

October 30, 2018 Planning Minutes

Royalton Township Planning Commission Meeting Minutes

6052 Royalton Road, Braham, MN 55006

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

30 October 2018

Approved

7:04 p.m., 30 October 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. Road Superintendent Dan Saumer also attended.

Member Valvoda moved, Member Schneider seconded, to approve the agenda as printed. The motion carried unanimously.

Member Valvoda read the minutes of the 25 September 2018 regular meeting. Chair Orvis noted that Member Valvoda also should receive credit for working with the Pine County Soil and Water Conservation District on the hydrology concerning the sand/gravel pit interim use permit. Member Valvoda moved, Member Schlaeger seconded, to approve the minutes as read. The motion carried unanimously.

Member Schneider moved, Member Valvoda seconded, to approve the minutes of the working commission meeting of 9 October 2018 as distributed. The motion carried unanimously.

Old Business:

Chair Orvis reported on Wayde Lerbs's interim use permit for commercial mining, thanking the public and members for their study and involvement in this issue. He noted that Clerk Swanson had drafted a "Findings of Fact and Decision" in accordance with past committee and public hearing discussions and that the commission needed to finalize a recommendation to the board. Member Valvoda moved, Clerk Swanson seconded, to approve the findings of fact with two grammatical corrections (Wayne to Wayde) and to recommend approval to the board. The motion carried unanimously.

Member Schneider reviewed the issues relating to two parcels adjacent to Maple Shores that are currently in one PID but that are bisected by Maple Shores Drive. Her research has shown that the township owns that portion of Maple Shores Drive and therefore, if the parcel were to be divided, neither of the resulting parcels would meet the ten-acre minimum requirement. Prospective buyers of these parcels were present to express their interest and to ask for the commission's thoughts on the issue. Much discussion ensued, including the possibility of setting precedents by approving these potential requests. The parcel would have to be surveyed with appropriate septic tests done to ensure that each site is buildable. It appears that a request for minor subdivision needs to be filed, followed by a variance request from the Royalton ordinance's minimum acreage requirement. By consensus, the commission will await further instructions from the board before proceeding with its investigation into this matter.

The issues of levy and equipment funds and fireproof file cabinets were tabled as no activity had been done.

New Business:

There were no items of new business.

Chair Orvis set a working commission meeting for 6:30 p.m., Tuesday, 20 November 2018, noting that the issues surrounding property size near the Maple Shores Addition will be on the agenda if so instructed by the board.

At 7:30 p.m., Member Valvoda moved, Member Schlaeger 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