

Royalton Township Working Planning Commission Meeting Minutes
6052 Royalton Road, Braham, MN 55006
Email: royalton@royaltontownship.com -- Website: www.royaltontownshipmn.gov
8 June 2026
Approved

6:37 p.m., 8 June 2026, Chair Jeff Schlaeger convened the Royalton Township working planning commission meeting with Members Pete Belland, Barb Dreyer, and Jan Patterson and Clerk Duane Swanson present. Zoning Administrator John Kemen, Septic Administrator Amy Thompson, and members of the public also attended.

Adam Jenkauski was present to discuss his request for an interim use permit to operate a campsite at 5271 Royal River Road (PID 295110000) on land owned by him. He explained that he purchased the land in 2025, that he has had a holding tank installed with a lighted outhouse, that he would have up to two sites with a maximum of nine people, with one or two tents or one tent and a small (under 30 feet) recreational vehicle. There is one electrical hookup and one fire ring on the property. There is no water source. Mr. Jenkauski had previously distributed the rules and procedures for renters, noting especially quiet time, no animals running loose, and no more than four vehicles at a time. Septic Administrator Thompson noted that the holding tank had been approved. The landowner has a source of wood available.

Mr. Jenkauski noted that part of the parcel is in the shoreland district, which is governed under Pine County regulations, and the remainder is in the agricultural-residential district under the jurisdiction of Royalton Township. At the request of the town, Mr. Jenkauski supplied an email from Aaron Gustafson of Pine County Zoning stating that the proposed use of the site did not meet the county's definition of a campground and that as long as the campsites were not in the shoreland district, Pine County was okay with the proposal.

Commission members discussed the status of Royal River Road, noting that it is not a town or county road, that it is maintained by the residents, and that Royal River Road would be accessed through Bluebell Road, a township-maintained gravel road. Audience members shared numerous concerns: that the site was operated in 2025 (without a township permit), that there were issues with ATVs, noise, and roaming pets, and that trespassing on adjacent properties may have occurred.

Commission members reviewed the factors mandated by the zoning ordinance in considering an interim use application, that it complies with the town's comprehensive plan, that the site is adequately screened by natural vegetation so as not to have an adverse effect on neighboring parcels, that no on-road parking will be allowed, that any signage must comply with the town's signage regulations, and that all federal, state, and local ordinances and rules will be followed.

Clerk Swanson reported that 120 letters to neighboring property owners had been prepared announcing the public hearing on this application and that the hearing had been noticed in the Pine City Pioneer and on the town bulletin board. Zoning Administrator Kemen announced that he and Clerk Swanson would use the information gathered to prepare a draft findings of fact for consideration at the public hearing on 30 June 2026 at the town hall.

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Clerk Swanson reported that the town has been notified by the Environmental Quality Board that a petition has been filed requesting that an Environmental Assessment Worksheet (EAW) on the 7440 Cabin Drive operations of erba, Inc. be completed before any additional permits are approved. Town legal counsel has filed an extension request for an additional 15 days because the town board meets only once a month. That request has been granted. Clerk Swanson distributed copies of the petition summary, a request by John DeGray to endorse the study, and a request by Joe Zappa to deny the study. A general discussion followed with commission members and the public having both procedural and performative questions. Clerk Swanson reported that, on the advice of legal counsel, the town board has noticed a special meeting for 7:00 p.m., Tuesday, 23 June 2026, to determine if an EAW is needed in this situation. Legal counsel will detail options and will make a recommendation.

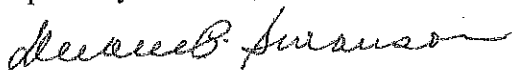
The commission then considered legal counsel's latest version of a revised zoning ordinance and related resolutions and ordinances. The current draft includes items recommended and considered when Supervisor Belland, Member Dreyer, and Clerk Swanson met with counsel. The new draft includes prohibitions against large solar farms and data centers, regulations on sexually oriented businesses, and the establishment of a new agricultural-residential-commercial zoning district. After a page-by-page review, members did not suggest any changes.

Members reviewed the variance application request of Gavin Veigel to construct a garage on an existing concrete pad at 8738 Greeley Loop (PID 290357000). Zoning Administrator Kemen reported that the county, which maintains Greeley Loop, would have concerns over the closeness of the existing pad to the road, especially for road maintenance needs. Members were asked to review the application. It appeared that the commission would recommend to the board that a public hearing be held on this request.

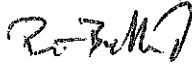
Zoning Administrator Kemen reported on his discussions with Jackson Lee on his interim permit application to construct a vacation rental on 11495 State Highway 107 (PID 290068000). Mr. Lee has agreed that the size of the dwelling would be at least the minimum required by the ordinance and that only one residence would be on the property. Analysis of the application will continue.

At 8:10 p.m., Chair Schlaeger concluded the meeting.

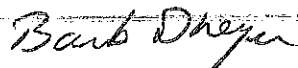
Respectfully submitted,



Duane P. Swanson, Clerk/Member



Pete Belland, Supervisor/Member



Barb Dreyer, Member



Jan Patterson, Member

Jeff Schlaeger, Chair/Member

