

RESOLUTION NO. 2025-16

**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 REPRESENTING THE
OWNERS DOUG AND JANIS ASTLE FOR A PRELIMINARY PLAT
TO ALLOW A FOUR LOT SUBDIVISION REFERRED TO AS
RUNNING BEAR PINES ON A PORTION OF THE SUBJECT
PROPERTY, PID 16-027-0300 IN SECTION 27 OF PRINCETON
TOWNSHIP AT COUNTY ROAD 1 AND 76TH AVENUE BE
APPROVED WITH CONDITIONS**

WHEREAS, Princeton Township has received a request from Craig Wensmann (Applicant) representing the owners Doug and Janis Astle, has applied for a Preliminary Plat to allow a four lot subdivision referred to as Running Bear Pines, on portion of the subject property, PID 16-027-0300 in Section 27 of Princeton Township at County Road 1 and 76th Avenue; and after having conducted a public hearing relative thereto, 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 Section 27, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows:

Beginning at the northeast corner of the Southwest Quarter of said Section 27; thence South 01 degrees, 23 minutes, 24 seconds East, assumed bearing along the East line of said Southwest Quarter a distance of 198.00 feet to the Northeast corner of Den-Hei Estates, said Mille Lacs County; thence South 89 degrees, 06 minutes, 03 seconds West, along the North line of said Den-Hei Estates, a distance of 861.14 feet to the Northwest corner of said Den-Hei Estates, said Northwest corner of Den-Hei Estates being on the centerline of County State Aid Highway No. 1; thence North 26 degrees, 54 minutes, 08 seconds East, a distance of 459.44 feet to the intersection with a line drawn parallel with the South line of the Southeast Quarter of the Northwest Quarter of said Section 27, extended Westerly from a point on the East line of said Southeast Quarter of the Northwest Quarter distant 198.00 feet North of the Southeast corner of said Southeast Quarter of the Northwest Quarter, as measured along said East line of the Southeast Quarter of the Northwest Quarter; thence South 89 degrees, 58 minutes, 16 seconds East, along said last described parallel line, a distance of 643.55 feet to the intersection with said East line of the Southeast Quarter of the Northwest Quarter; thence South 01 degree

23 minutes 24 seconds East along said East line, a distance of 198.00 feet to the point of beginning.

; 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 R1 Residential District in which single family dwellings and accessory buildings are permitted; and

4. The Applicants are proposing a cul-de-sac extension of 76th Avenue to allow access for the construction of four single family homes; and

5. All zoning and subdivision requirements including lot, setback, and street standards are met with this request; and

6. Staff prepared a planning reports dated September 30, 2025, and October 13, 2025, reviewing the request; and the criteria for review of a Subdivision in Chapter 100, the Subdivision Ordinance; and

7. The Planning Commission held a public hearing at their October 6, 2025, meeting, took comments from the Applicants and public, closed the public hearing, 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 submitted by Craig Wensmann (Applicant) representing the owners Doug and Janis Astle, for a Preliminary Plat to allow a four lot subdivision referred to as Running Bear Pines, on portion of the subject property, PID 16-027-0300 in Section 27 of Princeton Township at County Road 1 and 76th Avenue.

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

1. The Preliminary Plat and all required easements shall be subject to review and approval of the Township Engineer.
2. A Final Plat shall be submitted in accordance with the requirements of Chapter 100, the Subdivision Ordinance.
3. 76th Ave will be constructed to Township standards, subject to approval of the Township Engineer and dedicated to the Township.

4. A park dedication fee of \$1,200.00 per lot, for a total of \$4,800.00 shall be paid to the Township prior to recording the Final Plat.
5. All new septic systems shall be required to comply with Mille Lacs County requirements for installation, location, and maintenance.
6. The dwelling units and accessory buildings shall be constructed to meet all setback and other performance standards of the Zoning Ordinance.
7. No construction activities shall be conducted after 7:00 PM or before 6:30 AM.
8. The buildings require a building permit, comply with all building and fire codes, and shall be inspected by the Building Official prior to occupancy.
9. 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 September 18, 2025.
10. A wetland permit, if required from Mille Lacs County, will be required prior to issuance of the building permit.
11. A plan shall be provided prior to filing the Final Plat that addresses tree protection and preservation, subject to Township approval.
12. Prior to Final Plat approval, written preliminary approval must be granted from all applicable utility services.
13. Street signage shall be subject to review and approval of the Township.
14. Street lighting shall be subject to review and approval of the Township.
15. Septic systems shall be required to comply with Mille Lacs County requirements for installation, location, and maintenance.
16. 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.
17. The Applicant shall be required to enter into a Development Agreement prior to Final Plat recording subject to review and approval of the Town Attorney and Town Engineer.

Approved by the Board of Supervisors of Princeton Township this 21st day of October 2025.

Eugene Stoeckel Chairman, Board of Supervisors

ATTEST:

Tammy Creasy, Township Clerk/Treasurer