

RESOLUTION NO. 2026-01

**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 JASON BETZLER REPRESENTING SERENITY
MEADOWS FOR THE 55 + FOR A FINAL PLAT REFERRED TO AS
SERENITY MEADOWS, A DEVELOPMENT AGREEMENT, AND A
STORMWATER MAINTENANCE AGREEMENT IN SECTION 6,
BETWEEN HIGHWAY 169 AND 100TH AVENUE, SOUTH OF 70TH
STREET, BE APPROVED WITH CONDITIONS**

WHEREAS, Princeton Township has received a request from Jason Betzler (Applicant) representing Serenity Meadows for the 55 + for a Final Plat referred to as Serenity Meadows in Section 6, between Highway 169 and 100th Avenue, South of 70th Street; and after having conducted a public hearing, the Planning Commission of Princeton Township recommended that the application be approved with conditions. 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:

That part of the East Half of the Northeast Quarter of Section 6, Township 36, Range 26, Mille Lacs County, Minnesota, lying easterly of the easterly right of way line of U.S. Highway No. 169 per Book V of Miscellaneous, Page 692, lying easterly and southerly of following described Line "A", lying northerly of following described Line "B", and lying westerly of following described Line "E". Line "A" is described as follows: Commencing at the northeast corner of said East Half; thence North 88 degrees 01 minutes 26 seconds West, along the north line of said East Half, a distance of 760.00 feet to the point of beginning of said Line "A"; thence South 1 degree 58 minutes 34 seconds West, a distance of 415.00 feet; thence South 75 degrees 36 minutes 40 seconds West, a distance of 401.63 feet, more or less, to said easterly right of way line of U.S. Highway No. 169 and said Line "A" there terminating. Line "B" is described as follows: Commencing at the Southeast corner of said East Half; thence North 3 degrees 26 minutes 42 seconds West, along the east line of said East Half, a distance of 1337.00 feet to the point of beginning of said Line "B"; thence South 75 degrees 36 minutes 40 seconds West, a distance of 873.31 feet, more or less, to the easterly right-of-way line of U.S. Highway No. 169 and said Line "B" there terminating. Line "E" is described as follows: Commencing at the Southeast corner of said East Half; thence North 3 degrees 26 minutes 42 seconds West, along the east line of said East Half, a distance of 2500.00 feet; thence South 86 degrees 33 minutes 18 seconds West, a distance of 400.00 feet to a point hereinafter referred to as Point A; thence North 6 degrees 50 minutes 10 seconds

East, a distance of 846.69 feet to a point on the north line of said East Half distant 250.00 feet westerly of the Northeast corner thereof, said point being the point of beginning of said Line "E"; thence return along the last described course to Point A; thence South 3 degrees 26 minutes 42 seconds East, parallel to the east line of said East Half of the Northeast Quarter, a distance of 1250 feet and said Line "E" there terminating.

AND

That part of the East Half of the Northeast Quarter of Section 6, Township 36, Range 26, Mille Lacs County, Minnesota, lying easterly of the easterly right of way line of U.S. Highway No. 169 per Book V of Miscellaneous, Page 692, and lying northerly and westerly of the following described line: Commencing at the Northeast corner of said East Half; thence North 88 degrees 01 minutes 26 seconds West, along the north line of said East Half, a distance of 760.00 feet to the point of beginning of the line being described; thence South 1 degree 58 minutes 34 seconds West, a distance of 415.00 feet; thence South 75 degrees 36 minutes 40 seconds West, a distance of 401.63 feet, more or less, to said easterly right-of-way line of U.S. Highway No. 169 and said described line there terminating. PID # 16-006-0200 and 16-006-0201; 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 property is zoned C/I Commercial/Industrial District, which allows senior housing development as a conditional use; and

4. The Applicant received approval from the Town Board at their October 21, 2025, meeting for a Conditional Use Permit to allow 11 lots to be developed with two family dwellings for a total of 22 senior units ; and

5. The 12 lot subdivision, referred to as Serenity Meadows requires approval of a Preliminary and Final Plat; and

6. The proposed subdivision consists of twelve lots on a total of 35.12 acres; and

7. Two lots will access directly on 70th Street / County Road 135 and the others from a newly constructed street referred to as 101st Avenue; and

8. The Applicant shall be required to enter into a Development Agreement and a Stormwater Maintenance Agreement prior to filing the Final Plat. The agreements are subject to review and approval of the Town Board, the Township Attorney and Township Engineer; and

9. Staff prepared planning reports dated December 23, 2025, and January 12, 2026, reviewing the request and the criteria for review of a Final Plat in the Subdivision Ordinance; and

10. The Planning Commission discussed the Final Plat at their January 5, 2026, meeting, took comments from the Applicants and public, and recommended that the application be approved with conditions.

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

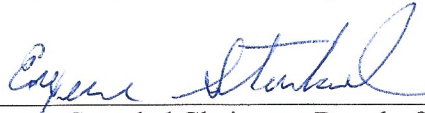
A. The application from Jason Betzler (Applicant) representing Serenity Meadows for the 55 + for a Final Plat referred to as Serenity Meadows, a Development Agreement and a Stormwater Maintenance Agreement for property in Section 6, between Highway 169 and 100th Avenue, South of 70th Street.

Be and the same as hereby approved by the Board of Supervisors of Princeton Township with the following conditions:

1. The Serenity Meadows development shall remain under one management company, and the individual lots shall not be sold off as separate parcels.
2. The Final Plat and all required easements shall be subject to review and approval of the Township Attorney and Township Engineer.
3. A Final Plat shall be recorded in accordance with the requirements of Chapter 100, the Subdivision Ordinance.
4. 101st Ave will be constructed to Township standards, subject to approval of the Township Engineer and dedicated to the Township but shall be maintained by the Serenity Meadows management company.
5. The County Engineer shall approve the locations of the driveways and culvert locations on 70th Avenue/County Road 135 at the time that the lots are developed.
6. A park dedication fee of \$1,200.00 per lot, for a total of \$14,400 shall be paid to the Township prior to recording the Final Plat.
7. All new septic systems shall be required to comply with Mille Lacs County requirements for installation, location, and maintenance.
8. Rental of the dwelling units shall be limited to residents meeting the Township and State of Minnesota definition of senior housing.

9. The senior housing development shall obtain any necessary permits or licenses required by the State of Minnesota, Mille Lacs County, and Princeton Township.
10. The dwelling units and accessory buildings shall be constructed to meet all setback and other performance standards of the Zoning Ordinance.
11. Accessory buildings shall be limited to one per dwelling unit and a maximum size of 100 square feet each. The accessory buildings shall be constructed of wood and shall be consistent in color and appearance with the primary structures.
12. No construction activities shall be conducted after 7:00 PM or before 6:30 AM.
13. The buildings require a building permit, comply with all building and fire codes, and shall be inspected by the Building Official prior to occupancy.
14. All roadway, grading, drainage, and erosion control plans shall be subject to the approval of the Township Engineer as per the conditions in the letter dated January 12, 2026.
15. A wetland permit from Mille Lacs County will be required prior to issuance of building permits.
16. Existing tree cover shall remain as much as possible adjacent to Highway 169. The final tree plan shall be subject to Township review and approval.
17. Prior to filing the Final Plat, preliminary approval must be granted from all applicable utility services.
18. Street signage shall be subject to review and approval of the Township.
19. Street lighting, if installed, shall be subject to review and approval of the Township.
20. There shall be no outdoor storage in violation of Section 700:240, Public Nuisances Affecting Peace and Safety, of the Township Code Allowed on the property.
21. The final design and location of the berm along Highway 169 shall be reviewed and agreed to by the Township Engineer and Project Engineer and reflected in the final plans.
22. The Applicant shall be required to enter into a Development Agreement and Stormwater Maintenance Agreement subject to review and approval of the Township Attorney and Township Engineer prior to Final Plat recording. The dollar amounts required for the letter of credit and cash escrow shall be determined by the Township Engineer after discussion with the Applicant. A fee for future sealcoating of the roadway shall not be required.

Approved by the Board of Supervisors of Princeton Township on the 20th day of January 2026.


Eugene Stoeckel Chairman, Board of Supervisors

ATTEST:


Tammy Creasy, Township Clerk/Treasurer

