

## PRINCETON TOWNSHIP TOWN BOARD MEETING:

Tuesday, October 21, 2025: Minutes

*This meeting will be conducted in person at the Town Hall or electronically, public to attend in person*

**7:00 p.m.**

Call to Order

Pledge of Allegiance

### **Approve the Agenda**

Supervisor Stoeckel would like to add buying new chairs to the agenda in the New Business.

Clerk Tammy would like to add the insurance to the bills list, \$2,500 to Minnesota Association of Townships for legal matter deductible.

### **Open Forum**

#### **Reynolds Property:**

**Jim**, a resident, would like to have an update on what the plan is with the Reynolds property, who is his neighbor. They have noticed that there has been no change and that things just seem to be getting moved around the yard but not leaving the property like they had in the past. He would like a time frame of when things are going to happen because they have already been going on for a long time. They would not like to be forgotten in the matter.

**Scott Richards** stated he will be talking with the board members about things that need to be done on the property and what has already been done. He would like to move forward with the Town Board on the matter.

**Supervisor Duden** explained what needs to be done and how the process works.

#### **Rezoning:**

**Haley**, a resident, would like to give her personal insight on the concerns that she has with this project. She is looking to farm her land and is worried that there will be problems with the water in the future. Also, the fact that she has contacted other builders and they said this is a bad area to build. Her research was presented in oral form.

**Dan**, property owner and sits on the Board of the Soil and Conservation for Mille Lacs County stated he believes that the water table in this area will not be sustainable for this project. He also believes that the Board would be making a huge mistake by approving this project.

**Steve**, who is not a resident of Princeton Township, brought up an ordinance from Mille lacs County. It was Article 8 Section E about the neighborhood. He moves that this ordinance states that property development can only be done if the neighbors approve. He does not believe the Township has the support of the community to put in this development and that they also do not have a good sewer plan for this area.

**Dave Persing**, a member of the community, stated he would like to have to the Board look at the Comprehensive {lan for the Township. The community has changed since the last plan was made in 2009, which would help in the future of the Township. In his own experience with the Township, he feels there was not a lot of guidance on how the Township would like to move forward. He stated in past meetings that anytime there is land in the area that might be developed the community does attend the planning meetings and gives their thoughts. With the growth of the Township, it is time for Princeton Township to create a framework for growth in their community, which will help with the uncertainty that has come up in the last couple of years.

**Melissa**, who is not a resident of Princeton Township and live across Hwy 169. She runs the Princeton Bulletin Board and has a pretty good finger about what is going on in the community. She moved out of Zimmerman MN because of all the growth that is going on in the community there. She would like to know if this is a 55 plus community and how does it work if children as involved. She believes because of the higher traffic there will need to be a stop light put in. She also stated because of how the zoning is being done with allowance for a 55 plus community just because it is zoned commercial is a very shady way to do it.

**Supervisor Hiller:** He asked "I thought they were taking all the stop lights out"? He also would like to know how this would be shady. The 55 plus rule is no different than what is done in other states.

**Scott Richards:** He explained that the law states that one person in the household needs to be 55 plus.

**Josh Jondahl:** He explained why they would like to build this in the area and how they are already looking at the wells and the sewers and other concerns that have been expressed by the community. Finding something that makes everyone happy will always be hard to do, because you cannot make everyone happy. He explained that if you were to look at the Princeton Bulletin Board page there are basements for rent at \$1500.00 a month. He is willing to chat and go over anything that he can answer about the project.

### **Open Forum Closed at 7:43 pm**

### **Approve Minutes**

Minutes of the August 19, 2025 meeting

Supervisor Hiller motions to approve August 19<sup>th</sup> Minutes, Supervisor Duden second Motion Passes 5 to 0

### **Clerk-Treasurer Report**

September 2025 Cash Control (Fund Balance) Statement - \$36,814.38, \$382,268.47 Roads & Bridges (including CD); \$62,997.04 Park Dedication; \$25,675.50 Escrow; \$20,205.49 Fire Services = Total \$527,960.88

October 21, 2025 Gross Pay \$7,469.34, Net Pay Distribution \$6,581.36

October 21, 2025 (Accounts Payable) for Approval – \$77,729.53 Roads & Bridges; \$10,613.01; \$22,594.50 Fire Services = Total \$110,937.04

Supervisor Duden motion to approve, Supervisor Whitcomb Motion Passes 5 to 0

### **Old Business**

Air Quality:

ServiceMaster Ducts Only \$644.89; Carpets Only \$1,298.29; Both \$1,943.18

Cleaning was approved earlier this Spring

Supervisor Hiller makes a motion to get mold testing done in the building, Supervisor Duden seconded motion.

Passes 5 to 0 motion carried.

### **New Business**

- Gary Johnson – Interim Permit
  - Scott Richards presented the Variance request, explaining the extraordinary circumstances.
  - Supervisor Hiller asks how did the Township miss this in giving the other resident a permit to build their home and how do we make sure not to do this in the future?
  - Passes 5 to 0 motion is carried.

- Minnesota Association of Township – Guidelines on Recording Meetings (Supervisor Duden will address)
  - Supervisor Duden brought up that the current official record for the Township is the minutes from the meetings. He also wanted to bring up changing the distribution of the Board meeting packets to digital form via email.
  - Supervisor Duden makes motion to approve the purchase of 3 laptops and software, spending no more than \$3,000 dollars. Supervisor Whitcomb second the motions. Passes 5 to 0 motion carried.
  - Supervisor Hiller questions how the road reports were made and stored.
- Establish Township Emails, Eliminate Personal Ones
- Updating Forms
  - Forms are now fillable
- Codification of Ordinances
  - Current codification, update recording at the County
    - Supervisor Whitcomb motions to record, Supervisor Duden Second the motion Passes 5 to 0
  - Have copies ready for the public at the annual meeting in March 2026
- Proposed 2026 Budget, built on Tax Levy of \$668,000
- Proposed 2026 Fee Schedule
- Unposted Correspondence Drop Box at the Township Office
  - Having an option for those who can't make it to the Township during the open hours. The box would be place outside the door.
- Traffic Ticket Revenue Share – Hwy 169 & 95; agreement needed and new ORI
- Keyed Access to Clerk/Treasurer's Office
  - Supervisor Stoeckel Motions, Supervisor Duden second the motion Passes 5 to 0
- Current 2025 for Review Supervisor Roles
  - Begin planning for 2026 with two seats opening in the spring.
- Get new chairs for the town hall board
  - Supervisor Stoeckel would like two new chairs purchased for the meeting room
- Recognition of New Homeowners, Market to Prospects – Greeting Card, include Newsletter
  - Tammy would like to make something to welcome new homeowners to the area, including information of the community, greeting card, ect will bring to the board in the future.

## **Zoning**

- Conditional Use Permit for 8190 Bluff Road
  - Adding to the current structures
  - Supervisor Duden motions to approve, Supervisor Hiller seconds. Passes 5 to 0
- Preliminary Plat – Section 27 – Running Bear Pines County Road 1 and 76<sup>th</sup> Avenue
  - Scott went over the plat and what will be required
  - Supervisor Whitcomb motions to approve Resolution 2025 -16 with 17 citations, Supervisor Duden second motion
  - Discussion from Supervisor Hiller would like to make a change to number 16 about the trailer storage
  - Motion Passes 5 to 0

- Preliminary Plat and Conditional Use Permit - Serenity Meadows
  - Scott went over plat and the concerns that came up in the Planning Commission meeting.
  - Supervisor Whitcomb brought putting in an earth berm
  - Supervisor Hiller motions to approve 2025-13 & 2025-14 with all recommended amendments that were brought up in meeting. Second by Supervisor Whitcomb
  - Passes 4 to 1
- Reynolds Property
  - Supervisor Whitcomb motions to allow Scott Richards to get estimates for the clean-up of the property. Supervisor Stoeckel seconds the motion.
  - Passes 5 to 0

### **Supervisor Reports:**

Roads: Supervisor Whitcomb updates.

Fire Board Liaison: Contract with the City of Princeton benefits everyone.

### **Adjourn**

Supervisor Whitcomb motions to adjourn, Supervisor Hiller seconds the motion. Passes 5 to 0

**Adjourn 8:55pm**