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## MEMORANDUM

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TO: Mayor & City Council  
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist  
SUBJECT: Preliminary & Final Plat for Princeton Business Park Second Addition  
DATE: December 20<sup>th</sup>, 2022

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### Background:

The City of Princeton platted Princeton Industrial Park in October 14<sup>th</sup>, 2021. Joe Glenn, Elemet Group is in the process of purchasing Block 1, Lots 6 & 7, and Block 2, Lots 1 thru Lot 5 to construct a new facility of a 126,621.5 square foot building for manufacturing. The subject property is on 20.4 acres and requires a replat to remove easements, combine lots, and reposition of 19<sup>th</sup> Avenue South.

### Analysis:

The plat proposes to redesign Lots 6 and 7, Block 1, and Lots 1, 2, 3, 4, and 5, Block 2 Princeton Business Park as well as vacation of drainage and utility easements and the current placement of 19<sup>th</sup> Avenue South that will be moved south by the Public Safety building.

The proposed Preliminary and Final Plat is being processed as a "Short Plat", which requires only one review by the Planning Commission and City Council, with a public hearing held at the Planning Commission level for the preliminary plat. The Planning Commission held a public hearing on December 19<sup>th</sup>, 2022 for the Preliminary Plat as well as the review for the final plat.

### Conclusion / Recommendation:

Based on the analysis of the above-referenced information, the Preliminary and Final Plat follow the provisions of the Zoning and Subdivision Ordinance and Comprehensive Plan. The Planning Commission approved the Preliminary Plat and the Final Plat for Princeton Business Park 2<sup>nd</sup> Addition and forward the recommendation to the City Council for their review at the December 22<sup>nd</sup>, 2022 meeting.



This is the current plat and the area outlined in red is the new plat.



# PRINCETON BUSINESS PARK 2ND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS, That the Princeton Economic Development Authority, an Economic Development Authority, the name of the following described property situated in the County of Mille Lacs, State of Minnesota, to wit:

Lots 6 and 7, Block 1, and Lots 1, 2, 3, 4, and 5, Block 2, Princeton Business Park, according to the plat thereof on the map and record in the office of the County Recorder, Mille Lacs County, Minnesota.

AND

All of the above described property, as was originally intended by the plat of Princeton Business Park, according to the plat thereof on record in the office of the County Recorder, Mille Lacs County, Minnesota, with the following exception, to wit:

Has caused the same to be surveyed and platted as PRINCETON BUSINESS PARK 2ND ADDITION, and does hereby certify that the same has been so surveyed and platted, and does hereby certify that the same is correct and conforms to the plat thereof on record in the office of the County Recorder, Mille Lacs County, Minnesota.

Notwithstanding said Princeton Economic Development Authority, an Economic Development Authority, has caused these presents to be signed by its proper officers on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

SIGNED: Princeton Economic Development Authority  
 \_\_\_\_\_  
 My Commission Expires \_\_\_\_\_

NEARLY PUBLIC, \_\_\_\_\_ County, Minnesota  
 My Commission Expires \_\_\_\_\_  
 Notary Printed Name \_\_\_\_\_

STATE OF MINNESOTA  
 COUNTY OF \_\_\_\_\_  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_, an Economic Development Authority, under the laws of the State of Minnesota.

NEARLY PUBLIC, \_\_\_\_\_ County, Minnesota  
 My Commission Expires \_\_\_\_\_  
 Notary Printed Name \_\_\_\_\_

I, Jeremy R. Hodge do hereby certify that this plat was prepared by me or under my direct supervision and I am a duly Licensed Land Surveyor in the State of Minnesota, and that this is a correct representation of the boundary survey. I do not understand and will not warrant any other person's plat or survey, and I will not be held responsible for any errors in any previous survey or plat, and I will not be held responsible for any errors in any previous plat or survey.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_  
 \_\_\_\_\_  
 Jeremy R. Hodge, Licensed Land Surveyor,  
 Minnesota License No. 58013

STATE OF MINNESOTA  
 COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Jeremy R. Hodge, a Licensed Land Surveyor.

NEARLY PUBLIC, \_\_\_\_\_ County, Minnesota  
 My Commission Expires \_\_\_\_\_  
 Notary Printed Name \_\_\_\_\_

CITY OF PRINCETON, MINNESOTA  
 Reviewed by the Planning Commission of the City of Princeton this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
 By: \_\_\_\_\_, Mayor  
 \_\_\_\_\_, City Administrator

This plat of PRINCETON BUSINESS PARK 2ND ADDITION, was approved and accepted by the City Council of Princeton, Minnesota, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

I hereby certify that proper evidence of file has been presented to and examined by me and I hereby approve this plat as to form and substance on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
 Princeton City Attorney

I hereby certify that this plat has been examined and recommended for approval this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
 Mille Lacs County Surveyor

COUNTY ENGINEER, Mille Lacs County, Minnesota  
 I hereby certify that this plat has been reviewed by the Office of the County Engineer on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

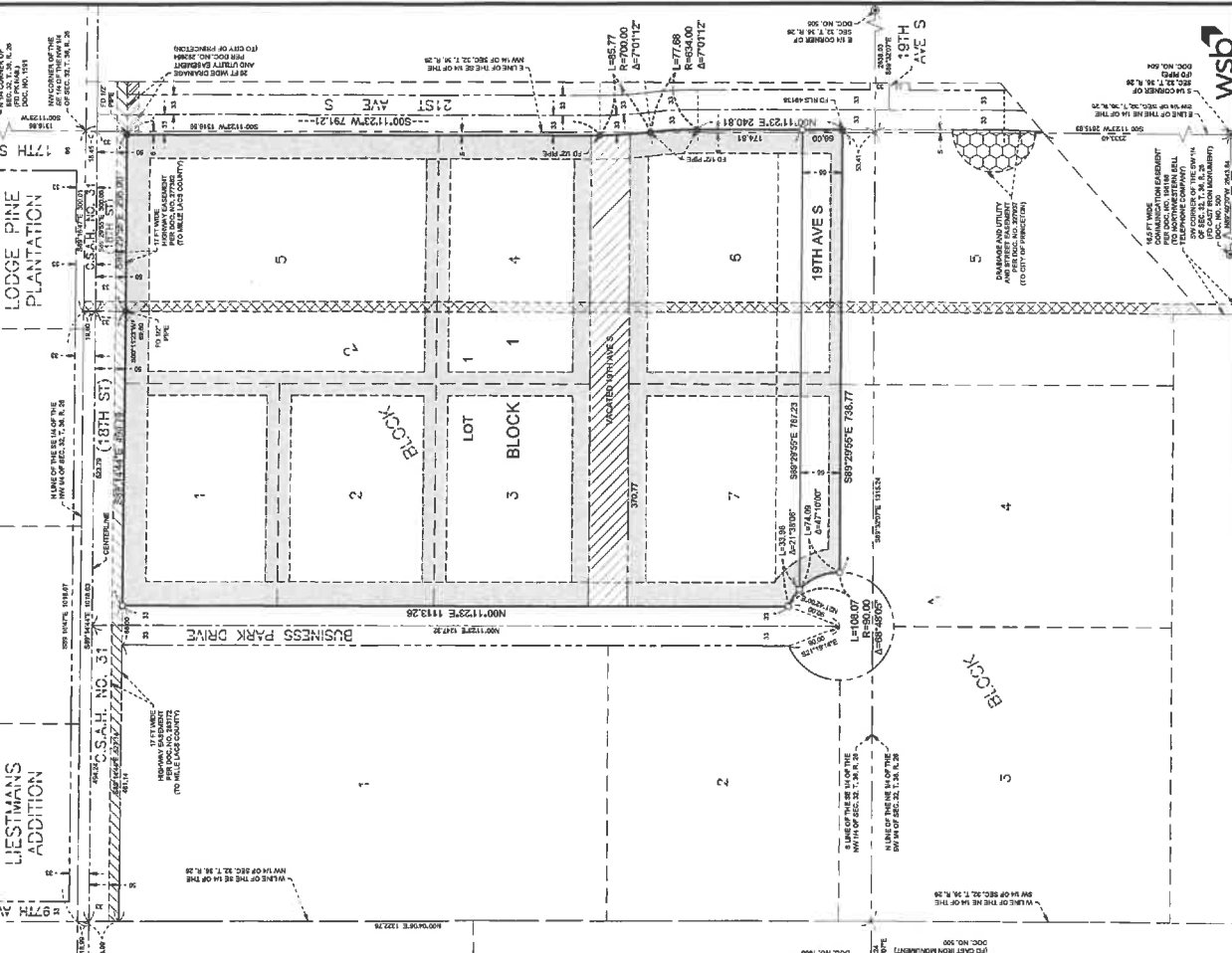
By: \_\_\_\_\_  
 Mille Lacs County Engineer

COUNTY AUDITOR/TREASURER, Mille Lacs County, Minnesota  
 Current and delinquent taxes paid and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
 Mille Lacs County Auditor/Treasurer

COUNTY RECORDER, Mille Lacs County, Minnesota  
 I hereby certify that this instrument was filed in the Office of the County Recorder to record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

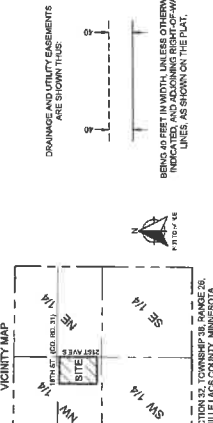
By: \_\_\_\_\_  
 Mille Lacs County Recorder




ALL UNDERLYING DRAINAGE AND UTILITY EASEMENTS INDICATED BY THE PLAT WITHIN LOTS 6 AND 7, BLOCK 1, AND LOTS 1, 2, 3, 4, AND 5, BLOCK 2, PRINCETON BUSINESS PARK HAVE BEEN VACATED PER DOCUMENT NO. \_\_\_\_\_.

ALL OF 19TH AVENUE (SOUTH PART) OF HWY. 6, DEDICATED BY THE PLAT OF PRINCETON BUSINESS PARK HAS BEEN VACATED PER DOCUMENT NO. \_\_\_\_\_.

AREA OF 645.77 WARE COMMODATION EASEMENT PER DOC. NO. 191186, VACATED PER DOCUMENT NO. \_\_\_\_\_.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS WAY:  BEING 40 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY UNLESS AS SHOWN ON THIS PLAT.



SCALE: 1" = 200 FEET  
 MILLE LACS COUNTY, MINNESOTA

Reserved for Recording Purposes

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**RESOLUTION #22-81**

**A RESOLUTION AUTHORIZING APPROVAL OF THE PRELIMINARY AND FINAL  
PLAT FOR PRINCETON BUSINESS PARK 2<sup>ND</sup> ADDITION**

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**WHEREAS**, the property is owned by the City of Princeton; and

**WHEREAS**, the plat consist of Preliminary Plat for Princeton Business Park 2<sup>nd</sup> Addition in the MN-1, Industrial District located in Lots 6 and 7, Block 1, and Lots 1, 2, 3, 4, and 5, Block 2, Princeton Business Park, according to the plat thereof on file and of record in the office of the County Recorder, Mille Lacs County, Minnesota, AND all of 19th Avenue South right of way, as was originally dedicated by the plat of Princeton Business Park, according to the plat thereof on file and of record in the office of the County Recorder, Mille Lacs County, Minnesota, and later vacated per Document. No. #827 Ordinance, City of Princeton, PID's 24-687-0070, 24-687-0060, 24-687-0080, 24-687-0090, 24-687-0100, 24-687-0110, and 24-687-0120, into Lot 1, Block 1, Princeton Business Park 2nd Addition, according to the recorded plat thereof, Mille Lacs County, Minnesota.

**WHEREAS**, the Planning Commission met and held a public hearing on December 19<sup>th</sup>, 2022 and recommended approval of the Preliminary and Final Plat of Princeton Business Park 2<sup>nd</sup> Addition; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council does hereby authorize the Mayor, City Administrator, Planning Commission Chairperson, Planning Commission Secretary, and the City Attorney to sign said plat documents and cause the recording of this plat at the County Courthouse of Mille Lacs County, Minnesota.

**ADOPTED** by the Princeton City Council this 22<sup>nd</sup> day of December, 2022.

This instrument was drafted by:

City of Princeton  
705 2<sup>nd</sup> Street No.  
Princeton, MN 55371

Attest:

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Shawna Jenkins Tadych, City Clerk

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Thom Walker, Mayor