

Royalton Township Planning Commission Meeting Minutes
6052 Royalton Road, Braham, MN 55006
Email: royalton@royaltontownship.com-- Website: www.royaltontownship.com
25 July 2023
Approved

7:01 p.m., 25 July 2023, 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 Marshall Pearson, Septic Administrator Amy Thompson, Road Superintendent Dan Saumer, Deputy Clerk Andrea Anderson, and members of the public also attended. Supervisor John Graham joined the meeting via electronic means.

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

Member Valvoda moved, Member Schneider seconded, to approve the minutes of the 27 June 2023 regular commission meeting as presented. The motion carried unanimously.

Member Schneider moved, Member Valvoda seconded, to approve the minutes of the working planning commission meeting of 18 July 2023 as presented. The motion carried unanimously.

Old Business:

Chair Orvis presented a revised draft of the flow chart for the permit process for accessory building permits, noting that it had been revised based on discussion at the working meeting and that Zoning Administrator John Kemen had approved the most recent draft. Member Valvoda moved, Member Schneider seconded, to forward the draft to the board with recommendation for approval. The motion carried unanimously.

Chair Orvis reported that ordinance revisions on short-term rentals and campgrounds were still in the process of consideration. He noted that a no smoking policy update seemed to be heading toward recommending that a designated smoking area be located outside the building with appropriate receptacles for waste.

Daniel Smith was present to request additional information about the letter sent to him about the oversized sign that he has erected in the road right-of-way on his property at 110 Greeley Road. Currently, it is more for advertising purposes than for customer location of his business. The sign is embedded in concrete. Chair Orvis explained the ordinance requirements for distances from property lines and size requirements. Mr. Smith expressed his willingness to work with the commission and Administrator Kemen; Chair Orvis noted that discussions can continue as to a correction timeline. Mr. Smith departed the meeting.

There were no updates on the mobile home exchange on Royal River Road.

New Business:

Chair Orvis is waiting on responses about a potential sale of the township gravel pit.

Richard Hultman was present to discuss his request to add square footage to the nonconforming, undersized PID xxxxx (xxx Clint Road). Currently, the parcel would likely not be able to handle a second septic site. Chair Orvis noted that any additional footage that would make the parcel less nonconforming would likely be favorably received by the commission if Septic Administrator Thompson approved. Mr. Hultman left the meeting.

Joe Zappa was present to introduce himself and explain his possible purchase of existing greenhouses in the

LO____ JS____ PS____ DS____ GV____

township in which to grow cannabis. All state guidelines for licensure would be met or exceeded. He did not request approval from the commission at this time but did want to get the commission's sense on the issue. Chair Orvis explained that because this enterprise would be legal in Minnesota his feeling was that deliberations should continue. Although members of the commission and the public may have differing opinions on the cannabis issue, no voices were raised in opposition to Mr. Zappa's plans. Clerk Swanson noted that the ordinance provisions about a conditional/interim use permit are available online and Chair Orvis encouraged Mr. Zappa to review those requirements and timelines. Mr. Zappa noted that his proposal is for growing, manufacturing, and packaging of the product. It would not include retail sales. Fencing, security, and surveillance would all be part of his requirements to protect his business as well as his neighbors. He expressed his desire to be part of the process and encouraged questions as discussions continue. Chair Orvis thanked Mr. Zappa for his presentation.

Chair Orvis called the next working commission meeting for 6:30 p.m., 8 August 2023.

FYI:

The next regular planning commission meeting is 7:00 p.m., Tuesday, 29 August 2023.

At 7:29 p.m., Clerk Swanson moved, Member Valvoda 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