

May 12, 2020 Royalton Township Working Planning Commission Minutes

Royalton Township Working Planning Commission Meeting Minutes
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12 May 2020

Approved

6:30 p.m., 12 May 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 also attended. Social distancing was observed. Daniel Berkness, Bill Saumer, Kevin McFerran, and Tom Gross were present.

Chair Orvis introduced the issue of the shared use driveway off Canary Road to Mr. Gross's and Mr. McFerran's property. The driveway is on the Gross property but has been used, with the understanding of all, by Mr. McFerran and previous owners of his property. Mr. McFerran would like to continue use of the driveway for personal purposes but not business purposes. Both parties are agreeable to continue that relationship. Discussion was held about the possibility of ensuring that this use of the property would continue should either owner sell. Easements and adverse possession were discussed. Essentially, this issue is a private one that does not involve the township at this point and should be worked out between the property owners. If the county requires township approval of an eventual easement, the township will weigh in at that time. It does not affect the interim use permit recently approved for Mr. McFerran which denies business access from Canary Road. Clerk Swanson noted that Mr. McFerran had signed the interim use permit and that will be filed with the county after all signatures had been received. Mr. Gross and Mr. McFerran then left the meeting.

Chair Orvis next called for discussion about the easement request of Jerome Effertz to his property south of Apple Road. No action had been taken on this request at the previous meetings of the Planning Commission and Board of Supervisors. Extensive discussion ensued about why an existing easement of 50-foot width exists and that the proposed easement connecting to that one is only 33 feet. Chair Orvis will discuss this issue with Zoning Administrator John Kemen.

Daniel Berkness, realtor, and Bill Saumer presented an updated plan for subdividing Mr. Saumer's 40-acre parcel off Woodland Road. No updated paperwork on the new plan was presented. The new plan would call for four ten-acre rectangular parcels, each with 330 feet road frontage on Woodland. Lot 4, the most southerly, is questionable for its own driveway because of wetlands but that its own driveway remains an option. Lots 3 and 4 may have a shared driveway or an easement permitting access to one through the other. Commission members expressed general approval for the four ten-acre parcels as described and voiced their concerns about shared driveways, which frequently lead to disputes in the future and encouraged discussion with the county land office (and Caleb Anderson) about the possibilities for resolution. Chair Orvis noted that an application for minor subdivision would be needed to authorize the land split. That application would require a survey and, if the parcels were to be

declared buildable, positive septic soil boring tests. Mr. Saumer and Mr. Berkness indicated their understanding of these requirements. Mr. Berkness took an image of page one of the county's land subdivision application. Mr. Saumer and Mr. Berkness then left the meeting.

Chair Orvis then called for a discussion on "plastic shelters" that are being used for housing of animals and as greenhouses. The ordinance appears not to directly address these possibilities. Are they a potentially blighting influence? Do they fall under the ordinance definition of a building? Are they taxed as buildings? Chair Orvis will discuss these issues with Auditor-Treasurer Kelly Schroeder.

Chair Orvis urged members to study the draft solar ordinance of 17 March 2020. Discussion ensued on the desirability for (or not) having solar arrays screened. Does the ordinance's definition of blight enter into this discussion?

At 8:15 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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