

**MINUTES  
OF  
ROYALTON TOWNSHIP PLANNING COMMISSION MEETING  
June 25, 2024 – 7:00 p.m.  
6052 Royalton Road, Braham, MN 55006**

Chair Les Orvis called the meeting to order at 7:00 p.m.

Members present were Gary Valvoda, John Graham, and Priscilla Schneider. Also present were members of the public.

**Motion** by Member Graham to approve the agenda as presented. Second by Member Schneider. Motion carried 4-0.

**Motion** by Member Schneider to approve the Minutes of the May 28, 2024 regular commission meeting. Second by Member Graham. Motion carried 4-0.

**Motion** by Member Valvoda to approve the Minutes of the June 18, 2024 working commission meeting. Second by Member Schneider. Motion carried 4-0.

**OLD BUSINESS**

The March 4, 2024 meeting minutes were not included with meeting materials so were not approved at this time.

Administrative Citation Ordinance:

Administrative Citation Ordinance will be discussed at the next working commission meeting.

Short Term Rentals Ordinance:

Short Term Rentals Ordinance will be discussed at the next working commission meeting.

Proposed Campground Ordinance:

Proposed Campground Ordinance will be discussed at the next working commission meeting.

Industrial Cannabis Moratorium:

Discussion was held regarding a proposed Industrial Cannabis Moratorium. It was noted the commission has discussed and studied this topic for 11 months. A roll call vote was called by Chair Orvis to see if commission members recommend an Industrial Cannabis Moratorium be sent to the township supervisors: Member Valvoda/Aye; Member Schneider/Nay; Member Graham/Nay; Member Orvis/Nay.

A roll call vote was called by Chair Orvis on whether the planning commission considers cannabis to be an agriculture product since it is grown in a greenhouse: Member Schneider/Aye; Member Graham/Aye; Member Orvis/Aye; Member Valvoda/Nay.

A roll call vote was called by Chair Orvis to determine if the township should deny Tom and Laura Martin from selling their property to a cannabis business: Member Valvoda/Aye; Member Schneider/Nay; Member Graham/Nay; Chair Orvis/Nay.

Member Valvoda stated he talked to Pine County Auditor-Treasurer Kelly Schroeder about a spreadsheet she has regarding the odor from Luoma Egg Ranch in Finlayson and how it may affect nearby properties.

Discussion was held regarding zoning requirements that the township could enforce upon Erba (i.e. signage). Joe Zappa, CEO of Erba, stated there will be no signage and he is planning to employ approximately 20 people; cannabis harvesting was also discussed.

Member Valvoda stated the township should be able to enact reasonable rules for this business. A question was asked if Erba was going to contract with the Pine County Sheriff's Office for extra patrol due to unforeseen trouble; Mr. Zappa stated this was not necessary. Member Valvoda reiterated his concern of the potential for criminal activity in the community. Laura Martin shared her concerns about alcohol and drug use at Little Walleye Landing; Martin feels there will be less of a safety issue at Erba because of the amount of security they will provide. Mr. Zappa again stressed his desire to work with the township and local residents to make sure it is a safe environment.

Chair Orvis asked the planning commission if there should be further discussion about an industrial cannabis moratorium or if what they have learned is sufficient. A roll call vote was called by Chair Orvis if the planning commission has adequately heard what they need to about industrial cannabis to make an informed decision: Member Schneider/Aye; Member Graham/Aye; Member Orvis/Aye; Member Valvoda/Nay.

Elimination of MN State Building Code:

Elimination of the MN State Building Code is tabled until the July working planning commission meeting.

**NEW BUSINESS**

Member Graham brought up questions from Braham Fire Chief Ross Benzen regarding fire districts overlapping. **Motion** by Member Graham to forward fire district discussion to the board. Second by Member Valvoda. Motion carried 4-0.

Upcoming Meetings:

Chair Orvis set the next working planning commission meeting for Tuesday, July 16, 2024 at 6:30 p.m.

The next regular planning commission meeting will be Tuesday, July 30, 2024 at 7:00 p.m.

With no further business, at 7:30 p.m. Member Graham motioned to adjourn the meeting. Second by Member Schneider. Motion carried 4-0.

Respectfully Submitted,

Les Orvis, Chair/Member

Gary Valvoda, Member

Priscilla Schneider, Member

John Graham, Supervisor/Member