

# **PRINCETON TOWNSHIP PLANNING COMMISSION MINUTES**

**January 5, 2026**

**In Attendance: Chairman Dave Persing, Dave Hagstrom, Steve Pflieger, Cheryl Schimming, Kathy Steockel, Sara Rutten, Town Board Chairman Gene Stoeckel**

## **Public Hearings**

- **None**

## **Regular Meeting**

- **Call Regular Meeting to Order at 6 pm, Pledge of Allegiance**
- **Motion to approve the agenda was made and passed unanimously**

## **Open Forum**

Concerns raised about road capacity for increased traffic due to new developments.

Recommendation for creating a Comprehensive Plan to address infrastructure, drainage, and development costs, advising that developers should bear the expense of road upgrades (especially Spruce Drive and Apple Tree Drive).

Suggestions included requiring playgrounds, drainage ponds, and green spaces in new developments.

A former resident of the Township (now living in a nearby neighborhood) brought experience from being a former mayor and advocated for following comprehensive planning before approving further development.

## **Approval of Previous Meeting Minutes**

- Meeting minutes from November 3rd and December 8th were reviewed.  
**Motion to approve minutes with clarification passed unanimously**

## **Final Plat Application: Serenity Meadows 55+ Senior Housing in Section 6 Between Highway 169 and 100<sup>th</sup> Avenue, South of 70<sup>th</sup> Street**

Joss Jondahl (representing Serenity Meadows) applied for final plat approval for a 55+ senior housing development (22 units in 11 buildings).

The development is zoned for commercial/industrial use; plan is consistent with the previously approved preliminary plat.

No public hearing was required for final plat approval.

The development will remain under single management with no HOA; units not sold individually.

Recreational and community facilities are part of the plan.

Lot layout, access, and easements unchanged from preliminary plat.

Township engineer reviewed and provided a list of required corrections; most preliminary conditions retained.

Development and stormwater management agreements being drafted.

Discussion led by Joss Jondahl regarding a storage shed for maintenance, lawn mowers, etc

Discussion items and conditions:

Septic tanks to be pumped every 2–3 years per county requirements.

Tree/landscape plan: recommendation to retain existing trees, add more along roads/highway for screening, and foundation plantings for each unit.

Accessory buildings permitted (restricted to wooden structures matching the principal structure, maximum 100 sq. ft.).

Outdoor storage restrictions: intent to prevent clutter (e.g., boats, RVs) but allow some seasonal use as regulated by lease agreements.

Road within the development to be dedicated as public right of way but maintained by the development.

Development to proceed in phases, building out from the main road.

Community lot may include a gazebo, pickleball court, or other recreational features; no immediate plans for an indoor facility.

**Final plat approval motion was made with several clarifying amendments (about trees, building standards, storage, correction of typos) and passed unanimously**

**Closing Remarks - Motion to adjourn at 6:28 pm and passed unanimously**