS, A public hearing was advertised and notices to properties within 1750 feet of the subject area were mailed more than 10 days in advance of the meeting on July 7, 2025; and

WHEREAS, The Planning Commission held the public hearing at their July 7, 2025, meeting, took comments from the Applicant 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. The Planning Commission of Princeton Township forwarded the application with no recommendation of approval or denial; and

WHEREAS, 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 2.5 acre lot size. The lots in The Preserve at Princeton were subdivided at 1 acre. The Den-Hei Estates lots 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

WHEREAS, the Board of Supervisors has determined that a rezoning from R-2 Residential, RR Rural Residential, AC Agricultural Conservation to R-1 Residential is warranted in that the properties will be designated as R-1 Residential in the Comprehensive Plan and the development to the south is consistent with the density of development being considered for the subject property; and

THE BOARD OF SUPERVISORS OF PRINCETON TOWNSHIP ORDAINS:

SECTION 1. That the properties that include PID 16-027-0200, PID 16-027-0202, PID 16-027-0300, and PID 16-027-0201, as legally described in Exhibit 1, shall be rezoned from R-2 Residential, RR Rural Residential, AC Agricultural Conservation to R-1 Residential.

SECTION 2. That the Board of Supervisors of Princeton Township held first reading of this Ordinance at their July 15, 2025, meeting and second reading at their August 19, 2025, meeting.

SECTION 3. That this Ordinance shall be in full force and effect upon its passage.

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

PRINCETON TOWNSHIP


Eugene Stoeckel, Board Chair

ATTEST:


Tammy Creasy, Town Clerk/Treasurer