

# June 16, 2020 Working Planning Commission Minutes

Royalton Township Working Planning Commission Meeting Minutes

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16 June 2020

Approved

6:35 p.m., 16 June 2020, Chair Leslie Orvis convened the Royalton Township working planning commission meeting with members Priscilla Schneider, Duane Swanson and Gary Valvoda present and Jeff Schlaeger absent. Supervisors Wayne Olson and Marshall Pearson also attended. Social distancing was observed. Kevin McFerran also was present.

Mr. McFerran addressed the commission concerning access to his property off Canary Road. It appears that an easement with the neighbors permitting him to use the current access is not attainable. His legal counsel has recommended that a boundary line adjustment be sought with the Gross's. Conflicting survey markers appear to have caused approximately 1/4 acre to be in dispute. Caleb Anderson of Pine County indicated that he would support a boundary line adjustment if Royalton approves. Additional discussion related to the small triangle north of the former route of Canary Road and now south of Pokegama Lake Road. Purchase of that triangle would permit Mr. McFerran to have access to his parcels. Commission members expressed agreement with a boundary line adjustment if one could be concluded. Commission members expressed differing opinions on a formal land split further reducing the size of the already non-conforming small parcel owned by Tom and Karen Gross. Mr. McFerran will pursue a boundary line adjustment. Mr. McFerran then left the meeting.

Supervisor Pearson and Clerk Swanson reported on their consultation with legal counsel Chelsie Troth regarding small plastic buildings. Clerk Swanson distributed the talking points given to Ms. Troth. Her analysis was that Royalton's code of ordinances includes such structures. The code's definition of "building" would appear to cover them; the code's definition of "blighting" leading to a potential reduction of adjoining land values and structures so dissimilar to surrounding ones should support a letter requesting their removal. She encouraged the board to consider composing a letter asking their removal as a first step in an attempt to resolve the issue.

The commission then discussed the letters that had been sent to property owners having excess amount of disabled vehicles. Specifically relating to 4843 Brunswick Road, the commission encouraged Supervisor Pearson and Clerk Swanson to continue to support counsel's recommendations for negotiating this issue and to express support for inclusion of all counsel costs from 2019 and 2020 in any settlement.

Chair Orvis reported that there apparently is no formal motion setting aside funds annually to support purchase of major equipment. He will research further. Supervisor Pearson then expressed his support for a statement in the treasurer's monthly report that notes how much of the existing balance has been set aside for future equipment purchases. Clerk Swanson distributed a spreadsheet showing the history and costs of the major road/lawn maintenance equipment owned by the township. Supervisor Pearson further expressed his opinion that such items as

attorney fees, ground/building maintenance, and major equipment purchases be itemized as part of an annual budget. The commission expressed general support for this concept, recognizing that it was the province of the board to direct the production of such a budget. Clerk Swanson opined that a separate future equipment account (similar to the road/bridge fund, fire fund, and building fund) would be the only way to ensure that monies set aside would be used for their intended purchase. This issue will be on the board's next meeting agenda.

Supervisor Pearson reported on his meetings with Building Inspector Marshall Lind and Pine County Land Director Caleb Anderson. Both meetings had gone well and may result in a more coherent process of communication between them and Royalton Township relating to permits. Mr. Lind is willing to write first letters to property owners who appear not to have requested building/remodel permits for which they are needed. The township will have to supply names and addresses to him. Mr. Lind further agreed to notify Royalton as soon as a permit is issued so that both entities can be aware of its existence. Mr. Anderson apologized if there were misunderstandings about how his office handled zoning permits within the Shorelands District. He reiterated that his office gives site permits only in the Shorelands and puts a sticker on each such permit that informs the permit holder that they need to follow township regulations for receiving building and other permits. It appears that this has not been followed at times in the past and that shoreland residents have received differing information. The commission expressed approval for these revised practices and encouraged Supervisor Pearson to continue both conversations. A letter to all property owners reiterating the permitting requirements was discussed.

At 8:40 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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