

Royalton Township Working Planning Commission Meeting Minutes
6052 Royalton Road, Braham, MN 55006
Email: royalton@royaltontownship.com -- Website: www.royaltontownship.com
16 March 2021
Approved

6:35 p.m., 16 March 2021, Chair Leslie Orvis convened the Royalton Township working planning commission meeting with members Jeff Schlaeger, Priscilla Schneider, and Duane Swanson present, and Gary Valvoda absent. Zoning Administrator John Kemen and Septic Inspector Amy Thompson also attended. Social distancing was observed and masks were worn.

Chair Orvis called for discussion about Roger Teich's questions regarding a possible land split. Mr. Teich had attended the January meeting and requested the commission study the access requirements for a possible split. No paperwork has been received giving specific details about the proposal. Clerk Swanson distributed a printout from Beacon showing the location of the parcel and the Department of Natural Resources easement along the entire southern boundary of the parcel. Without specific details on potential split lines, the commission was unable to make specific recommendations. However, access to the western part of the parcel needs to be maintained with any proposal. This access might be accomplished with a shared driveway, although that has a tendency to lead to future problems if either parcel is sold. Any new parcels would require a 330-foot road frontage. If access or frontage involves the DNR easement, either by utilizing it or crossing it, a written statement of approval from the DNR must be received by the landowner/requestor and a copy presented to the township. Septic Inspector Thompson noted that she had been contacted by a realtor relating to the potential sale of this parcel. Inspector Thompson explained to the realtor that the township had declared the existing septic system to be noncompliant in accordance with the township zoning ordinance and provided the realtor with related documentation to the noncompliance. The commission concluded discussion, noting that a written plan from the requestor must be received before any further action can occur.

Zoning Administrator Kemen then asked for discussion about Dale Heidelberger's possible use of land south of State Highway 70 for a new restaurant. No written request or detailed plans have been received; therefore, specific recommendations are unable to be made. Clerk Swanson distributed a printout from Beacon showing the location of the parcel. The commission had a general discussion, noting that the parcel in question had been sold as agricultural so that no soil borings or septic analysis had been done. The commission recommended that this be among the first steps to be accomplished. Septic Inspector Thompson reviewed state-mandated requirements for restaurants, noting that the number of seats and activities anticipated for the site will influence the types of septic systems deemed acceptable. An operating permit would eventually be issued by the Septic Inspector. Depending on the complexity of the septic system required, an advanced designer may have to be involved. External grease traps, pre-treatment in tank lines, and/or special collectors for blood (if butchering is involved) may be required. Any system must be designed to handle a significant amount of water, again based on the number of seats (30 gallons per day per seat), number of employees, hours of operation, and types of activities. Chair Orvis thanked Inspector Thompson for her review of the requirements.

The commission then reviewed a number of other issues that such a proposal may engender. Would the request require a conditional use permit or would an interim use permit be sufficient? The consensus appeared to be that a conditional use permit would be better because of the likely permanence of the structure as a restaurant. Acreage of the restaurant and parking lot would have to be determined. The location would require both a main and an alternate septic site with positive PERC tests. Would a paved parking lot be required? Entrance would be required off State Highway 70 (the state would determine if

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access could be from the existing bypass lane); no access off Apple Road would be permitted. The preceding list of questions was not intended to be exhaustive. The commission concluded discussion, noting that a written plan from the requestor must be received before any further action can occur.

Zoning Administrator Kemen recommended an update to the town zoning ordinance, specifically requiring all lots with dwelling units to front on a year round maintained public road or have a 66-foot easement to such a road (current language calls for a 33-foot easement). Chair Orvis asked Clerk Swanson to draft such language for consideration at the next commission meeting. A public hearing will be required on such an ordinance amendment.

Clerk Swanson distributed a table of known, existing operating policies of the township. The commission reviewed each of the twelve policies, when they were adopted, and if they should be updated. The commission recommended that the Royalton Township Driveway and Culvert Policy (adopted in 2011) be revised and put into a form compatible with the other policies. The commission recommended removing the option for individuals to purchase culverts through the township for private use because of the sales tax implications. Clerk Swanson will draft a resolution relating to an updated policy for discussion at the next commission meeting. All other policies were found to be current.

At 8:15 p.m., the meeting concluded.

Respectfully submitted,

Duane P. Swanson, Clerk/Member

Leslie Orvis, Chair/Member

Jeff Schlaeger, Member

Priscilla Schneider, Member

Gary Valvoda, Member