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## MEMORANDUM

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TO: Mayor & City Council  
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist  
SUBJECT: **Future Land Use Plan Amendment and Zoning Map for newly annexed property (PID #24-032-4910) and properties of Aero Business Park – FIRST READING**  
DATE: October 25<sup>th</sup>, 2021

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**Background:** The Planning Commission held a public hearing for the property site of the newly annexed property (PID #24-032-4910) and the properties of Aero Business Park to be rezoned to MN-1 Industrial District on September 20, 2021 and forward approval recommendation to the City Council to hold the First Reading on September 23, 2021. The City Council held the Final Reading on October 14, 2021 and approved the Ordinance 811 for the rezoning classification of MN-1 Industrial District.

**Analysis:** Staff found inconsistencies in the recording of the documents. Moving forward, the request for Zoning Ordinance change and the Resolution to amend the Future Land Use Plan of the Comprehensive Plan and Zoning Map will be recorded together. The Planning Commission held a public hearing for the amendment to the Future Land Use Plan of the Comprehensive Plan and Zoning Map and forward the recommendation to the City Council to hold a First Reading on October 28<sup>th</sup>, 2021 of Resolutions #21-54.

**Future Land Use Plan (Comprehensive Plan)**

The Comprehensive Plan and Future Land Use Plan designate this area as Industrial/Commercial. The Industrial / Commercial uses in this district include both general commercial as well as light industry, warehousing and office.

**Conclusion / Recommendation:** If the Council sees fit, a motion to introduce Resolution #21-54 would be in order for the property site of PID #24-032-4910 and the properties of Aero Business Park that is re-platted into Princeton Business Park.

CITY OF PRINCETON, MINNESOTA

RESOLUTION #21-54

A RESOLUTION APPROVING AN AMENDMENT TO THE FUTURE LAND USE PLAN OF THE COMPREHENSIVE PLAN AND ZONING MAP FOR NEWLY ANNEXED PROPERTY THAT IS COMBINED WITH THE PROPERTIES OF AERO BUSINESS PARK (NEWLY PLAT NAME OF PRINCETON BUSINESS PARK) TO INDUSTRIAL/COMMERCIAL

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WHEREAS, the property is described as:

The Southeast Quarter of the Northwest Quarter, except the East 300 feet thereof, and the North 500 feet of the Northeast Quarter of the Southwest Quarter, except the East 300 feet thereof, all in Section 32, Township 36, Range 26, according to the United States Government Survey thereof and situate in Mille Lacs County, Minnesota.

EXCEPT: That part of the West 150.00 feet of the East 450.00 feet of the North 500.00 feet of the Northeast Quarter of the Southwest Quarter and that part of the West 150.00 feet of the East 450.00 feet of the Southeast Quarter of the Northwest Quarter, both in Section 32, Township 36, Range 26, which lies South of the Westerly extension of the North line of Lot 8, Block 1, Aero Business Park First Addition, said Mille Lacs County, Minnesota. and

That part of the West 150.00 feet of the East 450.00 feet of the North 500.00 feet of the Northeast Quarter of the Southwest Quarter and that part of the West 150.00 feet of the East 450.00 feet of the Southeast Quarter of the Northwest Quarter, both in Section 32, Township 36, Range 26, which lies South of the Westerly extension of the North line of Lot 8, Block 1, Aero Business Park First Addition, said Mille Lacs County, Minnesota. and

Lots 1, 2, 3, 4, 5, 6, 7 and 8, all in Block 1, Aero Business Park First Addition, according to the plat thereof on file and of record in the office of the County Recorder, Mille Lacs County, Minnesota.

WHEREAS, the property is newly annexed into the City of Princeton; and

WHEREAS, the intent of MN-1 District is to create an area to serve the manufacturing, processing, and warehouse use; and

WHEREAS, the newly annexed property of PID #24-032-4910 with the platted property of Aero Business Park have been combined into a new plat of Princeton Business Park; and

WHEREAS, the property site adjoins the Princeton Airport; and

WHEREAS, a public hearing was held by the Planning Commission on September 20, 2021 and recommended approval of the rezoning to MN-1 Industrial District and a public hearing for the Future Land Use Plan on October 18, 2021 based on the following findings:

1. The Industrial use is compatible with present and future land use of the area.
2. The land will have access from 21<sup>st</sup> Avenue South to the current Industrial Park.

**NOW, THEREFORE, BE IT RESOLVED** that the following described that the City Council of the City of Princeton hereby authorizes the recording of the rezoning of Parcel #24-032-4910 and the plat known as Aero Business Park at the Mille Lacs County Courthouse, Milaca, Minnesota.

**ADOPTED** by the Princeton City Council this \_\_\_\_ day of November, 2021.

This instrument was drafted by:

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

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Thom Walker, Mayor

Attest:

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Shawna Jenkins Tadych,  
City Clerk