

## 12, December, 2017 Planning Commission Minutes

Royalton Township Planning Commission Meeting Minutes

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12 December 2017

Approved

7:01 p.m., 12 December 2017, Chair Leslie Orvis called the Royalton Township regular planning commission meeting to order, with Members Jeff Schlaeger, Priscilla Schneider, Duane Swanson, and Gary Valvoda present.

Member Schlaeger moved, Member Swanson seconded, to approve the agenda as presented. Motion carried unanimously.

Member Valvoda read the minutes of the commission meeting of 28 November 2017. Member Valvoda moved, Member Schneider seconded, to approve the minutes as read. Motion carried unanimously.

Member Valvoda moved, Member Schlaeger seconded, to approve the minutes of the working planning commission meeting of 5 December 2017 as distributed. Motion carried unanimously.

### Old Business:

After discussion, Member Swanson moved, Member Valvoda seconded, to approve the draft fence ordinance and to forward it to the board for action. It was noted that this is a very basic ordinance that sets the guidelines for fence requirements. The motion carried unanimously. A copy of the approved version shall be a part of these minutes.

Chair Orvis and Member Valvoda have done additional measurements on Eagle Lane. Member Valvoda moved, Chair Orvis seconded, to forward this issue to the board for any action. The motion carried unanimously.

Member Swanson noted that the commission packets contained a copy of the post card that had been sent to landowners in July of 2007 relating to the accumulation of "junk." Members were encouraged to review this in preparation for discussion about another letter to land owners, as directed by the board.

Member Swanson distributed a draft of a letter to landowners whose septic system had been deemed not to be in compliance with the Royalton sewer ordinance. Deputy Clerk Roberta Folkestad had composed this draft for

members to review in preparation for finalization of this and related letters, as requested by Amy Thompson, sewer inspector.

New Business:

There were no items of new business.

Chair Orvis set a working commission meeting for 6:30 p.m., Tuesday, 9 January 2018.

At 7:13 p.m., Member Valvoda moved, Member Swanson seconded, to adjourn. Motion carried unanimously.

Respectfully submitted: Duane P. Swanson, Clerk/Member

L.O. \_\_\_\_\_ G.V. \_\_\_\_\_ J.S. \_\_\_\_\_ P.S. \_\_\_\_\_

*APPROVED DRAFT -12 December 2017*

FENCING, SCREENING AND LANDSCAPING:

The placement of fences, screening, and landscaping shall be subject to the following requirements, except for agricultural fences. Specific requirements shall be subject to the recommendations of the zoning administrator and approval of the board of supervisors.

- a. No fence shall be permitted on public rights-of-way.
  
- b. No fence, screen, or structure which obstructs the view shall be located within twenty-five (25) feet of the corner formed by the intersection of street or railroad rights-of-way as measured from the intersecting property lines.
  
- c. That side of the fence considered to be the face, opposite the side with the fence posts, shall face the abutting public or private property.

d. All fences shall be constructed of material such that the appearance is not deemed detrimental to the property values of the area by the zoning administrator and/or the board of supervisors. A fence constructed, or having the appearance, of masonry, wood, or steel must be compatible with surrounding structures. No snow fencing, construction security fencing, or silt fencing shall be allowed, except during construction and winter conditions.

e. No fence shall exceed four (4) feet in height in the front yard or eight (8) feet in height in the side and rear yards as measured from the average point between the highest and lowest grades.

f. Notwithstanding paragraphs "d" and "e" above, open chain link, wire, and similar fences may be constructed and may exceed eight (8) feet in height for animal control or protection of vegetation [e.g. gardens]; such enclosures do not require a fence permit.

g. In the case of a non-residential use abutting a residential use, the township board may require screening above six (6) feet in height.

h. Any nonconforming fence which is destroyed or in disrepair, requiring more than fifty (50) percent of its replacement cost to repair, shall be removed and only be rebuilt if in compliance with the standards set forth in this section.

i. Any fence, wall or similar barrier which is not properly maintained so as to create an eyesore or nuisance shall be removed by owner upon action of the town board at the owner's expense.

j. If a green belt planting strip is used in lieu of a fence, it shall consist of living vegetative cover of sufficient width and density to provide an effective screen year around.