

RESOLUTION NO. 2024-8

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 PATRICK AND JUDITH KINSELLA FOR A  
CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION  
OF STORAGE BUILDINGS IN SECTION 6 BETWEEN HIGHWAY  
169 AND 100<sup>TH</sup> AVENUE SOUTH OF 70<sup>TH</sup> STREET BE APPROVED  
WITH CONDITIONS**

**WHEREAS**, Princeton Township has received a request from Patrick and Judith Kinsella for a Conditional Use Permit to allow the construction of storage buildings in Section 6 between Highway 169 and 100<sup>th</sup> Avenue, South of 70<sup>th</sup> Street, PID# 16-006-0200; 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: PID 16-006-0200.

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

2. The applicant has submitted an application and supporting documentation to Princeton Township on file at the Town Hall at 10039 55<sup>th</sup> Street, Princeton Township; and

3. The Comprehensive Plan and Zoning Map were amended by Ordinance No. 2023-4 by the Board of Supervisors at their August 15, 2023, meeting so that the subject property is totally classified and rezoned as C/I Commercial/Industrial; and

4. The property is zoned C/I Commercial Industrial District in which storage buildings and mini storage are a listed Conditional Use of Section 300:072 of the Zoning Ordinance; and

5. The Applicant has requested the Conditional Use Permit to allow for construction of nine storage buildings. Three buildings will be 80 feet x 150 feet (12,000 square feet) and six buildings will be 40 feet x 180 feet (7,200) square feet. Of the larger buildings one will be heated storage, the other two will be unheated. A total of 276 storage units are to be constructed. An office and wash bay building, 40 feet x 80 feet will be constructed on site. There is a wastewater dump station identified on the plans. That will empty into a tank and be pumped as needed. A septic system location has been identified on the plans for the office wastewater; and

6. The area around the buildings will be paved with asphalt and one access from 70<sup>th</sup> Street will be provided. The entire site will be fenced with eight foot chain link and a gate will be provided at the entrance. As a second phase, the Applicant intends to utilize the site to the southeast (PID 16-006-0203) that was previously approved for a Conditional Use Permit for two storage buildings, as an additional storage area. A new Conditional Use Permit will be required for that plan review; and

7. Staff prepared planning reports dated May 29, 2024, and June 12, 2024, reviewing the request, and the criteria for review of a Conditional Use Permit in Section 300:230 of the Zoning Ordinance; and

8. Said reports recommended approval of the Conditional Use Permit subject to the fulfillment of conditions; and

9. The Planning Commission held a public hearing at their June 3, 2024, 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 by Patrick and Judith Kinsella for a Conditional Use Permit to allow the construction of storage buildings in Section 6 between Highway 169 and 100<sup>th</sup> Avenue, South of 70<sup>th</sup> Street, PID# 16-006-0200.

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


1. The property to the southeast of the subject site, PID 16-006-0203, shall require a new Conditional Use Permit review and approval prior to utilization for storage buildings or as a storage area.
2. The Applicant shall indicate potential use of the property to the north of the storage facility on the subject site.
3. The buildings shall require a building permit, comply with all building and fire codes, and shall be inspected by the Building Official prior to occupancy. All required emergency signage and lighting shall be installed.
4. A paved turnaround area shall be provided at the approach to the key card scanner for access to the storage area.
5. All grading, drainage, and erosion control plans shall be subject to the approval of the Township Engineer as per the conditions in the letter dated May 28, 2024.
6. The wetland delineation shall be provided for review by the Township Engineer. A wetland permit, if required from Mille Lacs County, will be required prior to issuance of the building permit.
7. The Town Board should comment on the landscaping and screening plan. The Applicant shall provide a plan for use of the fence screening material.
8. The driveway and parking lot shall be paved in accordance with the approved site plan. A disability parking space shall be provided adjacent to the office building.
9. All signage shall be subject to review and approval of the Township for conformance with Zoning Ordinance standards. A sign plan shall be provided showing the overall freestanding sign and the compliant amount of changeable copy area.
10. All lighting shall be subject to review and approval of the Township for conformance with Zoning Ordinance standards.

11. Any proposed fencing shall be installed subject to Township review and approval. No barbed wire shall be allowed on the fence.
12. If proposed as part of this project, septic systems shall be required to comply with Mille Lacs County requirements for installation, location, and maintenance.
13. All noise generated by the business shall be compliant with Section 700:240 of the Zoning Ordinance.
14. There shall be no outdoor storage allowed on the property. No storage shall be allowed in trailers that are parked on the property.
15. The septic system will need to be in compliance with the Mille Lacs County Subsurface Sewage Treatment System Ordinance and approved by the County.
16. The Conditional Use Permit shall be subject to a review by the Town Board of Supervisors one year after approval, or prior to July 2025.

Approved by the Board of Supervisors of Princeton Township this 18th day of June 2024.

  
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Eugene Stoeckel Chairman, Board of Supervisors

ATTEST:

  
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Tandra Langfeld, Township Clerk/Treasurer

