

Royalton Township Planning Commission Public Hearing Minutes  
6052 Royalton Road, Braham, MN 55006  
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8 June 2021  
Approved

6:30 p.m., 8 June 2021, Zoning Administrator John Kemen called to order the duly posted and published hearing, noting that notice of the hearing had been mailed to 88 landowners within approximately one mile of the proposed construction. Members present: Leslie Orvis, Priscilla Schneider, Jeff Schlaeger, Duane Swanson, and Gary Valvoda. Also present were supervisors Wayne Olson and Marshall Pearson, Sewer Administrator Amy Thompson, Applicant Dale Heidelberger, and approximately 33 members of the public. Social distancing was observed. The pledge of allegiance was recited.

Administrator Kemen declared the purpose of this public hearing was to receive testimony on the conditional use permit application of Dale Heidelberger to construct and operate a restaurant/café on 19 acres of vacant land (PID 29.0274.000), south of State Highway 70, Pine City, Minnesota, and across from his auction house complex. He also explained the difference between a conditional use permit (CUP) and an interim use permit (IUP). The latter is basically for home-based businesses while the former is for purely commercial establishments. If land on which a CUP is sold, the CUP requires that it remain as originally constituted unless the owner applies to the township for changes. The CUP will be accompanied by findings of fact that will establish rules and guidelines for the operation of the business. He summarized Mr. Heidelberger's application thusly: Construction and operation of a small, family-style restaurant, with no alcohol, operating between 6:00 a.m. and 7:00 p.m. Hours of operation would not be extended during special events like Mr. Heidelberger's auctions or rodeos. There would be no special events (like bingo). The restaurant will also house a space for a self-service meat counter, but no meat processing would occur on-site. All cutting and packaging of meat will be contracted remotely and all will be federally inspected as required by law. No storage units will be constructed on, or moved onto, the property. Mr. Heidelberger noted that all of Administrator Kemen's statements were correct.

Mr. Heidelberger then showed drawings of the proposed structure, noting that it would have a stud wall, with a ten-foot overhang. He had measured the distance from the building to the property west as 1950 feet and noted that a double row of trees existed on his property to the west to shield the structure from view.

Administrator Kemen called for comment from the public. Doug Stanger expressed his support for the project only if access from Apple Road was not permitted. Mr. Heidelberger explained that no Apple Road access to the restaurant property will be permitted but that an existing field access from Apple Road would remain. He noted that the Minnesota Department of Transportation had established conditions under which access to the property from State

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Highway 70 would be granted, including the upgrading of turn lanes, the installation of culverts, and appropriate ditching to eliminate ponding of water in the ditches. The driveway must be immediately across the highway from the existing driveway to the auction complex. The actual facing of the structure may be altered depending on decisions relating to septic systems and parking but that MnDOT had no problem with that. He also noted that Rydbergs would be doing the construction. Mr. Heidelberger provided the township with a copy of the specifications mandated by MnDOT.

Member Orvis stressed that nothing can be changed from the original design without reopening the permitting process.

Kevin Bennett noted that Mr. Heidelberger is a great asset to the community.

Member Valvoda read the five written submissions that had been received by the township regarding this hearing: Carol Gaard expressed concern that Raspberry Road was already very dusty and that increased traffic would make it more so; she suggested that it be paved. Jill Borgstrom expressed concern about increased traffic, the safety of children in the area, the possibility of increased theft, and additional commercial development resulting in loss of residential appeal. Kirtis and Melissa Wiener expressed total support for the project, stressing Mr. Heidelberger's business management skills. Tricia and Curtis Gariepy expressed opposition citing additional traffic and more industrial development. Doug Stanger expressed his support as long as no access existed from Apple Road.

Administrator Kemen asked for any final comments. Linda Cobb expressed her support for the café. Member Orvis thanked all for coming.

At 7:10 p.m., Administrator Kemen adjourned the public hearing.

Respectfully submitted,

Duane P. Swanson, Clerk

ATTEST:

\_\_\_\_\_, John Kemen, Zoning Administrator  
\_\_\_\_\_, Leslie Orvis, Planning Commission Chair  
\_\_\_\_\_, Jeff Schlaeger, Planning Commission Member  
\_\_\_\_\_, Priscilla Schneider, Planning Commission Member  
\_\_\_\_\_, Gary Valvoda, Planning Commission Member