

# January 5 2016 Working Planning Commission Minutes

Royalton Township Working Planning Commission

January 5, 2015

Approved

6:30 pm

Present: Duane Swanson, Gary Valvoda, Roberta Folkestad, Nancy Dahlin-Teich, Les Orvis

Guests: Wayne Olson, Marshall Pearson and John Kemen.

## Agenda

Signage

Covenant

Miscellaneous

## Covenant

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Discussion ensued regarding how long a covenant remains on tracts of land that have covenant language. Some thought that if this type of document is not filed at courthouse, then the covenant is nonexistent. Today there is one owner in the covenant area in Royalton Township that has been under observation for the last year. Commission noted that possibly there are more items at a particular property located in the development under review.

## Miscellaneous township matters

Roberta Folkestad reviewed recent correspondence sent to the North Hollow

Winery as directed by the township board. This letter advised the applicant that the request for variance was denied due to the 60 day rule. As of this evenings meeting there has not been any

return communication from the variance applicant. Much discussion pertaining to ordinance and what is in place on the topic of signs. Much support for existing ordinance. Ordinance is clear pertaining to the matter of signage.

Regarding excess items on property; this complaint has been resolved but, should there be another complaint from another party, the matter would be reopened. Those present agreed that a definition of "blight" be generated and agreed upon. This definition may require legal consult. Consensus was that definition of blight is an agreed upon future assignment of the township.

Concerning possible Kennel operation in township; noted; the owner is presently residing out of state. Considerations of public health nuisance as a possibility in this case, and discussion of referral to county public health should this situation expand.

Review 60 day rule. Clerk and Zoning Administrator will assure permits and variance requests are either date stamped or that the date received is handwritten on the documents received.

Nancy Dahlin Teich, Recorder

Duane Swanson

Les Orvis

Gary Valvoda

Roberta Folkestad