

Royalton Township Working Planning Commission Meeting Minutes  
6052 Royalton Road, Braham, MN 55006  
Email: royalton@royaltontownship.com -- Website: [www.royaltontownship.com](http://www.royaltontownship.com)  
12 August 2025  
Approved

6:31 p.m., 12 August 2025, Chair Jeff Schlaeger convened the Royalton Township working planning commission meeting with Members Pete Belland, John Graham, Jenessa Saumer, and Duane Swanson present. Zoning Administrator John Kemen, Septic Administrator Amy Thompson, and members of the public also attended.

Treasurer Saumer introduced the possibility of switching Internet service to East Central Energy. Clerk Swanson distributed printouts from the ECE website discussing various service and pricing options. Members voiced agreement in principle with this move and were asked to review the handout. Clerk Swanson will contact Travis Kemen for his advice on various packages.

Jake Fedder was present to explain his request for a conditional use permit to operate a small-scale car dealership at 10001 Brunswick Road (PID 290153002). Most of the vehicle inventory would be stored inside the shop. No additional exterior lighting, stormwater runoff, or sewer modifications would be required. The shop would meet all the requirements of the Minnesota Driver and Vehicle Services. Commission members noted that a public hearing would need to be held with the notification of residents within a mile of the site and that findings of fact following the Royalton Township zoning ordinance would have to be prepared. There was general agreement that the application met with requirements, with possibly a limit of ten vehicles outside the building. Members recommended that it be considered an interim use permit instead. Chair Schlaeger asked Clerk Swanson to meet with Zoning Administrator Kemen and Mr. Fedder to draft findings-of-fact for review at the next commission meeting.

Joe Zappa was present to inquire whether a fencing permit was needed for his property at 7440 Cabin Road (PID 290114001). He stated that the fencing will include a double line of chain link fences meeting state of Minnesota requirements for his enterprise. Members reviewed Mr. Zappa's email of 5 August 2025 questioning if a permit was needed. Members noted that the area being enclosed is a commercial area and not a "garden" in the normal sense of the word. Administrator Kemen reported that the distances of the fence to the property lines meet town requirements and restated his opinion that a permit was necessary. Mr. Zappa asked if he could apply for a permit at the meeting; an application was provided; and Administrator Kemen signed the application. The emailed layout of the fence will be part of the application.

Commission members discussed updates to the existing township ordinance. Specific recommendations to be added included: a) a minimum of 30 feet from the property line to the septic absorption area; b) that all septic systems follow the most current state requirement for septic systems; c) that no changes be made at this time to the subsurface sewer treatment section (because this would require approval of state authorities); d) the inclusion of the previously drafted wording about short-term rentals; e) the inclusion of previously drafted wording on campgrounds; f) the inclusion of various updated definitions recommended by Attorney Mark Allseits. Chair Schlaeger asked members to review previous drafts and be ready to recommend additional changes. A public hearing will be required to permit comments from the public.

Members discussed the increasing accumulation of vehicles at 9451 Brunswick Road (PID 29015700), noted that this property had been cited before for excess vehicles, and that the 2025 road inspection had verified vehicle excess on the property. Chair Schlaeger asked Clerk Swanson to draft a letter for review at the next commission meeting.

Members received updates on the call for quotes for culvert projects (Supervisor Belland will have a recommendation at the next meeting), graveling of roads as approved by the board earlier (in progress, to be completed next week pending weather); and junk and septic issues at various locations.

At 7:30 p.m., Chair Schlaeger concluded the meeting.

Respectfully submitted,

Duane P. Swanson, Clerk/Member

Pete Belland, Supervisor/Member

John Graham, Supervisor/Member

Jenessa Saumer, Treasurer/Member

Jeff Schlaeger, Chair/Member