

Royalton Township Working Planning Commission Meeting Minutes
6052 Royalton Road, Braham, MN 55006
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10 February 2026
Approved

6:30 p.m., 10 February 2026, Chair Jeff Schlaeger convened the Royalton Township working planning commission meeting with Members Pete Belland, Barb Dreyer, and John Graham, and Clerk Duane Swanson present. Zoning Administrator John Kemen, Septic Administrator Amy Thompson, Acting Deputy Clerk Priscilla Schneider, Administrative Clerk Mollie Davis, and members of the public attended.

Rodney Hoover was present to explain and answer questions about his interim use permit application to operate a tractor and equipment repair facility at his residence at 9187 Apple Road (PID 2900277004). He noted that work would be done in the existing shed, although he would anticipate upgrades to the structure, including a concrete floor probably with a drain, a hanging LP gas heating system, and possibly the installation of a bathroom. These upgrades would require building or septic permits. This would not be a retail facility. The property has two existing driveways, one for the residence and one for the shed, both off Apple Road. It is unclear if the shed driveway has a culvert. He would like to begin remodeling after the spring thaw and be in business by the summer.

Clerk Swanson distributed a preliminary draft finding of fact that had been produced with Zoning Administrator Kemen. Septic Administrator Thompson reviewed the septic situation at the property, noting that the existing system would not accommodate a toilet in the shed. The distance of the mound from the shed may be an issue as well. A holding tank, with pumping contract and water meter, would be an option. The floor drain could not connect to the holding tank, however. Mr. Hoover discussed his current system of selling and recycling oil and other wastes and assumed that similar possibilities may exist here. All local, state, and federal regulations would be followed. The draft finding of fact permits one unlighted sign no larger than five (5) by (8) feet placed on the parcel outside of the right-of-way. Mr. Hoover agreed with the terms in the finding of fact with two additional requests. He stated that he may wish to add a third worker in the future and have the pieces of equipment stored outside increased to ten (10). Commission members did not object to these requests. Mr. Hoover asked about dust control and was informed of Royalton's policy of collaborating with landowners to accomplish that. Zoning Administrator Kemen set a public hearing for 6:30 p.m., Wednesday, 11 March 2026, at the town hall to receive public input. Chair Schlaeger thanked Mr. Hoover for his attendance and his willingness to work with the township. Mr. Hoover left the meeting.

Clerk Swanson reviewed the status of the proposed updated zoning ordinance and distributed a list of issues that the commission and board needs to resolve. The township wishes to retain maximum authority to determine if a permit is conditional or interim. Legal counsel will be informed (pages 16 and 19). Language modifications in lot area requirements need to be finalized (pages 17 and 20). [Zoning Administrator Kemen and Septic Administrator Thompson submitted final language after the meeting.] Language relating to access to landlocked parcels (page 19) was agreed to be correct. The duties of the zoning administrator and building official

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need to be defined more clearly (pages 31-32), mostly by rearranging existing parts. Finally, the current draft removes all notifications of neighboring parcels when a conditional/interim application is made (page 40). The board would like to reinstate a one-half mile notification area. Clerk Swanson was asked to create a clean copy with all the town-approved corrections/changes. A meeting with legal counsel to discuss the revised copy will be considered.

In other updates, Chair Schlaeger reported that the mattress pile on Pine Bough Road had been diminished but was not yet gone. Clerk Swanson gave an update on the upcoming elections.

There being no further business, at 8:06 p.m., Chair Schlaeger declared the meeting adjourned.

Respectfully submitted,

Duane P. Swanson, Clerk/Member

Pete Belland, Supervisor/Member

Barb Dreyer, Member

John Graham, Supervisor/Member

Jeff Schlaeger, Chair/Member