

Royalton Township Planning Commission Meeting Minutes
6052 Royalton Road, Braham, MN 55006
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25 May 2021
Approved

7:00 p.m., 25 May 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.

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

Member Valvoda moved, Member Schlaeger seconded, to approve the minutes of 27 April 2021 commission meeting as presented. The motion carried unanimously.

Member Schneider moved, Member Valvoda seconded, to approve the minutes of the 11 May 2021 working commission meeting as presented. The motion carried unanimously.

Old Business:

Chair Orvis called for discussion on a proposed zoning ordinance amendment increasing easement width. Administrator Kemen has suggested some wording changes to clarify the easement question. By consensus, this issue will continue to be discussed at a working meeting.

Mark and Andrea Karpe were present to update the commission on their request for approval of an "alternative livestock" operation, formerly discussed as an exotic animal farm. Some of the information previously given to the commission was incorrect. The Karpes will do a revised plan. They stressed that all fencing, building, and sanitary facilities must meet United States Department of Agriculture and Minnesota Board of Animal Health rules and regulations. This issue will be discussed at the next working commission meeting.

Clerk Swanson presented Resolution 2021-6, a Resolution Adopting a Claims Payment Policy. This draft includes changes suggested at the working commission meeting. Member Valvoda moved, Member Schneider seconded, to recommend approval to the Board. The motion carried unanimously.

Daniel Berkness was present to respond to questions about William Saumer's proposed land split and to seek approval for lots 1 and 4. After questions about the location of septic test sites, particularly on lot #2, Clerk Swanson moved, Member Schlaeger seconded, to recommend approval to the board of the proposed split only for lots 1 and 4, based on surveys of those lots and septic test results, with lot 2 remaining unapproved, and what is shown as lot 3 remaining attached to the main parcel of land to the east. Lot 3 lacks the required road frontage and cannot stand alone. The motion carried unanimously.

LO____ JS____ PS____ DS____ GV____

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 distributed a four-page handout showing a diagram of the lot, exterior views of the proposed structure, and an interior floor plan for the building. He also distributed a schematic showing the Minnesota Department of Transportation's revisions to State Highway 70 to accommodate traffic. Clerk Swanson distributed draft #1 of Findings of Fact regarding the project, which will be modified based on the public hearing and future discussions. The upcoming public hearing on 8 June was discussed.

Chair Orvis called for discussion about Roger Teich's proposed land split. No one was present to update the commission on this request. Chair Orvis deferred discussion to the working commission meeting, with the hope that a representative would attend.

New Business:

Justin and Marta Asher were present to discuss a request for a variance to move an older manufactured home onto property they own in section 11. They explained the difficulties of locating a newer model and stated their request is based on financial hardship. The structure would only be used until a permanent home could be constructed on the property. The Ashers were given a copy of the variance application to review. Clerk Swanson noted that the board has the power to issue variances but that the Minnesota Association of Townships and the League of Minnesota Cities recommend that they be granted very carefully because of their potential precedential value. Chair Orvis stressed the need for secure and definite time lines for the removal of any proposed structure covered by the variance and recommended continued discussion with Administrator Kemen. The working commission will discuss further this request.

Chair Orvis noted that the next working commission meeting would follow the 6:30 p.m. public hearing on 8 June 2021. Agenda items will include the zoning ordinance amendment, Mark Karpe's animal farm request, Dale Heidelberger's conditional use permit, Justin Asher's variance request, and Roger Teich's proposed land split.

FYI:

The next regular planning commission meeting is 7:00 p.m., Tuesday, 29 June 2021.

At 7:30 p.m., Member Valvoda moved, Member Schlaeger 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