

February 4, 2020 Working Planning Commission Minutes

Royalton Township Working Planning Commission Meeting Minutes

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4 February 2020

Approved

6:30 p.m., 4 February 2020, Zoning Administrator John Kemen convened the Royalton Township working planning commission meeting with members Jeff Schlaeger, Priscilla Schneider, and Duane Swanson present and Leslie Orvis and Gary Valvoda absent. Supervisor Wayne Olson also attended.

Kevin McFerran was present to explain his application for an interim use permit to construct and operate a metal fabrication shop on rural vacant land (PID 290090001) south of the intersection of Canary and Pokegama Lake roads. Mr. McFerran also provided schematics of the building to be constructed as well as topographic maps showing the building layout, potential location of septic system, and lines delineating the 100 year flood plain. The building will include living quarters. Eventually, Mr. McFerran estimates up to 15 vehicles per day and, possibly, up to 10 employees.

Using the miscellaneous requirements in effect for the Kyle Towle interim use permit and the factors required to be considered by the zoning ordinances, the commission discussed factors relating to this application (pages 39-42 of the ordinance). The permit would expire upon change of ownership of the property or business. The business will follow all Federal, State of Minnesota, and local environmental rules and regulations, including those relating to the disposition of hazardous and universal wastes (including oil). One unlighted sign, up to 4 x 8 feet, erected on premises will be permitted. Outside hours of operation will follow the zoning ordinance requirements of 7:00 a.m. to 10:00 p.m. Operations within the building are not regulated. Further discussion of the individual points will be contained in the findings of fact that will accompany this application.

Zoning Administrator Kemen then set a public hearing for 5:30 p.m., 31 March 2020, at the Royalton Town Hall to receive public input into this application. Per requirements of the ordinance, notice of this hearing will be published in the official newspaper, posted on the town bulletin board, and sent to all property owners in the township within one mile of PID #290090001. Commission members thanked Mr. McFerran for his thoroughness and cooperation; he then left the meeting.

The commission considered the submission of Soderstrom Septic to perform septic services for the town. It was noted that this firm had previously provided such services prior to the firm's closure about 2008.

The commission then considered the draft agreement with AT Septic to provide septic inspection services. Each paragraph was considered in turn. The following suggestions were recommended: where appropriate replace "Contractor" with "Inspector" (several situations

require contractor); add an additional point to paragraph 8 noting drain field repair costs of \$150.00; if the inspector requires any subcontract work, it must be approved by the town before engaging the subcontractor. After discussion, the other paragraphs were found to be in order.

The commission then considered the revised legal descriptions submitted after approval of the Pangerl/Nordby land subdivision split. Members asked Clerk Swanson to investigate the genesis of these corrections before any action could be taken on this issue.

At 8:15 p.m., Zoning Administrator Kemen 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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