

July 14, 2020 Working Planning Commission Minutes

Royalton Township Working Planning Commission Meeting Minutes

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14 July 2020

Approved

6:30 p.m., 14 July 2020, Chair Leslie Orvis convened the Royalton Township working planning commission meeting with members Jeff Schlaeger, Priscilla Schneider, Duane Swanson and Gary Valvoda present. Supervisor Wayne Olson and Zoning Administrator John Kemen also attended. Social distancing was observed. Mark Jurek also was present.

Mr. Jurek explained his request for a variance to the zoning ordinance for his property at 15191 Brunswick Road (PID 295091000). He is requesting permission to construct a garage on the northeast corner of his property that would extend to within 20 feet of his north lot line. The ordinance requires a distance of 30 feet. Placing it elsewhere on his lot would interfere with the existing septic system (to the south of the house), the existing well (to the north of the house), or the required second septic site (at the southeast corner). To place it to the west end of the lot would require construction of a curved driveway that would likely interfere with the existing septic system. The commission reviewed each of these issues, trying to find a viable alternative to the variance request. None appeared feasible. Zoning Administrator Kemen endorsed the variance request.

The commission then reviewed the conditions under which a variance could be granted, according to the zoning ordinance: the variance is consistent with the spirit and intent of the ordinance, the existing development on the property inhibits alternative designs for the placement of the garage, the unique circumstances of this lot was not created by the landowner, and the essential character of the locality will not be altered nor will the environment be adversely impacted. Leaving a side setback of 20 feet, while short of the required 30', is the minimum possible to alleviate the hardship.

A findings of fact reflecting these issues will be drafted by the clerk for review at the next regular planning commission meeting and for approval/rejection by the Board of Adjustment and Appeals (the town board) at its next regular meeting. Mr. Jurek then left the meeting.

Chair Orvis noted the next item for discussion was Mike Murphy's request that the town abandon part of Riverbed Road west of the intersection with Linden Road. Chair Orvis noted that Mr. Murphy's request for an addition to his house had been rejected by the Pine County Zoning Board but that it appeared that construction had begun. Any construction would still require a permit from Royalton (Pine County would issue a site permit but a building permit would have to be received from Royalton Township). Chair Orvis contacted Caleb Anderson of Pine County during the meeting for an update. Mr. Anderson confirmed that Mr. Murphy had removed part of the existing deck thereby reducing the square footage sufficiently to make the addition to the house permissible. Town office will contact Building Inspector Marshall Lind to verify that a permit has been secured and, if not, ask Inspector Lind to contact Mr. Murphy.

Until the building issue is settled, Chair Orvis tabled discussion of the road abandonment request.

Chair Orvis then called for discussion about the town hall rental agreement update that was referred to the commission at the last board meeting. The issue surrounded who should decide, with what evidence, and with what procedure should the rental damage deposit be withheld from being returned to the renter. After substantial discussion, the commission felt that changes needed to be made to the rental agreement to make clear that the damage deposit would not be returned until the cleaning service verifies that the hall has not been damaged or does not need extra cleaning above normal use, that photographs of damage need to accompany a recommendation to withhold the deposit, and that the town board would make the final decision about how much of the damage deposit to withhold. The office will draft a revised rental agreement reflecting these issues for review at the next commission meeting.

The commission then had a general discussion about zoning and septic issues, noting that progress had been made on several properties. The fence in the right-of-way on Raspberry Road has been substantially removed, building permits had been issued for numerous new construction or renovation projects, excess vehicles on Bear Claw Drive had been removed, and numerous septic issues had been resolved or were progressing toward resolution. In addition, 17 letters had been mailed to property owners along roads designated for tree cutting with several returns already received.

At 8:10 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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