

Royalton Township Planning Commission Meeting Minutes
6052 Royalton Road, Braham, MN 55006
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27 April 2021
Approved

7:02 p.m., 27 April 2021, Chair Leslie Orvis called the Royalton Township regular planning commission meeting to order with Members Jeff Schlaeger, Priscilla Schneider, Gary Valvoda and Clerk Duane Swanson present. Supervisor Wayne Olson, Supervisor Marshall Pearson, Zoning Administrator John Kemen, Road Superintendent Dan Saumer, Septic Administrator Amy Thompson, and members of the public also attended. Social distancing was observed, and masks were worn.

Member Schlaeger moved, Member Valvoda seconded, to approve the agenda as presented. The motion carried unanimously.

Member Schlaeger moved, Member Valvoda seconded, to approve the minutes of 30 March 2021 commission meeting as presented. The motion carried unanimously.

Member Valvoda moved, Member Schneider seconded, to approve the minutes of the 20 April 2021 working commission meeting as presented. The motion carried unanimously.

Old Business:

Clerk Swanson presented draft #2 of a proposed culvert/driveway policy noting that two new paragraphs had been added detailing how permit prices would be established and putting the zoning administrator in charge of the process. Clerk Swanson moved, Member Valvoda seconded, to recommend approval to the board. The motion carried unanimously.

Chair Orvis called for discussion on a proposed zoning ordinance amendment increasing easement width. Member Valvoda expressed concern about future development burdens. By consensus, this issue will continue to be discussed at a working meeting.

Chair Orvis noted Mark Karpe's letter of 20 April detailing his plan for an exotic animal farm and stated that this issue would be reviewed at the next working meeting.

Chair Orvis introduced the draft policy for submitting claims before meetings. After discussion, by consensus, this issue would be reviewed at the next working meeting.

Daniel Berkness was present to introduce a revised survey of lot #1 of William Saumer's proposed land split request. He is seeking approval for only lot #1 of the four lot split. All four lots would have approximately 10 acres and 330 feet road frontage. However, he also noted that Mr. Saumer realized that it might be impossible for the survey to conclude that all four lots meet township requirements and that one lot might have to remain connected to another parcel. Mr. Berkness then noted that each of the four lots had had septic tests done and distributed copies of the inspector's report showing the locations of the test sites on each lot. Supervisor Pearson recommended that each survey include identification of which lot each survey covers and that the septic test sites be

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identified on the survey for that lot. Member Valvoda moved, Member Schneider seconded, to recommend approval to the board of the survey for lot #1 after revised copies had been submitted to the town conforming to Supervisor's Pearson's requirements. The motion carried unanimously.

Dale Heidelberger was present to update the commission on his proposal for a conditional use permit to construct and operate a restaurant on land south of State Highway 70. He reported that a septic inspector had noted the land should perc but that a building design should be submitted before testing. Mr. Heidelberger continues to be in conversation with the state regarding access from State Highway 70 and assured the commission that there are no wetland issues on the parcel where the construction is scheduled to occur. He asked when the 60 day requirement would begin and was told that it begins with a written application requesting a conditional use permit. He noted that he would like the project completed by 1 September in order that staff could remain continually employed.

New Business:

Clerk Swanson moved, Member Valvoda seconded, to recommend approval to the board of Resolution #2021-4 accepting a donation from the Rock Creek Lions for monies for additional wood chips for the playground. The motion carried unanimously.

Chair Orvis set the next working commission meeting for 6:30 p.m., Tuesday, 11 May 2021, and extended an invitation to anyone wishing to attend. Agenda items will include the zoning ordinance amendment, a claims deadline policy, Mark Karpe's animal farm request, Dale Heidelberger's conditional use permit, and potential land splits.

FYI:

The next regular planning commission meeting is 7:00 p.m., Tuesday, 25 May 2021.

At 7:29 p.m., Member Schlaeger moved, Member Valvoda seconded, to adjourn. The motion carried unanimously.

Respectfully submitted,

Duane P. Swanson, Clerk/Member

Leslie Orvis, Chair/Member

Jeff Schlaeger, Member

Priscilla Schneider, Member

Gary Valvoda, Member