

Royalton Township Working Planning Commission Meeting Minutes
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16 August 2022
Approved

6:30 p.m., 16 August 2022, Chair Leslie Orvis convened the Royalton Township working planning commission meeting with Members Jeff Schlaeger, Priscilla Schneider, Duane Swanson, and Gary Valvoda present. Septic Administrator Amy Thompson and Deputy Clerk Andrea Anderson also attended.

Brian Suckey was present to learn the procedures for having a land split. He is interested in purchasing from William Saumer Lot #1 of PID 290244001 and 40 acres of PID 290243000 that adjoin it to the east. Chair Orvis explained that only part of these properties had been surveyed by Hancock Surveying and that the entire 120 acres of PID 290243000 would have to be surveyed as well as the east boundary of lot #1. Chair Orvis noted that the current parcel identification numbers needed to be on the survey. Since lot #1 has had soil borings and any building would occur on the current Lot #1, it would not be necessary to have soil borings on the 40-acre parcel. Mr. Suckey was encouraged to share the certificate of survey with Zoning Administrator John Kemen before the regular August meeting in order to have any omissions addressed before the meeting. Mr. Suckey realized that Lot #3 carries PID 290244001, but Chair Orvis explained that would not hinder his projected purchase. It was noted that the remainder of PID 290243000 would still be owned by Mr. Saumer and would be adjacent to Mr. Saumer's other property, thereby not causing it to be landlocked at this time. Any future sale of either parcel of Mr. Saumer's would require the potential landlocked issue to be addressed. Mr. Stuckey left the meeting.

Ken and Cheryl Johnson Southorn were present to request what had to be done to the septic system at 54922 Elmcrest Avenue (PID 290377000). Mrs. Southorn noted that she had recently sold that parcel to her daughter, that the existing dwelling is not habitable, that the parcel does have a mound system on it, and that the family is currently deciding what to do with the property. Septic Administrator Thompson noted that the existing system, constructed in 2000, should be inspected for compliance with existing standards. Because the house is not currently used, there is less urgency in resolving this issue. After discussion, it was concluded that she would visit the property and do a cursory appraisal of the system, share those results with the owners, and discuss future steps. She assured Mrs. Southorn that because they had attended this meeting and remain in discussion, any future action by the township would not be taken without prior consultation. Mrs. Southorn then asked for the procedures should the sale of another parcel be consummated. Administrator Thompson gave her a list of excavators, designers, and pumpers active in the Pine County area, said a design would have to be submitted to and approved by her, and a new system installed. Mr. and Mrs. Southorn left the meeting.

The meeting then considered the septic situations on PID 290220000 (8623 Woodland Road) and 290133000 (11367 Wildflower Road), both owned by Roger Teich. Administrator Thompson had visited both sites to inspect the progress in installing new systems on both parcels. Work was to have been done by 27 June 2022 in order not to incur daily penalties. At its June meeting the board noted progress had been made and temporarily delayed imposition of penalties until its July meeting. Recent inspections by Administrator Thompson noted that the mound at 11367 Wildflower did not meet the designer's specifications, that it was not covered properly, and that it appeared to be leaking. She also noted that the system at 8623 Woodland appeared not to meet the designer's specifications but that it appeared not to have been used yet. The consensus of the commission was to recommend to the board that the penalties for noncompliance be instituted for both parcels beginning with 31 August 2022. In addition, it was noted that the existing manufactured home on 11367 Wildflower had not been inspected for compliance with existing building code standards. The commission, by consensus, recommended that no land subdivisions of PID 290133000 be approved until these issues are satisfactorily resolved.

Administrator Thompson reported on the situation at 5027 Brunswick Road (PID 290174000). A septic

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permit application and a design for a new system has been submitted. After reviewing the application and design, Administrator Thompson had questions for the commission to consider. After last fall's initial installation of a tank for clear water only, it now appears that the new system incorporates that tank into the proposed design. No explanation of where the clear water will go has been given. After discussions with the MPCA, Administrator Thompson was advised not to approve any application until her questions had been satisfactorily answered. The township building inspector had not been allowed on the property to determine where the clearwater is actually coming from or going to. After discussion, the commission recommended that Administrator Thompson contact Zoning Administrator John Kemen and building official Andy Schreder and conduct a site visit.

Administrator Thompson then discussed the septic situation at 11823 Country Drive (PID 290236002). A positive septic compliance inspection had been filed with the township, but noting that multiple cracks existed on the bottom of the first tank. A query to the inspector/excavator brought an incomplete response to whether or not the cracks were leaking. Administrator Thompson recommended that a letter to the maintainer be sent requesting further explanation of how the tank was determined not to be leaking. The commission agreed with that course of action.

In response to the board's directive, Chair Orvis then called for discussion of whether or not to return septic inspections to Pine County. After discussion, he asked each attendee to vote, yea or nay. In turn, each attendee voted to recommend that the township retain the septic inspections currently under its jurisdiction.

Chair Orvis noted that a resident had proposed establishing an existing barn on PID 290374000 as a possible wedding venue. Zoning Administrator Kemen has been in contact with the requestor, but no paperwork has been received. The commission discussed size of lot, parking requirements, health requirements, and the closeness of the barn to the existing road as issues that would need to be addressed in any conditional/interim use permit.

Chair Orvis then noted that a non-resident had asked the township's requirements for a short-term home vacation rental, possibly using an Airbnb franchise. Zoning Administrator Kemen has been in contact with the proposer. The commission discussed the nature of vacation home short-term rentals, noting that Pine County has a policy governing them. Clerk Swanson shared Chisago County's ordinance covering such establishments. Members were asked to study issues surrounding this possible proposal.

Clerk Swanson reported that, within the last week, he had been informed of three instances where running dogs had inflicted damage on neighbors or neighbor's property: One resulted in roosters being killed, one resulted in a person's shirt being torn, and a third resulted in the property-owners' dog being harassed. Members were asked to review the dog control section of Royalton's ordinance.

At 8:36 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