

# February 7, 2017 Working Planning Commission Meeting

Royalton Township Working Planning Commission Meeting

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February 7, 2017

Approved

The Royalton Township Planning Commission convened in working session at 6:30 p.m., 7 February 2017, with members Leslie Orvis, Jeff Schlaeger, Priscilla Schneider, Duane Swanson, and Gary Valvoda present. Also present were John Kemen and Marshall Pearson.

Priscilla Schneider distributed a written summary of her conversation with Susan Alderink, Clerk of Pokegama Township, regarding their dust control/road stabilization experiences. Pokegama did not test their roads; they applied chloride to all roads no matter the condition of the gravel. All roads turned into a solid surface. Approximate cost was 93 cents per gallon (or \$2,000 per mile). Originally they tried to charge homeowners, but were later told that this was not legal because this was a service that they should provide. [Was this a result of doing it for "stabilization" rather than "dust control"?] Some other results: Roads were graded substantially less. Chloride was not applied full road width because it will kill grass. Less product was applied if wet conditions were forecast for the year. There have been very few complaints and a lot of positive comments. There have been no reports of corrosion to vehicles. Royalton could purchase with Pokegama to take advantage of volume discounts.

Substantial discussion followed. There was a general consensus to continue with the testing of our roads as decided at the last board meeting regardless of how it might affect chloriding. Testing will provide a base line of the quality of the roads themselves. Discussion about extending the 2017 test beyond Maple Shores indicated support for also chloriding a more heavily-traveled road like Raspberry North.

An extended discussion occurred about the gravel bidding process used in the past, centering on "Do we have to take the lowest bid?" We do not; although if the low bid is not accepted there must be a good rationale for not doing so. We have asked for gravel tests in the past to accompany bids. These Sieve Analysis of Granular Material forms should be required for bidding. Could these analyses be contained in a separate envelope that would be opened prior to the formal bid opening? If this is done, the Planning Commission, or some other body, could review these quality control documents to be used in evaluation of the sealed bids. We could

possibly either bid out the roads to be chlorided separately or simply order gravel without a bidding process for the test roads.

The former "church property" on Highway 70 was discussed. There has been activity, including apparent erection of a fence. Does this fence need a permit? John Kemen and Wayne Olson have a meeting with the township's lawyer and will continue to pursue this issue.

Discussion was also held on the public ways in the Royal River development. Is the rustic road option a possibility for addressing some of the concerns? Could the costs of upgrading of the roads be assessed to the property taxes of adjoining property owners? More discussion is required.

Finally, the resolution setting building inspection fees has not been updated since 2010 and is supposed to be done annually. John Kemen has the current 2010 resolution. He will consult with building authorities to ascertain what the existing fee schedule is and make recommendations to the Planning Commission.

At 8:25 p.m., the working meeting concluded.

Respectfully submitted,

Duane P. Swanson, Secretary pro-tempore

Chair Leslie Orvis

Member Gary Valvoda

Member Jeff Schlaeger

Member Priscilla Schneider