

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)  
19 April 2022  
Approved

6:30 p.m., 19 April 2022, Chair Leslie Orvis convened the Royalton Township working planning commission meeting with Members Jeff Schlaeger, Priscilla Schneider, Duane Swanson, and Gary Valvoda present. Supervisor Wayne Olson, Zoning Administrator John Kemen, Septic Administrator Amy Thompson, Deputy Clerk Andrea Anderson, and members of the public also attended.

Andy Olson, Kris Pearson, and Matt Heggernes were present to discuss ECE's broadband initiative. Mr. Olson distributed handouts, noting that ECE represents some of the most underserved counties in the state. ECE is in the process of submitting grant proposals that will access federal dollars to begin the process of making fiber optic cable available to each customer of ECE in selected areas, including Royalton Township. He gave a brief history of ECE and its service to its customers. Members of the audience questioned Mr. Olson about the costs to both customers and taxpayers. He responded that this project would be expensive, but that ECE could assess no tax on the public and that the only cost to customers would be if they chose to subscribe to fiber-optic service. The current estimate for subscription is \$65.00 per month. After questions about the implementation and timeline, Mr. Olson noted those questions would be answered after the grant had been received and the engineers produced their recommendations. He asked that the town support, via resolution, ECE's grant request and, should the town wish, to contribute a donation to the project. The donation would be in the form of a pledge that would not be collected if the grant were denied. Supervisor Olson asked for a written scope of the project, the total cost for connecting Royalton, and what addresses would be covered. At 7:15, Chair Orvis thanked the representatives for their attendance, who then left the meeting.

Richard, Ron, and Renee Gardner were present to gather information on the procedures to split the 80 acres of PID 290150000 into two forty-acre parcels. They were told that a formal survey of the property would have to be done, that the survey must include the current PID numbers, and that this survey would be reviewed by Zoning Administrator Kemen and the planning commission. Because the rear forty of the parcel would be landlocked by the sale of the front forty, the rear acreage should be connected to PID 290148000. No soil borings would have to be done because no building is anticipated on that parcel and that parcel would therefore be declared not buildable. Septic Administrator Thompson explained the procedure for having the existing septic system inspected and/or replaced.

Zoning Administrator Kemen reported on his review of the situation at 1605 Royal Heights Lane. Pine County zoning director Caleb Anderson had been in touch with him about permanent additions being constructed to two travel trailers on the property. Mr. Anderson said he would be writing a letter to the owners saying that the additions were not permitted and would have to be removed and copying Administrator Kemen. [No such letter had yet been received at the township.] Clerk Swanson reported on previous interactions with the owner of this parcel. The town board was asked to review this property at its annual road inspection, with the recommendation that a letter be sent to the owner noting that the property was in violation of Royalton's ordinances that permits travel trailers to be used only for a period of 60 days, that permanent residences must be at least 980 square feet, and that an approved system for handling sewage must be in place. A copy of said letter should be sent to Mr. Anderson and to the holders of the contract for deed as well.

Zoning Administrator Kemen then asked the board to review the situation at 1702 Royal Heights Lane during its road inspection because it appeared that activity was occurring without permits.

Septic Administrator Thompson and Zoning Administrator Kemen then updated the commission about their review of PID 290215001. The owner has requested a site permit for a primary dwelling but the access to the

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

building location may disturb a wetland. The owner was asked to consult with the county, and potentially, the Department of Natural Resources, to receive information about what was, or was not, possible. When that issue is resolved, the siting of a dwelling and two acceptable septic locations will be addressed.

The commission then reviewed the status of two land splits that had been earlier approved with conditions. Regarding PID, 290244001 it appears that one segment that was supposed to be connected to an adjacent parcel has not been done, thereby creating a potentially land-locked parcel. Similarly, PID 2901120001 was supposed to be connected to PID 290110000 for the same reason, and that appears not to have been done. The board will review these issues to determine possible actions.

The commission discussed at length the issue of impermanent structures. Supervisor Olson distributed sample definitions from various jurisdictions. The issue of a moratorium on such structures was discussed.

Zoning Administrator Kemen then updated the commission on the revision of Royalton's site permit, noting that updates had been made to standardize costs (per board action) and that a drawing of the siting and dimensions should be required as part of the permit application. Clerk Swanson will incorporate these suggestions into a draft for approval by the commission and board.

At 8:35 p.m., Chair Orvis concluded the meeting.

Respectfully submitted,

Duane P. Swanson, Clerk/Member

Leslie Orvis, Chair/Member

Jeff Schlaeger, Member

Priscilla Schneider, Member

Gary Valvoda, Member