

RESOLUTION NO. 2025-19

**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 NATE AND KORINE COOK 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 26 SOUTH OF COUNTY ROAD 1 AT 70TH AVENUE
FROM AC AGRICULTURAL CONSERVATION TO R-1
RESIDENTIAL BE DENIED**

WHEREAS, Princeton Township has received a request from Nate and Korine Cook (Applicants) 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 26, South of County Road 1 at 70th Avenue from 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 a recommendation of no recommendation. 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 16-026-1000, PID 16-026-1001, and PID 16-026-1100;

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. To the north is 30th Street/County Road 1 and agricultural land designated and zoned AC Agriculture Conservation, To the east is agricultural land and developed

properties designated and zoned AC Agriculture Conservation and RR Rural Residential. To the south are developed properties designated and zoned Agriculture Conservation. To the west is undeveloped land designated and zoned R-1 Residential and RR Rural Residential.

5. 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 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 October 28, 2025, December 2, 2025, and December 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 1250 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 November 3, 2025, meeting, took comments from the Applicants and public, and closed the public hearing. The Planning Commission decided to review the application further and forwarded the public hearing and discussion to the December 8, 2025, Planning Commission meeting. At the December 8, 2025, meeting, on a motion to approve the application for land use and rezoning to R-1 Residential, the Planning Commission voted 3 to 3. Motion did not carry. On the motion to deny the application, the Planning Commission voted 3 to 3. The motion did not carry. The Planning Commission forwarded the application with a recommendation of no recommendation.

9. The Town Board, at their December 16, 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. The Comprehensive Plan's land use designations, agricultural preservation goals, and fiscal considerations do not support the proposed amendment. The long term service demands associated with the proposed residential development, include increased pressure on Township roads and budget resources.
- 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 Nate and Korine Cook (Applicants) 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 26, South of County Road 1 at 70th Avenue from AC Agricultural Conservation to R-1 Residential. The full legal description of the subject property is found as Exhibit 1 and includes PID 16-026-1000, PID 16-026-1001, and PID 16-026-1100.

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 on this 16th day of December 2025.


Eugene Stoeckel Chairman, Board of Supervisors

ATTEST:


Tammy Creasy, Township Clerk/Treasurer