

14 November 2017 Working Planning Commission Minutes

Royalton Township Working Planning Commission Meeting Minutes

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14 November 2017

Approved

6:30 p.m., 14 November 2017, Chair Leslie Orvis convened the Royalton Township working planning commission meeting with members Jeff Schlaeger, Priscilla Schneider, Duane Swanson, and Gary Valvoda present. Supervisor Wayne Olson also attended.

The commission reviewed the map forwarded to the township by the Minnesota Department of Transportation. MnDOT requested that the town review the roads for accuracy and to add important or historical landmarks to it. After return to MnDOT, the township will receive an updated copy. Commission members noted that numerous town roads were marked as county roads, that numerous private roads were marked as town roads, and that Snake River Drive was omitted entirely. Members also noted that the locations of the town hall, the one church and two cemeteries in the township, and the Indian mounds should be added. Clerk Swanson will update the map for review at the next commission meeting.

Chair Orvis called for further discussion on the proposed fence ordinance asking for thoughts on if it were needed at all. The consensus of the commission was that we do need a limited ordinance that established policy for the zoning administrator and the board. Chair Orvis asked that each segment of the draft of 17 October be reviewed. Additional wording was suggested to the preface; paragraphs a-d seemed good as written. Paragraph e engendered much discussion; it was decided to leave as is and not to expand it to be more restrictive. Paragraph f was changed to eight feet (to agree with paragraph e) and to add "open" to chain link. In paragraph g, it was decided to leave screening at six feet. Paragraphs h and i were okay. Much discussion centered on paragraph j with a recommendation for substantial modified wording to clarify its intent to make certain that required screening would work year around. Clerk Swanson was charged with updating the draft per these recommendations. The new draft will be part of these minutes for further review at the next meeting.

Supervisor Olson asked that the commission review the turnaround issue on Eagle Lane. The county refused to accept the proposed filing. Legal counsel formulated numerous questions about the ownership status, legal description, and caretaking responsibilities. Clerk Swanson provided the legal description of Eagle Lane (T-133) as surveyed and filed in 1987. At this time, no

standard language has been provided by counsel. Board and/or planning commission members will inspect the site and report back.

At 8: 00 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

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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 official. 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.

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 ~~six (6)~~ 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.

