

September 25, 2018 Planning Commission Minutes

Royalton Township Planning Commission Meeting Minutes

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25 September 2018

Approved

7:01 p.m., 25 September 2018, 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. Zoning Administrator John Kemen and Road Superintendent Dan Saumer also attended.

Clerk Swanson moved, Member Valvoda seconded, to approve the agenda as printed. The motion carried unanimously.

Member Valvoda read the minutes of the 28 August 2018 regular meeting. Member Valvoda moved, Member Schneider seconded, to approve the minutes as read, with the correction that only one (not both) of the proposed Maple Shores parcels would be less than ten acres. The motion carried unanimously.

Member Valvoda read the minutes of the 28 August public hearing. Member Schlaeger moved, Member Schneider seconded, to approve the minutes as read. The motion carried unanimously.

Member Valvoda moved, Chair Orvis seconded, to approve the minutes of the working commission meeting of 18 September 2018 as distributed. The motion carried unanimously.

Old Business:

Chair Orvis reported on the discussion regarding Wayde Lerbs' interim use permit for commercial mining, noting that numerous members of the public attended and participated in the discussion. Each item identified at the public hearing as requiring more discussion was addressed. Member Valvoda discussed the report prepared by County Assessor Kelly Schroeder on the impact of gravel pit operations on property values. Her study concluded "I do not believe

this indicates the presence of a gravel pit influences market values." Chair Orvis reported on his communications with Kris Larson of the Pine County Soil and Water Conservation District who recommends against doing an environmental impact study because of the cost and time delay and notes that "if you are keeping the impact minimum in terms of the size of the pit and mainly the depth you should not be impacting any of the local wells in the area." Both communications shall be part of the official file on this permit application.

Michelle Oquist and Michael Belland were present as the commission reviewed the results of soil borings on four parcels in the proposed Thomas Belland Estate subdivisions. Zoning Administrator John Kemen recommended approval. Clerk Swanson moved, Member Valvoda seconded, to recommend to the board approval of the boring results and the proposed land subdivisions. The motion carried unanimously.

The final township paperwork for the approval of the LaDez Pangerl Estate subdivision has been filed with Pine County.

There were no updates on levy and equipment funds, on township clean-up day, or on fireproof file cabinets.

New Business:

There were no items of new business.

Chair Orvis set a working commission meeting for 6:30 p.m., Tuesday, 9 October 2018, noting that working on the findings of fact for the Wayde Lerbs' permit and the issues surrounding property size in the Maple Shores Addition will be on the agenda.

At 7:26 p.m., Member Schneider moved, Member Valvoda 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