

Royalton Township Planning Commission Meeting Minutes  
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29 June 2021  
Approved

7:00 p.m., 29 June 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. Chair Orvis noted that the agenda is very full and that some items may be postponed and that the meeting may run past 7:30 p.m.

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

Member Valvoda moved, Member Schneider seconded, to approve the minutes of the 25 May 2021 commission meeting as presented. The motion carried unanimously.

Member Schlaeger moved, Member Schneider seconded, to approve the minutes of the 8 June 2021 public hearing as presented. The motion carried unanimously.

Member Schneider moved, Member Schlaeger seconded, to approve the minutes of the 8 June 2021 working commission meeting as presented. The motion carried unanimously.

Member Valvoda moved, Member Schneider seconded, to approve the minutes of the 17 June 2021 working commission meeting as presented. The motion carried unanimously.

Old Business:

Discussion of an amendment to the zoning ordinance increasing road frontage was postponed.

No one was present and no new information had been submitted on the alternative livestock proposal of Mark and Andrea Karpe. Chair Orvis recommended that this issue be forwarded to the board for further direction before spending more time on it. By consensus, the commission concurred. [See later in these minutes for additional discussion.]

There was nothing new on the proposed William Saumer land split.

Chair Orvis called for consideration of Dale Heidelberger's conditional use application. Member Valvoda read draft #3 of the findings of fact and decision word-by-word. Mr. Heidelberger noted that the architect is working on building plans and that the sewer designer is drafting septic plans. Asked if he had any objections to the draft or any additions to submit, Mr. Heidelberger said he did not. Clerk Swanson moved, Member Valvoda seconded, to recommend preliminary approval to the board on the conditions that acceptable lighting plans, building blueprints, and septic system design are submitted as required by the draft. The motion carried unanimously.

Roger Teich was present to discuss his land split request for PID 29.0112.000. He submitted no new documentation but noted that he had been working with an attorney to prepare documentation. He asked if

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

he sold his 78-acre parcel (PID 29.0110.000) to Brandon Teich and the parcel split from 29.0112.000 were combined with it into one PID if that would satisfy the commission. Zoning Administrator Kemen opined that it would.

Justin and Marta Asher were present to update the board on their request for a variance to bring an older manufactured home onto their property for a five-year period while they build a residence. Marta Asher noted that they plan to have a septic system and electricity installed along with the construction of a shed. Discussion followed questioning if this proposal qualified for a variance under the existing ordinance; alternative options were discussed. Clerk Swanson stated his opinion that, although he sympathized with the plight of the requestors, the ordinance did not permit a variance in this case because the variance was required to be contingent on the unique qualities of the property. Chair Orvis moved, Member Schlaeger seconded, to recommend approval to the board with the stipulation that the mobile home would be removed within five years. The motion carried 3-2, with Clerk Swanson and Member Schneider voting "Nay". Member Schneider noted her vote was based on the precedent-setting nature of this request.

#### New Business:

Kyle Bowman was present to discuss his request for a land split of 10.01 acres from PID 29.0048.000 (owned by Theodore Surdey) and its attachment to PID 29.0048.001 (owned, in part, by him). He submitted a Kroschel Land Surveyors, Inc., survey dated 28 May 2021 detailing the boundaries of the relevant properties. Because the requested parcel is directly behind Mr. Bowman's existing parcel and will be combined with it, Zoning Administrator Kemen expressed his approval. Because the attached parcel will not have a septic system, no soil borings were required. Clerk Swanson moved, Member Valvoda seconded, to recommend approval to the board with the condition that the new parcel be combined into one PID with Mr. Bowman's current parcel. The motion carried unanimously.

Clerk Swanson submitted proposed Resolution 2021-7, Resolution Authorizing Summary Publication of Ordinance 2021-01. He noted that a summary publication, when approved by the board, is a legal substitute for publishing the entire ordinance. Clerk Swanson moved, Member Schneider seconded, to recommend approval to the board. The motion carried unanimously.

Andrea Karpe was now present and noted that she had additional information to submit, saying that they would request to raise raccoon, bobcat, lynx, and skunk but not wolves or coyotes. She tried to submit a plan but was unable due to technical difficulties. It will be submitted after the meeting.

Chair Orvis called a working planning commission meeting for 6:30 p.m., Tuesday, 13 July 2021.

#### FYI:

The next regular planning commission meeting is 7:00 p.m., Tuesday, 27 July 2021.

At 7:42 p.m., Clerk Swanson 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