

August 28, 2018 Planning Commission Meeting

Royalton Township Planning Commission Meeting Minutes

6052 Royalton Road, Braham, MN 55006

Email: royalton@genesewireless.us -- Website: www.royaltontownship.com

28 August 2018

Approved

7:04 p.m., 28 August 2018, Chair Leslie Orvis called the Royalton Township regular planning commission meeting to order, with Members Jeff Schlaeger, Priscilla Schneider, Duane Swanson, and Gary Valvoda present. Zoning Administrator John Kemen, Road Superintendent Dan Saumer, and Deputy Clerk Roberta Folkestad also attended.

Member Schlaeger moved, Member Valvoda seconded, to add to the agenda Dan Erhart's property on Maple Shores and the Belland Estate land subdivision and to approve the agenda as printed. The motion carried unanimously.

Member Valvoda read the minutes of the 31 July 2018 regular meeting. Member Schneider moved, Member Valvoda seconded, to approve the minutes as read. The motion carried unanimously.

Member Schlaeger moved, Member Schneider seconded, to approve the minutes of the working commission meeting of 7 August 2018 as distributed. The motion carried unanimously.

Old Business:

Chair Orvis noted that a public hearing on the Wayde Lerbs interim use permit had been held immediately prior to this meeting, that numerous questions had been posed, and that additional work will be done at the next working commission meeting.

Michelle Oquist and Michael Belland were present to update the commission on the Belland cartway and proposed land subdivisions of the Belland estate properties. Mrs. Oquist noted that she had been in further discussions with County Assessor Kelly Schroeder. What was thought to be a public cartway is essentially a private drive. It had been recommended to her that access to

proposed lots 5 and 6 (off the drive) could be deeded by existing property owners, allowing the drive to remain as is. She requested that the commission and board consider this to be a formal request to approve the subdivision. She acknowledged, and the commission concurred, that soil borings would need to be done before the town or county would approve the subdivisions.

Sherri Pangerl Anderson was present to update the commission on the Ladez Pangerl Estate subdivision request. The board had previously approved the subdivision noting that one parcel was unbuildable due to acreage and that another parcel had not had acceptable soil borings. The town has now received certification from Jones Construction Services that the parcel in question would not support a Type I sewer system but would support a Type III system. Clerk Swanson moved, Member Schlaeger seconded, to recommend to the board to approve this request with the proviso that the 10-acre parcel is not buildable until Royalton Township Septic Inspector Amy Thompson and County Assessor Kelly Schroeder certify that an acceptable septic system can be constructed on the parcel. The motion carried unanimously.

There were no updates on levy and equipment funds, on township clean-up day, or on fireproof file cabinets.

New Business:

Member Schlaeger noted that the Dan Erhart property on Maple Shores has potential buyers. The property currently has one PID and is bisected by Maple Shores Drive. If each parcel is sold separately, both will be under the ten-acre minimum requirement. Before considering this request, the commission needs to know if the property in question is part of the Maple Shores subdivision or, is legally one or two parcels. County Assessor Kelly Schroeder will be contacted regarding the status of the property.

Chair Orvis set a working commission meeting for 6:30 p.m., Tuesday, 18 September 2018.

At 7:32 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