

April 28, 2020 Royalton Township Planning Commission Minutes

Royalton Township Planning Commission Meeting Minutes
6052 Royalton Road, Braham, MN 55006
Email: royalton@royaltontowns
28 April 2020

7:00 p.m., 28 April 2020, Chair Leslie Orvis called the Royalton Township regular planning commission meeting to order. This meeting was conducted by teleconference in accordance with the Governor's emergency pandemic order and the town board's resolution on teleconferencing. Per roll call: Members Jeff Schlaeger, Priscilla Schneider, Duane Swanson and Gary Valvoda attended. Zoning Administrator John Kemen, Supervisor Wayne Olson, Supervisor Marshall Pearson, and Road Superintendent Dan Saumer also attended. Additional members of the public joined the meeting, including, among others, Karen Gross, Kevin McFerran, Bill Saumer, Daniel Berkness, and Greg Schneider.

Member Valvoda moved, Member Schneider seconded, to approve the agenda as presented. Roll call vote: Clerk Swanson, "aye"; Member Valvoda, "aye"; Member Schneider, "aye"; member Schlaeger, "aye"; Chair Orvis, "aye". The motion carried unanimously.

Member Valvoda moved, Member Schneider seconded, to approve the minutes of the regular commission meeting of 18 February 2020 as distributed. Roll call vote: Clerk Swanson, "aye"; Member Valvoda, "aye"; Member Schneider, "aye"; member Schlaeger, "aye"; Chair Orvis, "aye". The motion carried unanimously.

Member Schlaeger moved, Member Schneider seconded, to approve the minutes of the working commission meeting of 17 March 2020 as presented. Chair Orvis asked about the statement in the minutes regarding a permit for a solar energy installation; Clerk Swanson reported that no paperwork had been received at the office as of this date. Roll call vote: Clerk Swanson, "aye"; Member Valvoda, "aye"; Member Schneider, "aye"; member Schlaeger, "aye"; Chair Orvis, "aye". The motion carried unanimously.

Old Business:

Chair Orvis called for comments regarding the Kevin McFerran interim use permit application and the public hearing that had concluded earlier in the evening. The issue of scrap was discussed with the recommendation that a statement be added to the findings of fact noting that materials stored externally would be screened. Member Valvoda moved, Clerk Swanson seconded, to recommend approval to the board of the permit with the restrictions noted in the findings of fact and decision. Ms. Gross and Mr. McFerran were assured that access issues would be discussed by the board. Roll call vote: Clerk Swanson, "aye"; Member Valvoda, "aye"; Member Schneider, "aye"; member Schlaeger, "aye"; Chair Orvis, "aye". The motion carried unanimously.

There were no updates on the solar energy ordinance, policies or levy/equipment funds.

New Business:

Chair Orvis then called for discussion about the proposed Boeck land subdivision proposal. Zoning Administrator Kemen noted that everything appeared in order and recommended approval. Member Schlaeger moved, Member Valvoda seconded, to recommend approval to the board with the proviso that the 70-acre agricultural parcel is not buildable until positive soil boring tests are completed. Roll call: Member Schlaeger, "aye"; Member Valvoda, "aye"; Member Schneider, "aye"; Clerk Swanson, "aye"; Chair Orvis, "aye". The motion carried unanimously.

Chair Orvis then called for discussion about the proposed Jerry Effertz land subdivision proposal. Zoning Administrator Kemen explained that this proposal splits off approximately three acres from one parcel and adds it to another parcel owned by the applicant. The proposal also calls for an easement off Highway 70 to the three-acre parcel. Zoning Administrator Kemen recommended approval of the proposal. Member Schneider moved, Member Schlaeger seconded, to recommend approval to the board. Roll call: Member Schneider, "aye"; Member Schlaeger, "aye"; Member Valvoda, "aye"; Clerk Swanson, "aye"; Chair Orvis, "aye". The motion carried unanimously.

[Subsequent to the meeting, it was noted that a second, separate part of this application related to land south of Apple Road; this issue was addressed in the subsequent board meeting and will be on the Planning Commission's next agenda].

Chair Orvis then called for discussion about the proposed Bill Saumer land subdivision proposal and variance. Chair Orvis noted that, in accordance Royalton's ordinance, variance applications must include notification and discussion with adjacent property owners. He proposed postponing a decision until the commission could further review this issue. Zoning Administrator Kemen noted that no soil borings had been done, that no survey accompanied the application, that some proposed parcels appeared to less than the ten acre required minimum, and that road frontage for at least one parcel was less than required, thus necessitating the variance request. Mr. Saumer and Mr. Berkness further explained the application, noting that the proposal was designed to protect agricultural land and that some changes could be negotiated. Member Valvoda moved, Member Schlaeger seconded, to postpone a decision on this proposal until the commission had investigated the issues involved and met with the applicant. Clerk Swanson expressed his opinion that this application should be returned until proper paperwork is received. Roll call: Member Valvoda, "aye"; Member Schneider, "aye"; Member Schlaeger, "aye"; Clerk Swanson, "nay"; Chair Orvis, "aye". The motion carried 4-1.

After discussion, Chair Orvis called a working commission meeting for 6:30 p.m., 12 May 2020, to discuss this issue along with other items before the commission.

The commission then discussed the possibility of splitting approximately 1/4 acre off Karen and Tom Gross's 2.5-acre parcel to allow Kevin McFerran to add the existing access through their property to his property. This issue will be on the next working planning commission's agenda.

At 7:40 p.m., Member Valvoda moved, Member Schlaeger seconded, to adjourn. Roll call: Member Schlaeger, "aye"; Member Valvoda, "aye"; Member Schneider, "aye"; Clerk Swanson, "aye"; Chair Orvis, "aye". The motion carried unanimously.

FYI:

The next regular planning commission meeting is 7:00 p.m., Tuesday, 26 May 2020.

Respectfully submitted,

Duane P. Swanson, Clerk/Member

Leslie Orvis, Chair/Member

Jeff Schlaeger, Member

Priscilla Schneider, Member

Gary Valvoda, Member