

# August 7, 2018 Working Planning Minutes

Royalton Township Working Planning Commission Meeting Minutes

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7 August 2018

Approved

6:30 p.m., 7 August 2018, Chair Leslie Orvis convened the Royalton Township working planning commission meeting with members Jeff Schlaeger, Priscilla Schneider, Duane Swanson, and Gary Valvoda present. Also present were Zoning Administrator John Kemen and Supervisor Wayne Olson.

Michelle Oquist, Colleen Baker, and Michael Belland were present to discuss possible subdivisions of the Belland estate land and the possible takeover by the township of a public cartway. Surveys of both pieces of estate land were distributed. Chair Orvis distributed a drawing of the cartway environs noting culverts, distances, and features. This is a 33 foot cartway; in order to be a township road a 66 foot right-of-way would have to be established, necessitating reduction of fields on both sides of the cartway. Two culverts are currently under the cartway. Ditching may have to be done. Transformer poles (three along the road) may need to be moved. Fencing and trees may have to be removed. The proposed subdivision of the home property would have two additional properties fronting the west side of the cartway. This is permitted according to Royalton's ordinances. Chair Orvis asked that the town review the last takeover of a road (Buffalo Road, formerly Fischer Road). The two surveys (including a section of family property off Brunswick Road) looked to be in accordance with town ordinances. One parcel off Brunswick Road is under 20 acres and would not be able to be split as currently constituted. Family members were encouraged to consider having soil boring tests done on each parcel. All new parcels would be considered unbuildable until acceptable soil boring tests were received. This is a family decision and not an absolute requirement of the town. Family was encouraged to discuss this issue with Pine County land and assessor offices. The town needs to verify that this is a public cartway of record.

Wayne Lerbs was present to answer questions about his interim use permit for a commercial mining operation. Members had reviewed the property and noted that 17 acres were above the flood plain. Clerk Swanson distributed a preliminary draft of a findings of fact document based on previous discussions with Mr. Lerbs and planning commission and board members. Chair Orvis guided the commission through each draft clause resulting in the following suggested changes under the findings of fact: Under No. 2, refine to read "The land is currently zoned A-R Agricultural-Residential". Under No. 5a. change 20' to 60' setback to align with the ordinance. Under No 5f, remove final sentence. Add "federal" to No. 5j. Under additional

restrictions: Add "federal" to No. 3. Add a new No. 5: "Failure, then, to maintain compliance with these restrictions will provide the township authority to revoke this interim use permit." It is specifically understood that these draft findings of fact may change as a result of input received during the public hearing and further investigation by town officials. Member Valvoda provided citations to four Department of Natural Resources fact sheets on aggregate mining. Mr. Lerbs was provided with copies of these fact sheets.

Zoning Administrator Kemen, Supervisor Schlaeger, and Clerk Swanson updated the commission on new information regarding the Ladez Pangerl Estate subdivision request. Soil boring tests had been supplied to the township. The tests on one parcel indicated that it did not pass. The family is considering options and will provide additional information. In addition, the "remainder" parcel on the survey consists of less than 20 acres and therefore would not be eligible to be split in the future. The family recognizes this exigency.

Zoning Administrator Kemen and Deputy Clerk Roberta Folkestad had suggested updated wording on the township's site permit application. The changes included noting inspection requirements for new primary dwellings, deck additions, and dwelling additions, updating costs reflecting changes made at the reorganizational meeting of the town and clarifying farm accessory and other requirements. The office will revise the form for approval at the next regular planning commission meeting.

Supervisor Schlaeger asked about the emergency meeting that was held after the recent flooding and wondering if it was necessary to have a formal meeting. Clerk Swanson noted that a formal meeting was not required but that supervisors could gather at the site of the emergency and make decisions as long as minutes of the meeting stating the nature of the emergency and the decisions made were prepared and, ultimately, approved.

Supervisor Schlaeger reported that Tim Carlson has asked about the process for installing a culvert on Raspberry Road South. Mr. Carlson indicated his willingness to participate in the installation of a culvert. Mr. Carlson will be told to work with Zoning Administrator Kemen about a culvert permit, noting that the culvert will require a large diameter (likely two feet). Consensus was that the township requirement of a 40 foot long culvert should be followed.

Clerk Swanson distributed the model MAT language for a road sign policy and asked that members review it in preparation for discussion at a future meeting.

Member Valvoda noted that Pine County had adopted an ordinance regarding interim use permits using language similar to that of Royalton's.

At 8:40 p.m., the meeting concluded.

Respectfully submitted:

Duane P. Swanson, Clerk/Member

Leslie Orvis, Chair/Member

Gary Valvoda, Member

Jeff Schlaeger, Member

Priscilla Schneider, Member