

Royalton Township Working Planning Commission Meeting Minutes
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16 November 2021
Approved

6:30 p.m., 16 November 2021, Chair Leslie Orvis convened the Royalton Township working planning commission meeting with members Jeff Schlaeger, Priscilla Schneider, Duane Swanson, and Gary Valvoda present. Supervisor Wayne Olson, Zoning Administrator John Kemen, Septic Administrator Amy Thompson, and members of the public also attended.

David Antonson and Bryan Antonson were present to update the commission on their request to determine the feasibility of a land split for PID290061007. Chair Orvis reported that it would require a variance to install a Type III septic system on this parcel as recommended by Ramberg Soil Consulting. Septic Administrator Thompson noted that if this parcel were subdivided as is being considered, a Type III system would not be allowed, per Pine County ordinances that disallow Type III systems on new subdivisions. However, a Type III system can be installed on a parcel of record created before 2014. Because this parcel was created in 2004, it would be eligible for a Type III system. The installation would require a septic permit. The Antonsons will consider this information but were inclined not to proceed with the split.

Roger and Brandon Teich were present to update the board on the progress of their septic and land split issues. They submitted septic applications and design paperwork to Septic Administrator Thompson for three systems, one each on PID 290110000 (8623 Woodland Road), PID 290112000 (9003 Wildflower Road), and PID 290133000 (11367 Wildflower Road). Administrator Thompson will visit the first two sites on 17 November, accompanied by Member Valvoda, to determine if installation can proceed yet this fall. If possible, and the designs and installations indicate compliance with ordinances, then no escrow accounts will be needed for the land split requests to continue. If installation and certifications cannot be completed, then escrow accounts will be needed for the latter system and, possibly, for the former system. Zoning Administrator Kemen opined that the land split proposed for PID 290112000 (removal of approximately 10 acres from the agricultural portion) could proceed if a written agreement between Roger and Brandon Teich and Royalton Township was signed. This agreement should include a 27 June 2022 deadline for the installation of septic systems on both properties, the requirement of escrow accounts for the septic systems should they not be able to be installed this fall, and a provision that the agricultural portion of PID 290112000 would be incorporated into PID 290110000. Administrator Kemen will talk with legal counsel to draft said agreement. Administrator Kemen noted that access to the agricultural portion of PID 290112000 was not an issue as access is provided through the Department of Natural Resources-owned strip of land adjacent.

Regarding PID 290133000 (11367 Wildflower Road), Roger Teich noted that he intends to install a 16 x 76 mobile home on that parcel. He was told that he will need a site permit issued by Administrator Kemen and a building permit issued by Royalton's Building Official Steve Thorp. The to-be-installed septic system on this parcel will require inspections by Administrator Thompson. Administrator Kemen discussed the need for an engineered foundation slab that meets the approval of Building Official Thorp.

Andrea and Gerald Plasek were present to discuss their request to split PID 290022000 into parcels of approximately 28 acres and 11.54 acres. Mrs. Plasek submitted a survey by Hancock Surveying, dated 16 November 2021 for the 11.54-acre parcel showing soil borings for three sites as well as details of soil boring results for both constituent parcels. Administrator Thompson will review the test results but early review appeared to indicate that they were acceptable. After discussion, commission members and the

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administrators indicated that the survey should include the north portion of the parcel as well, that the PID number needs to be on the certificate, as well as the location of soil boring sites. The latter is necessary to ensure that there is adequate distance from the proposed lot lines. The Plaseks were invited to return to the 30 November meetings with these updates.

Chair Orvis then introduced a request from Avis Pangerl about the procedure necessary to attach an adjoining parcel to her residential parcel, noting that the portion of the parcel in question lies in a different school district. Commission members appeared to have a consensus that a land split would have to be approved in order to set apart a portion of the parcel, but that the proposal itself would be acceptable. Mrs. Pangerl joined the meeting by telephone, saying that she anticipated that a survey would have to be done. Zoning Administrator indicated that he did not think that the parcels being in different school districts would be an obstacle to a combination.

At this point, the Antonsons, Teichs, and Plaseks left the meeting.

Commission members reviewed the draft agreement for prosecution services as distributed by Clerk Swanson, noting that it had been recommended by legal counsel in negotiation with County Attorney Reese Frederickson. General consensus appeared to be that this agreement is in the best interests of Royalton. Chair Orvis encouraged members to review the draft in greater detail before the next meeting.

Commission members then reviewed the draft agreement for law enforcement services as distributed by Clerk Swanson, noting that it had been recommended by legal counsel in negotiation with County Sheriff Jeff Nelson. General consensus appeared to be that this agreement is in the best interests of Royalton. Chair Orvis encouraged members to review the draft in greater detail before the next meeting.

In other discussions, Andrea Wiener Anderson introduced herself and expressed her interest in the deputy clerk's position. Members expressed continuing concerns over public comments about the situation at 4201 State Highway 70. Zoning Administrator Kemen noted that business was being conducted without a conditional use permit and encouraged the board to consider further action. Septic Administrator Thompson then noted that she had received a complaint that an unpermitted and uninspected septic tank had been installed at a residence on Brunswick Road and encouraged the board to pursue an investigation.

At 8:20 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