

Royalton Township Working Planning Commission Meeting Minutes  
6052 Royalton Road, Braham, MN 55006  
Email: royalton@royaltontownship.com -- Website: [www.royaltontownship.com](http://www.royaltontownship.com)  
8 June 2021  
Approved

7:20 p.m., 8 June 2021, Chair Leslie Orvis convened the Royalton Township working planning commission meeting with members Jeff Schlaeger, Priscilla Schneider, Gary Valvoda, and Duane Swanson present. Zoning Administrator John Kemen, Supervisor Wayne Olson, Sewer Administrator Amy Thompson, and members of the public also attended.

Kyle Bowman was present to seek approval of a land split removing 10.01 acres from PID 290048000 (owned by Theodore Surdey). This parcel is immediately to the north of Mr. Bowman's existing parcel. He distributed copies of a survey by Kroschel Land Surveyors, Inc., dated 28 May 2021, detailing the new and remainder parcels. Zoning Administrator Kemen reported that the survey as presented meets all township requirements, that no soil borings are required because no building is anticipated on the new parcel, and that the new parcel is not landlocked because it abuts Mr. Bowman's existing parcel. The commission's consensus was to recommend final approval at the next regular meeting on the condition that the new parcel be combined into one PID with Mr. Bowman's existing parcel. Mr. Bowman then left the meeting.

Justin and Marta Asher were present to update the commission on their variance request to bring a nonconforming mobile home onto property they own (PID 290126001) on a temporary basis. They distributed a fact sheet showing types of older mobile homes that they would consider acceptable. They would be requesting a five-year variance before the mobile home would be removed. The commission encouraged further discussion and recommended that the Ashers move forward with plans for septic and electrical connections. Marta Asher explained that all their plans were subject to change and that, if prices fell somewhat, they may not wish a variance at all. The Ashers were provided with copies of the ordinance relating to variances. Mr. and Mrs. Asher then left the meeting.

Mark and Andrea Karpe were present to update the commission on their plans for an alternative livestock operation on land off Hummingbird Road. At present, they are looking for housing fur-bearing animals solely. Andrea Karpe showed pictures of the enclosures that would house the animals, stressing that each species had individual requirements, that all were handled humanely, with a good quality of life. Most pens were 10 x 12 x 8, with inside shelters, 24-hour access to food and water (unless specific requirements to the contrary were required for a particular species). Enclosures are cleaned and drained in accordance with best practices and requirements. Perimeter and secondary fencing will be installed as required and will not be visible from Hummingbird Road. Andrea Karpe noted that while breeding will occur, it is not planned to increase the numbers of animals on-site and that babies will be sold quickly. Even though education is a goal, sale of animals will be part of the operation. Supervisor Olson asked that a five-year business plan be submitted, specifically detailing which species were planned. Clerk Swanson questioned if an ordinance change would be required. Mr. and Mrs. Karpe then left the meeting.

Roger Teich was present to update the commission on his two requests for land splits. His first priority is a split of 10.08 acres from PID 290112000. He distributed a survey by Hancock Surveying, dated 27 May 2021, removing 10.08 acres from the existing parcel in order that it could be sold. The survey showed a 66' egress/ingress easement at the south end of the lot, at the junction of Woodland and Wildflower Roads, providing access to the remaining nearly 70 acres. Zoning Administrator Kemen noted that this easement does not conform to township requirements and that the easement needs to be on Mr. Teich's property to the south. Commission members expressed the need for a written statement of approval from the Minnesota Department of Natural Resources permitting Mr. Teich to cross the DNR's

LO\_\_\_\_ JS\_\_\_\_ PS\_\_\_\_ DS\_\_\_\_ GV\_\_\_\_

strip of land paralleling the southern boundary of PID 290112000 and noting that any split of Mr. Teich's property to the south would have to require a combination of the remaining parcel of PID 290112000 into one PID.

Commission members also questioned Mr. Teich about the septic situation on PID 290112000. Zoning Administrator Kemen, Sewer Administrator Thompson, and Septic Inspector Shannon Boettcher had visited with Mr. Teich on the property to resolve competing compliance inspections that had been done earlier. All three agreed that the septic system failed compliance and that it needed to be repaired/replaced. Inspector Boettcher's original compliance inspection had approved the system. Upon review, his opinion was that it failed. Mr. Teich disputed that finding. Chair Orvis noted that before a land split could be approved, the septic situation had to be resolved. Mr. Teich was served during the working commission meeting with a letter reaffirming that the septic system was noncompliant and that the original deadline for repair/replacement remained in force.

During the meeting with the inspectors and Administrator Kemen, Mr. Teich had remarked that septic systems on his two other properties had open pipes that ran out onto the ground. With this admission, systems on those two properties (PID 290133000 and 290110000) were declared imminent health threats by Zoning Administrator Kemen and Sewer Administrator Thompson. Chair Orvis served letters to this effect on Mr. Teich during the working commission meeting setting deadlines for their repair/replacement. Mr. Teich was encouraged to return to the regular monthly meeting to provide an update on the proposed land splits and the septic situations.

Chair Orvis then called for discussion about the public hearing on Dale Heidelberger's request for a conditional use permit for a restaurant/café. Time did not permit a sentence-by-sentence review of the draft findings of fact, but a general discussion confirmed that certain issues needed to be addressed in that document: No alcohol would be served at the café; more details on the meat/cheese/milk/bread sales would be needed; no storage lockers would exist on the premises (except for the one storage building being moved to the property). Signage was an issue that required more study and decisions, especially because it may differ from similar signs approved during earlier conditional use permit applications. Mr. Heidelberger updated the commission on septic discussions. He had been in consultation with Sewer Administrator Thompson about alternative methods of disposal of grease, etc. These will require more study before a decision can be rendered. Mr. Heidelberger noted that he had had discussions with township Building Inspector Marshall Lind and that Bill Becklin was drafting blueprints for Inspector Lind's review. Commission members also noted that the lighting plan would require additional clarification and discussion. Clerk Swanson was instructed to update Draft #1 of the findings of fact before the next working commission meeting.

Chair Orvis set another working commission meeting on the conditional use request for 7:00 p.m., Thursday, 17 June 2021, at the Royalton Town Hall.

At 9:00 p.m., the working commission meeting concluded.

Respectfully submitted,

Duane P. Swanson, Clerk/Member

Leslie Orvis, Chair/Member

Jeff Schlaeger, Member

Priscilla Schneider, Member

Gary Valvoda, Member