

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

7:01 p.m., 30 November 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, Zoning Administrator John Kemen, Road Superintendent Dan Saumer, Septic Administrator Amy Thompson, and members of the public also attended. Supervisor Marshall Pearson joined the meeting via electronic communication.

Member Valvoda moved, Member Schneider seconded, to approve the agenda as presented with the addition of minor subdivision questions from Mac Perry, Avis Pangerl, and Doug Eklund. The motion carried unanimously.

Member Schneider moved, Member Valvoda seconded, to approve the minutes of the 26 October 2021 commission meeting as presented. The motion carried unanimously.

Member Valvoda moved, Member Schneider seconded, to approve the minutes of the 16 November 2021 working commission meeting as presented. The motion carried unanimously.

Old Business:

Discussion of an amendment to the zoning ordinance increasing road frontage and the checklist of zoning items was postponed. The truck requirements issue was deferred until spring. There was nothing new on the proposed Antonson land split; this issue will be removed from the agenda.

Clerk Swanson reported that Andrea Anderson has accepted, in principle, the job of deputy clerk. Details will be completed in the future.

Roger Teich was present to discuss his land split and septic issues. Chair Orvis noted that these would be handled at the board meeting.

New Business:

Gerald and Andrea Plasek were present to discuss their proposed land split for PID 290022000. Mrs. Plasek distributed a certificate of survey from Hancock Surveying, dated 17 November 2021, detailing the split of the approximately 40-acre parcel into two parcels of approximately 27+ and 11+ acres, and showing the locations of soil borings on both parcels. She also distributed a survey, same date, of the 11+-acre and a copy of Pine County's minor subdivision checklist. Zoning Administrator Kemen noted his approval. Clerk Swanson moved, Member Valvoda seconded, to recommend approval to the board. The motion carried unanimously. Chair Orvis thanked the Plasek's for their thorough submission.

Chair Orvis noted the two draft agreements with Pine County for law enforcement and prosecution services and reminded commission members that these had been reviewed at the working meeting. Clerk Swanson moved, Member Valvoda seconded, to recommend approval to the board. The motion carried unanimously.

Realtor Mac Perry presented his proposal for a land split of PID 290068000, noting the difficulties of this parcel, which is bisected by State Highway 107 and the railroad right-of-way. On behalf of the owner, he noted that access to the east portion would be from the turnaround on Eagle Lane, there not being any other road frontage. He noted that preliminary septic evaluation indicated that the site was buildable. Mr. Perry

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was informed that septic tests could not be completed this year and that the site would have to be deemed not buildable until positive tests revealed that it could support a Type I septic system. If these conditions were acceptable to him, he could proceed with a survey. Member Valvoda moved, Clerk Swanson seconded, to recommend to the board that the minor subdivision be approved as unbuildable until proof was received that the east lot would support a Type I septic system. The motion carried unanimously.

Clerk Swanson reported on an e-mail from Avis Pangerl requesting the procedure for receiving permission to remove 20 acres from PID 290234000 and attach it to PID 290238000. Because the parcels are in two separate school districts, but adjoining each other, they cannot be combined into one PID. Clerk Swanson will report to Mrs. Pangerl that a certificate of survey of PID 290234000 will be necessary in order for the 20 acres to be removed. Mrs. Pangerl has contacted legal counsel to develop a restrictive covenant that will bind the 20-acre parcel to PID 290238000. Access to the new parcel will be through the 80-acre PID 290238000, so road frontage and access are not issues. The township does not have to approve the restrictive covenant.

Doug Eklund was present to request the procedure for two minor subdivisions of PID 290334000 and PID 290330000. He proposed to detach approximately 68 acres from PID 290334000 and approximately 10 acres from PID 290333000, the 10 acres to include existing buildings. Road frontage is not an issue on either parcel. Mr. Eklund noted that the sale of the 10-acre parcel would include bringing the septic system into compliance and the installation of a new roof on the dwelling. Chair Orvis noted the procedure for approval would include submission of certificates of survey showing the detailed boundaries of the various parcels. He encouraged Mr. Eklund to work with Zoning Administrator Kemen on the specifics of the proposal. Commission members did not express any reservations to Mr. Eklund's proposals, assuming all the paperwork would be in order.

After discussion, Chair Orvis called a working planning commission meeting for 6:30 p.m., Thursday, 9 December 2021.

FYI:

The next regular planning commission meeting is 7:00 p.m., Tuesday, 14 December 2021.

At 7:35 p.m., Member Valvoda moved, Member Schneider 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