

August 18 Working Planning Commission Minutes

Royalton Township Working Planning Commission Meeting Minutes

6052 Royalton Road, Braham, MN 55006

Email: royalton@royaltontownship.com -- Website: www.royaltontownship.com

18 August 2020

Approved

6:30 p.m., 18 August 2020, Chair Leslie Orvis convened the Royalton Township working planning commission meeting with members Jeff Schlaeger, Priscilla Schneider, Duane Swanson and Gary Valvoda present. Social distancing was observed.

Chair Orvis called for discussion about the proposal of William Cort to split PID 29035800 into its two original parcels. Several years ago, Mr. Cort had combined two separate parcels into this one. The proposed split would restore the boundaries of the separate parcels, both of which are legal parcels according to the current ordinance. Under current procedures, the split would require a survey. Mr. Cort requests that no survey be required because the boundaries of the two new parcels would be exactly as those before the combination. Commission members expressed support for the proposal but were concerned that explanations be given so that approval would not set a precedent for such requests in the future. Mr. Cort had discussed this proposal with Caleb Anderson of Pine County zoning who would approve this request if Royalton accepts it. Clerk Swanson noted that he had received an e-mail from Mr. Anderson confirming Pine County's opinion. Mr. Cort will appear before the next planning commission meeting to explain this request.

Chair Orvis called for discussion about a policy related to dust control by applying calcium chloride to town roads. The need for a policy emanates from the tests performed over the last several years, particularly on Maple Shores Drive. Clerk Swanson distributed a draft policy following the procedure used by Maple Shores residents and incorporating ideas from several townships around Minnesota. The commission reviewed each phrase in the draft. Discussion points related to which town roads would be potentially eligible for treatment (consensus was that all town roads would be eligible), that the "full width of driving surface" would be determined by the town road superintendent and road supervisor, and that the board reserves the right to refuse any application. Clerk Swanson will incorporate these changes into the draft for further review at the next commission meeting.

As requested at the last planning commission meeting, Clerk Swanson distributed copies of Pine City Township's comprehensive plan to all commission members. Chair Orvis noted that Pine City Township currently has major zoning discussions about riverfront and lakeshore properties.

The commission then considered the issues surrounding the proposed abandonment of a small portion of Riverbed Road west of Linden, as requested by property owner Michael Murphy.

Commission members discussed current road right-of-way, access to the parcels west of the proposed abandonment, the potential requirement that the current two parcels (four lots) owned by Mr. Murphy be combined into one, and the lack of current Royalton Township building

permits for an addition to the residence and construction of a garage on the property. Members strongly suggested that legal counsel be involved before any decisions are finalized.

Clerk Swanson distributed new copies of the town hall rental agreement as approved by the commission and board at their last meetings. No further action is necessary.

A general discussion about the increased use of storage containers followed. Commission members agreed that this issue was worthy of further monitoring but did not feel it approached the level of other issues before the commission, specifically the proliferation of "plastic structures".

Chair Orvis inquired about the status of a proposed solar energy ordinance. Clerk Swanson distributed the draft ordinance dated 17 March 2020. This draft notes two categories of solar projects: individual residential units and a combined category for what is generally termed "solar gardens" and "solar farms". Chair Orvis asked members to review this draft for further discussion at the commission's next meeting.

At 8:15 p.m., Chair Orvis declared the meeting concluded.

Respectfully submitted,

Duane P. Swanson, Clerk/Member

Leslie Orvis, Chair/Member

Jeff Schlaeger, Member

Priscilla Schneider, Member

Gary Valvoda, Member

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