

# June 4, 2019 Planning Commission Working Minutes

Royalton Township Working Planning Commission Meeting Minutes

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Approved

6:30 p.m., 4 June 2019, 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, Zoning Administrator John Kemen, and Bill Cort also attended.

Mr. Cort explained his interim use permit application for a retail meat processing facility to be conducted in an existing structure on his property. Commission members explained the process for approval of this application, noting that a public hearing has been scheduled, a notice of the hearing will be posted at the town hall and published in the *Pine City Pioneer*, and that letters regarding the hearing will be sent to landowners of record within one mile of the proposed facility. The commission then went through sections of the ordinance relating to home occupations, performance standards therefor, and factors that the commission must consider in its analysis of the application (as outlined in Section 16 of the zoning ordinance). Among special considerations were compliance with all state, federal, and local regulations (particularly state regulations regarding meat processing and inspections), placement of exterior signage (no off-premises permanent-placed signs and one 4' x 8' outside of the right-of-way but visible from the road (sign may be lighted as long as ordinance restrictions – no glare, etc. – are followed), adequate parking is available at existing site; days/hours will be variable and will be between 7:00 a.m. and 10:00 p.m., a second field driveway already exists, and existing landscaping and screening will be maintained. Interim permits require a specific end date; discussion occurred with the recommended language being “expiring upon change of ownership of the property and/or business” or in accordance with Section 16.1, subdivision 5. Mr. Cort noted that he uses coolers for meat discards so that smells will be limited and will remain acceptable per Royalton’s nuisance regulations. Commission members had no further questions, and Mr. Cort left the meeting.

Chair Orvis updated the commission on the situation at 1255 Royal Heights Lane. After numerous conversations with Zoning Administrator Kemen, representatives of Pine County (including the sheriff’s office), and Building Inspector Marshall Lind, it has been determined that Mr. Lind has the authority to declare the property to be unlivable and can “red tag” it as so. Additional discussions will occur in preparation for recommendations to the board at its June meeting.

Supervisor Olson noted counsel’s recommendations regarding the situation at 1386 Sherwood Street. Additional information will be gathered in order to determine if the property is indeed occupied as a residence.

Chair Orvis called for discussion about a proposed solar energy ordinance. Zoning Administrator Kemen noted that it was his recommendation that the possible installation of a

solar array at a Brunswick Road property could be handled with an accessory permit issued by the township. Further discussion among members suggested the need for a more formal ordinance. The currently-adopted solar energy ordinance for Lent Township was distributed and discussed as a possible model. Members were encouraged to familiarize themselves with that document in order to recommend further action.

Clerk Swanson reviewed the specific changes that Pine County had made to its Subsurface Sewage Treatment Systems ordinance. Members were requested to study them for action at a future meeting. The township must adopt these (or stricter) changes before next April.

At 8:20 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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