

# January 15, 2019 Planning Commission Working Minutes

Royalton Township Working Planning Commission Meeting Minutes

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15 January 2019

Approved

6:30 p.m., 15 January 2019, Chair Leslie Orvis convened the Royalton Township working planning commission meeting with members Jeff Schlaeger, Priscilla Schneider, and Duane Swanson present. Also present were Supervisor Wayne Olson, Zoning Administrator John Kemen, Road Superintendent Dan Saumer, Paul Wilkens and Norman Klocke.

Mr. Wilkens and Mr. Klocke updated the commission on the latest developments regarding a proposed land split near Maple Shores. When the road is included in the acreage, both parcels of the proposed split would reach 10 acres (when Mr. Wilkens' smaller parcel is included with the area to the west of Maple Shores Drive). Chair Orvis noted that this issue is really before the board at this time but the consensus was that Mr. Wilkens and Mr. Klocke should write up this proposal, including the legal descriptions and acreages of each parcel and including the requirement that the two parcels to be owned by Mr. Wilkens could not be sold separately, and present this to the board. At this point, Mr. Wilkens and Mr. Klocke left the meeting.

Zoning Administrator Kemen reported that he had extensive conversations with Gene Dagostino about the interim permit for commercial mining issued to Wayde Lerbs. Mr. Dagostino had been supplied copies of the permit and related material filed with the county recorder and expressed opposition to the wording of the additional restrictions. Mr. Dagostino noted that he had received a letter of the public hearing but that he was not able to attend.

Zoning Administrator Kemen also noted that he had had discussions regarding the Thomas Danger property and a proposed land split prior to its sale. The 80-acre parcel contains two separate PIDs, one of which is 0.46 acres. He recommended that the two PIDs be combined and then the proposed split considered, if the property did not sell as one parcel. There appears to be issues with the placement of a building on the west side of the property that belongs to an adjacent landowner. Zoning Administrator Kemen had informed the prospective auctioneer of these concerns.

Supervisor Olson noted that the Wiener property had been cleared of vehicles and junk and that legal counsel had recommended that civil action be deferred. If the property becomes non-compliant within a year, the civil action could be re-instated. The commission asked for counsel's advice on whether or not the township could recoup any of the legal fees from the property owner. Supervisor Olson will seek counsel's recommendation.

Chair Orvis entertained a long discussion on the icy condition of the township's roads. Members have received many complaints. Clerk Swanson read the existing snow and ice policy which essentially limits the use of salt on the town's roads. The township does not have a "grinder" attachment; purchase of one would be approximately \$3,500. Supervisor Olson and Road

Superintendent Saumer will look into the purchase of one as well as into the repair or replacement of a spinner to spread sand and into potential sources of sand and salt at this time.

Chair Orvis noted that the commission's agenda included review of existing town policies. Clerk Swanson was authorized to identify current policies and bring a list to the next meeting for review and prioritization.

At 8:05 p.m., 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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