

Royalton Township - Planning Commission **Working Meeting Minutes**
January 14, 2025 Royalton Township
6052 Royalton Road Braham, MN 55006

Chair Johnson called meeting order at 6:35pm

Members present were Jessica Johnson, Gary Valvoda(Remotely via Teams), John Graham and Doug Stanger. Member Gordy Nordby was absent. Also present was Septic Inspector Amy Thompson and Zoning John Kemen.

Several members of the public in attendance.

Landsplit 12014 Brunswick

Discussion on final survey sketch provided from Joseph Pates as the final survey is determined to meet the 10 acres requirement for both lots as approved by the board. John Kemen has been in communication with Mr. Pates and advised the planning commission that Mr. Pates intends to provide an updated survey at the next meeting that will meet the required 10 acres. We'll discuss again at the next meeting.

MN Building Code Removal

Discussion on checking the status of the attorney review as it's been a couple of months since the board approved to pass along to the attorney. Member Johnson to follow up with the clerk.

Cannabis - Citizen ordinance proposal

The commission we through the proposed ordinance line for line. In reviewing the definitions section it was determined that the vast majority of the listed descriptions were references to state statutes, various laws and or items that should be listed under Authority & Jurisdiction verses definitions. Additionally, most items are covered in Minn. Chapter 342. It was agreed that the "Industrial Use" definition should be updated to include industrial crops. More research is warranted for Water usage and meters to appropriately write around this topic. We agreed on the need for an accurate definition on Mixed Lighting - Member Stanger volunteered to research this topic further.

Moving into the performance standards; Outdoor cultivation discussion on the minimum of 40 acres as to if that is a standard and if sufficient. Further discussions needed at next working meeting. Fencing; questions around the requirement of at "least 8 feet" verses what the townships current fence ordinance mandates along with the solar ordinance in reference to fencing. This led to Mr Zappa -member of the public sharing his concerns on this requirement and his earlier conversations with Zoning Administrator John Kemen on fencing. Mr Zappa was reminded of the working meeting rules by Member Stanger to not interject during meetings. Member Johnson advised the agenda was to complete a detailed analysis of the proposed ordinance to allow for the next working meeting to be more productive by focusing on remaining items in question from this week including obtaining clarification on the fencing requirements. The commission agreed on taking a closer look at the zoning

designations and possibly write an addendum to the townships zoning ordinance on cannabis business uses.

Proposed next working meeting to be January 21, 2025 at 6:30

Chair Johnson adjourned the Working Meeting at 8:33pm

Respectfully Submitted,

Member/Chair Jessica Johnson

Member Gary Valvoda

Member/Supervisor John Graham

Member Gordy Nordby

Member Doug Stanger