

**Avon Township News**

Prepared by Cliff Borgerding 356-7191  
 Cliffborgerding@aol.com  
 Avon Township Zoning Administrator

**End of Season Construction Projects**

Just a reminder that any building constructed within the shoreland overlay district requires a building permit from Stearns County. This includes buildings of less than 150 square feet which don't require a permit if they are outside the shoreland overlay district.

A question often asked is "How close to my property line can I build?" The answer depends on how your property is zoned and whether or not your property is located in a Shoreland Overlay District. The following table provides a summary by Zoning District and by lake, river and stream classification..

	<b><u>Zoning District</u></b>			
<b><u>Setback from</u></b>	A-40	RT	R-5	R-1
<b><u>For House</u></b>				
County Road	100	100	100	100
Township Road	63	63	63	63
Private Road	63	63	63	63
Side Lot Line	50	10	20	10
Back Lot Line	50	30	50	30
<b><u>For Accessory Bldgs (ie garages, etc)</u></b>				
County Road	100	100	100	100
Township Road	63	63	63	63
Private Road	63	63	63	63
Side Lot Line	10	10	10	10
Back Lot Line	10	10	10	10

<b><u>Shoreland Overlay District Setbacks</u></b>	
<u>Distance in feet from Shoreline</u>	
<b><u>Lake Classifications:</u></b>	
Natural Environment Lake	200
Recreational Developmt Lake	100
General Development Lake	75
<b><u>Rivers &amp; Streams Classifications:</u></b>	
Transition	150
Agriculture	100
Urban	100
Tributary	100
Designated Trout Stream	200
Scenic	150

This is a good summary however there are some additional requirements in some cases and all feedlot

buildings (ie. Buildings that house animals) must meet special feedlot requirements. Residents should check with Stearns County Environmental Services at 320-656-3613 for more information on feedlot requirements.

If you plan to build you must follow the setbacks shown in the tables or you will need a variance to be able to build closer than allowed. Variances generally are granted only in hardship cases where certain conditions exist making compliance with the rules very difficult if not impossible.

**Total Construction Activities YTD 05-13-2004**

- 10 Township Accessory Building Permits Issued
- 6 Township Driveway Permits Issued
- 1 Township Plats/Splits approved
- 4 Township Variances Granted
- 4 Township Certificates of Compliance Issued
- 1 Township Rezoning Requests Approved
- 1 Township City Annexation Requests Presented

**27 Total Township Actions Taken**

- 10 County New Home Permits Issued
- 17 County Home Remodels/Additions
- 7 County Accessory Bldg Permits Issued
- 3 County Decks/Gazebos/Porches
- 0 County Major Shoreland Alteration Permit Issued
- 0 County Mining Permits Issued in Township

**37 Total County Actions Taken**

**Email Newsletter?**

We only received a handful of requests to email the newsletter so until we have more folks interested in receiving the newsletter by email we will continue to mail the newsletter to your home address.

If you know of anyone who lives in the township or owns property in the township and does not receive a newsletter please contact Cliff Borgerding at 320-356-7191 or by email at Cliffborgerding@aol.com.

**Avon Zoning District Review**

In July the Planning Board reviewed the current zoning map with property parcel lines and based on the review recommended to the Board of Supervisor that changes be made to clear up some misclassifications and make the zoning districts more consistent with the growth areas in the township.

A public hearing has been set for the next Planning Board meeting in August to give residents a chance to

see what the changes are and to provide comments concerning the changes proposed.

Small areas in some of the A-40 zoning district are currently zoned R-5 and they will revert back to A-40 zoning to be consistent with the use and growth plan review conducted last year. In other cases property parcels are classified as two different zoning districts making application of the Zoning and Land Use Ordinance more difficult and confusing.

### **Water Quality Issues:**

Protecting water quality is everyone's issue especially in our township where we have so many lakes and streams. Whether you live in the city or the township how you treat water on your property affects everyone else in our community.

One way to ensure water quality is to be careful about what we put on our yards when fertilizing and using water wisely and not wasting it needlessly.

Those of us who live on a lake or near a stream need to be especially careful not to allow runoff from our yards to contaminate the water that we enjoy using for recreation and relaxation. Farmers need to make sure they follow good conservation practices that prevent runoff from fields entering lakes and streams before nutrients have had a chance to be filtered by wetland areas to minimize the impact on public waters.

All of us who have private wells need to make sure we have our water tested periodically for nitrates and other potentially hazardous chemicals to protect our families. Septic systems are another concern and source of water pollution. It is important to make sure your system is working properly and if it isn't to have it repaired or replaced.

The county requires all septic systems to be checked before a property within the Shoreland Overlay District can be sold. They require systems to be tested before issuing permits for construction projects as well.

Water quality is everyone's responsibility so we all have to make sure we do what we can to ensure good quality water for ourselves and those who follow us.

### **Healthy Community Partnership**

By the time the newsletter is out the Visioning Meeting will have been held and hopefully you will have had a chance to express your concerns about the future of the Avon Area. This is just the beginning of the long process to ensure the future of our community is

protected and growth is managed to benefit everyone who lives in the community.

Remember to get involved with the Healthy Community Partnership project and help shape the future of the Avon area ... Do your part and volunteer to help!

### **Enjoy the Fall**

Fall is fast approaching and the scenery along the Lake Wobegon Trail will be spectacular as usual. Get out and enjoy the show and get some exercise at the same time. We are fortunate to live in an area with access to so many opportunities to experience the wonders of nature.

Take time to enjoy what we have ... take a friend with and walk the trail or check out a football game at St John's. Watch Gagliardi's boys win more games to increase John's winning record. If you enjoy football there's no better place to watch a game than at St John's in the fall with the fall colors in full display across the field.