

**PRINCETON TOWNSHIP
MILLE LACS COUNTY, MN**

PLANNING COMMISSION MEETING Minutes

September 8, 2025

Princeton Township Town Hall

Public Hearings - (6:00)

- A Preliminary Plat and Conditional Use Permit to allow a senior housing development referred to as Serenity Meadows, on the subject property, PIO 16-006-0201 and PIO 16-006-0200 in Section 6 of Princeton Township between Highway 169 and 100th Avenue, south of 70th Street, Princeton Township.
- Scott went over the planning report for this property. The original plan for the property did not go through on the decision of the owners. The current owner of the property then went back and reviewed what opportunities would be available for this property and decided on going with senior housing. This housing would be HOA style where the families would be renting from the current owner. The units will be 2 family structures. The plan has been looked over by the Township engineer, who had comments about the new plans and changes he would like to see before moving forward.
- Citizens attending the meeting and spoke out with concerns that involve the change in plans of this property. There are concerns about a micro forest that runs along 70th Avenue and the wildlife that reside there currently. Many citizens have concerns about water and if there will be enough for their farms and their properties with this new development. They also expressed wanting to know the plans for sewage in the area, as now there would be homes on the property and not the storage units that were planned in the beginning.
- There were also concerns about if a sound wall would be provided since the trees would be taken out and that is the current sound barrier to the highway to their properties in the area.
- A large concern was the fact that there would be senior living homes and residents being able to get on to the highway safely. Additionally, concerns were expressed if resources will be close enough for them in the area being so far out of town. There was a citizen who stated she worked for the county in the past and that the community does not need another senior living; however, there is a need for adult housing that is fully funded.
- There are also concerns regarding vacancies and how the builder plans to ensure safety for the other residents. Further, concerns about whether other families would be allowed to rent in the event the senior population does not fill the units.
- Many citizens expressed concerns that they were not informed of the changes in the zoning ordinances that would allow for senior living in this area. They also did not feel they were given ample amount of time to do their own research.

- There were concerns from farmers who are just starting out and not being able to grow their farm on their land because of the resource changes that would happen with this development.
- Commissioner Pfleghaar made motion to close public meeting, Commissioner Schimming seconded the motion.
 - Motion Passed Unanimously
 - Closed at 6:30 pm

Regular Meeting (6:15)

- Call Regular Meeting to Order at 6:32 pm
- Pledge of Allegiance
- Approve Agenda
 - Commissioner Schimming made motion to approve, Commissioner Rutten seconded the motion.
 - Motion Passed Unanimously
- Open Forum
 - There are concerns about when the website is going to be updated. They were told the update would be done two years ago and it still isn't done.
- Approve Minutes of Meeting from August 4, 2025
 - Commissioner Pfleghaar made motion to approve, Commissioner Rutten seconded the motion.
 - Motion Passed Unanimously
- Consider a Preliminary Plat and Conditional Use Permit to allow a senior housing development referred to as Serenity Meadows, on the subject property, PIO 16-006-0201 and PIO16-006-0200 in Section 6 of Princeton Township between Highway 169 and 100th Avenue, south of 70th Street, Princeton Township.
- Scott Richards:
- Reference back to a couple questions during the public hearing:
- Response: March 26th of 2024 is when Princeton Township updated their zoning codes, which allows senior living housing.
- A plan is in place for trees that will be removed. MNDOT would build any sound walls.
- The Commissioners had questions about the plan, including why there

are going to be 12 separate lots. Further, what would happen if the property was sold to a new owner and if it would stay as senior living. Questions include what flexibility the owner would have to convert from senior living to other ventures. The largest concern for the Commissioners was that there was no guarantee the property would stay as built. They want to know more information about HOA and how that would work with renters. The Commissioners also pointed out they had a room full of people and the builder was not present to answer questions. They would like to see the builder at future meetings so they can directly ask questions and not have to wait for answers.

- Craig Wensmen:
 - He explained that this developer has looked at many options for this property, and he would like to make everyone happy. He has decided to not go forward with storage units, as he is looking for an alternative option to put on this property.
 - Currently they are looking at senior living because they feel this is the quietest use and the least intrusive use of this property.
 - The builder has talked with the County and has no concerns about the wells or sewers for this new development.
 - It was expressed that this would be a great spot for this development because a lot of older people like to have independent homes and still live in the country.
- Commissioner Pflieger motioned to move this discussion to the Oct 6th meeting, Commissioner Stoeckel seconds the motion.
 - Discussion: Commissioners asked Scott Richards to have someone from Mille Lacs County to speak about the sewer and water concerns. They would like to have more information on the HOA plan. Lastly, they would like more information from Zoning on the current 1 lot versus the 12 lot possibility.
 - Motion Passed Unanimously

Adjourn

Commissioner Rutten made motion to adjourn, Commissioner Stoeckel seconded the motion.

Motion Passed Unanimously

Closed at 7:20 pm