

## **PRINCETON TOWNSHIP TOWN BOARD MEETING: Tuesday, November 18, 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**

#### **Additional Items for the Agenda**

- Supervisor Hiller requested a quote for new flooring to be added as an agenda item.
- Tammy requested that the Helmin Construction bill be included on the claims list for approval.

#### **Approval of the Agenda**

Supervisor Hiller made a motion to approve the agenda with the two additional items. Supervisor Whitcomb seconded the motion. The motion passed.

### **Open Forum**

#### **Gary Johnson:**

Mr. Johnson purchased his property 21 years ago with the intention of eventually constructing a residence on the land. Due to split land, the portion he acquired was deemed suitable for building purposes. The realtor consulted Princeton Township to confirm that development would be permitted on the property. Over the past two decades, Mr. Johnson has actively prepared the land in anticipation of building his new home.

#### **Dawn, a resident of 40th Street:**

She has communicated with the individual who purchased the adjacent portion of the Johnson property. According to her, this owner was unaware of any variance application for the neighboring tract and believed he would have the ability to build on his land. Dawn recommends postponing any decisions until this owner can attend a meeting and address the Board directly. She noted that the owner may not have proceeded with the purchase had he known a third home could be constructed so close to his property. Dawn also expressed the desire for the Township to provide greater transparency and clarity in its approval processes for property changes.

### **Approve Minutes**

- September 16, 2025
- Correction by Supervisor Stoeckel that in the last paragraph it needs to change from buildable to unbuildable for the Gary Johnson property.
- September 16, 2025 Minutes approved 5 to 0

## **Clerk-Treasurer Report**

- October 2025 Cash Control (Fund Balance) Statement - \$37,589.17 General; \$280,702.42 Roads & Bridges (including CD); \$62,997.04 Park Dedication; \$4,618 Escrow; \$(1,797.01) Fire Services = Total \$384,109.62
- November 18, 2025 Gross Pay \$7,211.50
- November 18, 2025 (Accounts Payable) for Approval – \$37,145.76 Roads & Bridges; \$195,206.N C Contracting; \$4,059.88 General; Total \$41,400.64
  - There was discussion amongst the Board members about getting an oil can for the Township because that is required by the AWAIR program. There are things that we have on the property that use oil. This is to keep us in compliance with OSHA.
  - Supervisor Hiller wanted to make it clear that Supervisor Bishman was not getting paid \$1,000 for just one meeting. The higher amount is because he had not turned in his claims for prior meetings. Tammy stated that he did stop in the office and get those completed and turned in.
  - Supervisor Stoeckel motions to approve the Clerk Treasurer Report, Supervisor Whitcomb seconded the motion Passes 5 to 0

## **Old Business**

- Air Quality
  - Ducts cleaned, except in the office. Ducts in the office area need a different cleaning process
  - Recommendation from 9 Line Restoration to pull the carpets; additional duct cleaning needed
  - The water table is so high and the fact that the building is a concrete floor, the carpet does not have a chance to get dry which causes the mold growth. The recommendation would be to change the flooring.

## **New Business**

- Upcoming Election and Annual Meeting
  - Setting the Town Hall for the Election Polling Place
  - Supervisor Whitcomb motions to post the Election location in the Union Times for December 11<sup>th</sup> & 18<sup>th</sup> 2025, Supervisor Hiller seconds motion
  - Motion Passes 5 to 0
- Preparing for 2026 RFQs
  - Supervisor Whitcomb gave a brief explanation on the plans for the roads of the Township. He has informed the City of Princeton what the plan will be with the road that shares a border. This will be the plan for the next few years, plus the money that is planned for the projects for either a reconstruction or chip seal. This document is available to residents at the Township Hall.
  - Supervisor Hiller wanted to know about Micro Sealing: Supervisor Whitcomb explained that it costs more and currently we do not have any road that would work well with the application. There is only one road that would fit and we just did the chip seal on that road 2 years ago.
- Proposed 2027 Budget
  - Supervisor Whitcomb will get this started for the Township. He will work with Tammy to get an idea of everything that is needed for the future 2027 budget. Looking to make adjustments to the budgets in the plan for 2027 would include wages, elections, and other costs.
  - A Deputy Clerk position would also be included in the budget planning.

## Zoning

- Section 22 Gary Johnson Variance
  - Scott Richards goes over the Variance and how this has come to the attention of the Board, because of information regarding the property and that the intent was to be able to build on the land at a later date. Because this information was not found before the other house was constructed the owner Gary Johnson is looking for a Variance. He did provide the documents to the Township that show that he had bought the land with the intention of building. He will also not be billed for any fee for this variance because it was something that was not caught by the Township before the other permit was approved.
  - Supervisor Stoeckel motions to approve Variance 2025-17, Supervisor Whitcomb seconds the motion.
  - Supervisor Hiller wanted to make a clarification that the County is 4 per 40 and the Township is 2 per 40.
  - Scott explained that the Township can have more rules than the County.
  - Passes 5 to 0
- 5742 Aspen Road Code Enforcement
  - Scott Richards went to the property and noticed there had been some clean-up that the Township had asked the owner to do. There are still things that need to be done, but at this time the Township is satisfied with the progress that has been made. He attached photos of what was seen from last Thursday. Currently it has too many campers on the land and would currently be considered a campground. In his opinion, he does not see the need to have a clean-up crew come in and do the work for the high cost it would be on the Township. Scott will be following up with Mr. Reynolds. He was informed that the property is currently up for sale.
  - Supervisor Hiller would like to know who is paying for all this. Being the property is listed for sale would the Township need to put a lien on for all the cost.
  - Neighbors are not happy with the outcome of the Township because this has been going on for some time. They also stated that there are more than a couple of people staying in the campers on the property and that they just moved things more into the back of the lot to hide it when Scott was there for the inspection.

## Supervisor Reports:

- Roads – 50<sup>th</sup> Avenue Work Modification
  - Supervisor Whitcomb motions to approve widening and gravel on North 2 miles. Supervisor Hiller seconds the motion Passes 5 to 0
- Fire Board Liaison
  - Fire Department calls are down from last year.
  - City of Princeton is entertaining moving the Chief to ¾ time. Supervisor Hiller would like to see them figure out what they are doing with the emergency coordinator position first before they do that.
  - The current truck that is here on site is going to 25% of the calls
  - New 5-year contract is good for the Township

## Adjourn 8:12 pm

Supervisor Hiller motions to adjourn, Supervisor Whitcomb Seconds  
Motion Passes