PRINCETON TOWNSHIP PLANNING COMMISSION MINUTES
September 14, 2026

In Attendance: Town Board Liaison David Patten, Chair Dave Persing, Vice Chair Jim Kusler, Dave Hagstrom, Kathy Stoeckel, Brittany Jirik, Amanda Hayford

Public Hearing – (6:00 pm) - None

Regular Meeting

Chair Commissioner Persing called the regular meeting to order at 6:00 pm, followed by the Pledge of Allegiance

Approve Agenda

Commissioner Stoeckel motioned to approve the agenda as presented, Second by Commissioner Hayford, Motion carried 6-0.

Welcome to Newly Appointed Commissioner – Brittany Jirik

Also, welcome to the Ben Wikstrom who replaces Scott Richards as the Township's Zoning Administrator.

Approve Minutes of Meeting – August 3, 2026

Commissioner Kusler motioned to approve the minutes as presented, Second by Commissioner Hagstrom, Motion carried 6-0.

Comprehensive Plan Review and Update Committee

At present, Commissioner Stoeckel and Commissioner Jirik have expressed interest in serving on this committee. No community members or Supervisors have applied at this time. The application period may be extended. The notice was published in the Union Times and posted online.

Continued from August 3, 2026 – Amended Conditional Use Permit to Allow Development of Serenity Meadows in Section 6 Between Highway 169 and 100th Avenue, South of 70th Street

A proposal to amend a conditional use permit for a property currently approved for 11 duplex-style homes (22 units) under unified management was reviewed. The applicant sought approval for 11 single-family homes instead, arguing improved enforceability through homeowners' association (HOA) governance.

Key discussion points included:

1. The current approval allows 22 residential units on commercial-industrial zone land.
2. The applicant acknowledged the Township's concerns about individual lot sales potentially converting land use character.
3. Legal language in the covenant recognizes the Township and County as third-party beneficiaries with enforcement rights, including access to occupancy records twice per year.
4. Concerns were raised about long-term planning and consistency with the comprehensive plan, particularly regarding residential use in a commercial zone.

Motion and Vote

Motion to deny the amended conditional use permit application by Commissioner Jirik, Second by Commissioner Stoeckel. After roll call voting, all members voted aye. The motion passed unanimously.

Adjournment at 6:25 pm

Motion to adjourn by Commissioner Hagstrom, Second by Commissioner Hayford. The motion passed unanimously.