

May 28, 2019 Planning Commission Minutes

Royalton Township Planning Commission Meeting Minutes
6052 Royalton Road, Braham, MN 55006

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28 May 2019

Approved

7:00 p.m., 28 May 2019, 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. Supervisor Wayne Olson, Supervisor Marshall Pearson, Zoning Administrator John Kemen, Septic Inspector Amy Thompson, and Road Superintendent Dan Saumer also attended.

Member Valvoda moved, Member Schneider seconded, to approve the agenda as printed, with the addition of 1255 Royal Heights Lane. The motion carried unanimously.

Member Valvoda read the minutes of the 30 April 2019 regular meeting. Member Schlaeger moved, Member Valvoda seconded, to approve the minutes as read. The motion carried unanimously.

Member Schneider moved, Member Valvoda seconded, to approve the minutes of the 14 May 2019 working commission meeting as distributed. The motion carried unanimously.

Old Business:

There was nothing to report on the policy review and levy/equipment funds.

New Business:

Chair Orvis described the issues surrounding a proposed solar ordinance. Three categories - residential, garden, and farm - may need separate requirements. The residential use currently proposed could produce 40 KW for private use with no batteries; excess production could be purchased by East Central Energy. Zoning Administrator Kemen noted that, according to the current ordinance, all installations would require an accessory permit, must meet setbacks identified in the ordinance, and would need approval of the township's building inspector. Chair Orvis noted that discussions about the wording of an ordinance would continue at the next working meeting.

Chair Orvis noted that the next working meeting would compare the existing language of Royalton's Subsurface Sewage Treatment Systems ordinance with that of the county, study the differences, and recommend language updates at the next regular planning commission meeting.

Bill Cort was present to explain his plans to establish a meat retail business on his existing property. This would likely result in an interim use application. His application needs to be approved by state authorities. A septic compliance check has been completed (Septic Inspector Thompson provided a copy of the compliance check). Discussion occurred on how quickly a public hearing could be set and what steps would need to be taken before it. Mr. Cort was asked to attend the next working commission meeting to provide more data and to develop findings of fact.

Chair Orvis noted that he had met with county officials about the situation at 1255 Royal Heights Lane. Septic Inspector Thompson provided a copy of her report noting that the septic system was not in compliance with Royalton's ordinance. Paul Widenstrom of the Pine County Sheriff's Office had noted to Chair Orvis that two citations had been received by the property owner and that involvement of the Department of Natural Resources was anticipated. Much discussion ensued about what immediate steps could be taken and how long it would be to effect action. If the property is owned under a contract for deed (as it appears to be), the owner holding that contract should be contacted as well as the individual purchasing/residing on the property. Chair Orvis will follow up with county officials and Zoning Administrator Kemen.

Chair Orvis called a working commission meeting for 6:30 p.m., 4 June 2019, to address ordinance issues, the interim use permit application, and 1255 Royal Heights Lane.

FYI:

The next regular planning commission meeting is 7:00 p.m., Tuesday, 25 June 2019.

At 7:44 p.m., Member Valvoda moved, Member Schneider seconded, to adjourn. The motion carried unanimously.

Respectfully submitted,

Duane P. Swanson, Clerk/Member

Leslie Orvis, Chair/Member

Jeff Schlaeger, Member

Priscilla Schneider, Member

Gary Valvoda, Member