

ROYALTON TOWNSHIP PLANNING COMMISSION

Working Meeting, 14 October 2013

Approved

The working meeting of the Royalton Township Planning Commission convened at 7:10 p.m., Monday, 14 October 2013 in the township maintenance building. Members present: Roberta Folkestad, Leslie Orvis, Duane Swanson. Member absent: Nancy Dahlin-Teich.

At the request of the Board of Supervisors, the commission reviewed the status of a conditional use permit application. This issue came to the board's attention because of a possible request for a tower to be proposed for the northwestern part of the township. Member Folkestad distributed a draft of such an application. The current "Application for Site Permit" contains an "Application for Conditional Use/Interim Permit" (pages 4-5). After substantial discussion, the commission agreed to meld certain elements of Member Folkestad's draft into the existing application, specifically the segments relating to other applicants and interested parties, agent/attorney's information, and an expanded office/internal use only section. Member Folkestad was asked to create a new draft, run it by Zoning Administrator John Kemen for his thoughts, and have it ready for consideration of the commission at its regular October meeting.

The second issue to be considered was regularizing the permitting of grain bins and other agriculturally-related structures. Specific issues relate to Section 7 (pages 12-13) of the zoning ordinance and to the definition of "Permitted Uses" (subdivision 2). Commission members reviewed this portion of the existing ordinance with the similar portion of the previous ordinance (dated August 1990). The previous ordinance specifically exempted accessory buildings for agriculture use from the need for a building permit. This exemption was eliminated in the new ordinance, thereby requiring that accessory buildings require a building permit. However, the current ordinance does exempt agricultural buildings from securing a conditional use permit. The term "Permitted Uses" in subdivision 2, section 7 (page 12) refers to the lack of need for a conditional use permit rather than the lack of need for a building permit. Commission members present unanimously agreed with this interpretation of the ordinance.

In order to clarify the intent of the ordinance, Member Folkestad was asked to draft wording for the commission and the board to approve that expresses the intent of the term "Permitted uses" as it relates to building permits and conditional use permits. This statement would reference the

ordinance and delineate its intent as described above. Such a statement would not be a change to the ordinance and would not require any further hearings or filings as would an amendment to the ordinance. The commission would revisit this statement at its regular October meeting for potential adoption and forwarding to the board.

Being no further business, the working meeting closed at 8:40 p.m.

Respectfully submitted,

Duane P. Swanson, Recorder Pro-Tempore

Chair, Leslie Orvis

Member, Nancy Dahlin Teich

Member, Roberta Folkestad