

Royalton Township Working Planning Commission Meeting Minutes  
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9 December 2021  
Approved

6:30 p.m., 9 December 2021, Chair Leslie Orvis convened the Royalton Township working planning commission meeting with Members Jeff Schlaeger, Priscilla Schneider, Duane Swanson, and Gary Valvoda present. Septic Administrator Amy Thompson, Deputy Clerk-designate Andrea Anderson, and members of the public also attended.

Doug Eklund was present to discuss two proposed land splits. First, he is proposing to remove approximately 68 acres of vacant land from PID 290334000 that will be attached to PID 290334001. The removed portion does not have any septic systems and none will be constructed; hence, no soil borings are required for the split. Secondly, he is proposing to split ten acres, with buildings, of PID 290333000 from the remaining agricultural acres of the 80-acre parcel. The new parcel will extend approximately 537 feet from the southeast corner of the parcel. The dwelling on the property requires a new roof and a new septic system that will be accomplished before the land split is officially requested. The remaining acreage is not intended to be buildable so no soil borings will be required. Septic Administrator Thompson opined that the proposed plans looked acceptable. Planning Commission members saw no issues with the splits as proposed. Mr. Eklund was advised that certificates of survey would be required, that the certificates should have the PID numbers on them, and that the two certificates would not need to proceed in tandem. Mr. Eklund then left the meeting.

Charles Mohr was present to discuss the letter he had received regarding the installation of septic tanks on his property at 5027 Brunswick Road. He noted that he had just received the letter. Commission members expressed agreement with those concerns and explained that the December meeting is earlier than normal, hence the shortened timeline. Mr. Mohr explained that he had installed a 650-gallon tank for gray water. He noted that his basement floor drain backs up during spring high water. The installer indicated that a permit was likely not necessary. Administrator Thompson read from Minnesota Rules about gray water, noting that it could not include anything relating to sewage, culinary matters, bathing, etc. If a permit is required, then an inspection would be necessary. The consensus of the commission members appeared to be that a permit should be issued and that the board would need to decide the fee. Administrator Thompson offered to work with Mr. Mohr and the installer to acquire the necessary documentation. She provided a copy of the septic permit application to him and said that a letter would follow with decisions from the board. Chair Orvis thanked Mr. Mohr for coming to the meeting, invited him to the next board meeting, and noted that his attendance satisfied the intent of the letter he had received and that the discussion will be ongoing. Mr. Mohr then left the meeting.

Chair Orvis reported that there was no update on the Avis Pangerl land split. Clerk Swanson reported that Mac Perry had been in contact with him about a proposal to split the west portion of PID 290068000. Mr. Perry realized that a survey would have to be done and soil borings would have to be completed if the parcels were to be declared buildable.

Clerk Swanson reported that Brandon Teich signed the septic agreement with the board. It has been filed with the county and a certificate of subdivision has been issued detailing the requirements of the agreement authorized by the board.

The commission then discussed the two septic agreements with Roger Teich as drafted by legal counsel. Regarding 11367 Wildflower, Septic Administrator Thompson noted that this parcel has an imminent health threat should the existing system be used prior to the installation of a new system. The board had waived immediate remedying of the situation because the property was vacant at the time of the

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determination of the imminent health threat. Members recognized that the property may be inhabited before the conclusion of the agreement. Therefore, a contingency clause is being recommended. The following draft language for counsel to consider was recommended: "If this parcel is occupied before the septic installation required by this agreement is completed, a temporary system of holding tank(s) with a working alarm must be installed per Chapter 7080 of Minnesota Rules. The temporary installation must be inspected and approved by the township septic inspector and must reference a pumping contract with a licensed pumping company with regular submission of pumping receipts to the township to ensure that the contract has been fulfilled. The temporary holding pumping requirements will cease upon completion of the new septic system required by this agreement or by 27 June 2022, whichever is earlier."

Regarding the proposed agreement covering 8623 Woodland, Septic Administrator Thompson noted that this parcel also has an imminent health threat on the existing system. Given the season of the year and the presumed assumption of the installation of a new system by 27 June 2022, commission members felt that the language drafted by counsel was sufficient to ensure correction of the problem.

Because of the approval by Brandon Teich of the agreement to install a new system at 9003 Wildflower, the commission recommended that the Conditional Subdivision Agreement was not needed at this time.

Chair Orvis called for discussion on the road frontage subdivision issue that has been on the docket for months. Although Zoning Administrator John Kemen was not present, the commission members reviewed the issue and recommended that the Royalton ordinance be changed to include the following wording: "To insure future access to any remnant landlocked parcel created as a result of a minor subdivision, henceforth the township shall require, as a condition of approval, placement of a sixty-six (66) foot fee-owned strip attached to and made part of the remnant landlocked parcel."

Clerk Swanson updated the commission on his meeting with the Braham mayor, interim city administrator and an individual whose company employs building officials. He was assured that Braham officials understood that they are under contract to provide building inspection services to Royalton.

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