

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

6:30 p.m., 10 August 2026, Chair Jeff Schlaeger convened the Royalton Township working planning commission meeting with Members Pete Belland, Jan Patterson, and Clerk Duane Swanson present and Member Barb Dreyer absent. Supervisor John Graham, Zoning Administrator John Kemen, and Septic Administrator Amy Thompson also attended, along with Blake Bjorklund.

Member Belland introduced the issue of gravel quality, noting that Raspberry South had been newly graveled and that Apple Road had been started when Road Superintendent Dan Saumer suspected a lesser quality of gravel than had been anticipated was being used. After consultation with Chair Schlaeger, graveling switched to Homer Road because it is less traveled and additional graveling ceased. Chair Schlaeger and Supervisor Graham displayed samples taken from the pits of other companies. Mr. Bjorklund displayed samples from his firm's pits. Mr. Bjorklund noted that the extremely dry weather has resulted in less activation of the binder and that the sieve analysis meets the township's specifications. He explained that he is willing to move to another pit that may contain more clay. After substantial discussion, the consensus of the meeting was to retain the samples for more study and continue the discussion at the next board meeting. Mr. Bjorklund left the meeting.

Clerk Swanson reported that the property adjuster assigned by MATIT to evaluate possible roof damage had visited; his report noted the total repair cost of the roof as \$32,674.68. After depreciation and the deductible, the actual cash value the township will receive is \$17,233.30. He also reviewed the town's coverages and suggested that the current coverage on the town hall (\$546,210) may be lower than desired. He suggested a range of \$700,000 to \$750,000. Clerk Swanson had discussed this issue with former Chair Marshall Pearson, who had estimated a conservative replacement cost of at least \$650,000 to \$700,000. Supervisors will revisit this issue at their August regular meeting.

Member Belland updated members on the tree removal and ditching plans for Hummingbird Road, noting that both landowners had been contacted. One landowner wishes to retain the wood and the other does not. Discussion revolved around how much ditching was necessary and/or desirable.

Member Belland asked if the permit flow chart on the website was up-to-date. [Later review indicated it was.]

Members considered the possible boundaries of a proposed Agricultural-Residential-Commercial (ARC) District in the new zoning ordinance. Numerous suggestions were considered. After discussion, the commission recommended that the boundaries include the

PB JB BD _____ JMP JP JS JS DPS DES

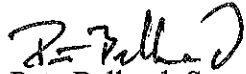
west one-half of section 3 and the northwest one-quarter of the northwest one-quarter of section 10.

At 8:30 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

