

Avon Township Planning Board

September 28, 2005

Avon City Hall

7:00pm Discussion hour.

This hour was spent cleaning up the zoning of the parcels on the growth map. Rushmeyer obtained a parcel directory from the county to check, especially next to the city, any parcel in question.

County has developed a letter which has been sent to owners of mobile home parks.

Standards will be applied when any used mobile homes are brought into the park.

People are concerned that no changes have happened at the O'Leary property on Upper Spunk Lake.

At 8:00pm, chairman Plantenberg called the regular meeting to order. Everyone stood for the Pledge of Allegiance.

Roll Call: Present, Richard Bresnahan, Steve Plantenberg, John Merdan, Ken Mergen, Lowell Rushmeyer, Renee Smith. Cliff Borgerding was absent.

Minutes: Motion by Mergen, seconded by Merdan, to approve the minutes of the last meeting. All in favor, motion carried.

Diane Rademacher brought plans and permit application to build a 26X30 foot with 12 foot side walls residential accessory building. There will be a roof overhang on the side facing the house. The address is 35926 County Road 9. After some discussion, motion by Merdan, seconded by Mergen to approve and recommend the permit to the supervisors.

All in favor, motion carried.

Clerk Smith signed off on one county permit.

John Buttweiler, 37863-186 Avenue, Avon 56310. Permit to construct a 40x40 addition to the west side of his present home. Lot 004-Block 001 Sugar Maple Grove.

Fred Ruprecht was present to inform the board of his proposed plan to reconfigure his platted area by moving his outlot to a different area in order to make a build-able lot near the road. He is seeking support by the township before he goes to the county. Motion by Plantenberg, seconded by Mergen, to recommend Ruprecht's plan to the supervisors. All in favor, motion carried.

At 8:15, Chairman Plantenberg opened a public hearing for Stan and Mary Streit. The Streits want to rezone 16.69 acres from A-40 to R-5 . After looking at the large growth map, the board realized that only part of the tract was in the growth area. Ed Springer Jr., Ed and Yvonne Springer, Andy Pannek, Mary Streit, and three family members.

Springers questioned if more small parcels would be tried in the future.

The land still has a higher score on the LESA study.

How small can the lots be for R-5 zone?

Springers were also concerned about the runoff over their property.

Motion by Plantenberg, seconded by Merdan, to close the hearing. All in favor, motion carried.

Board found that only 5 acres are in the growth area. Rushmeyer questioned why the line was drawn there?

Motion by Rushmore, seconded by Merdan, to deny the request as presented. All in favor, motion carried.

However, the planning board recommended that they take no exception to building 2 homes in the growth area or if they purchase the rest as outlots. Motion by Plantenberg,

seconded by Mergen, to approve this motion. All in favor, motion carried.

The LESA study and growth plan are now pretty well established. Board felt the Streets should check with the county to find out what plan they would probably approve.

Allen Eisenschenk has 150 acres in Section 17 which he would like to rezone from A-40 to R-5. Eisenschenk had a sketch plan which showed a number of 5 acre lots. Some roads are already constructed. A forty acre tract with trees was not divided. The land is not in the growth area at this time.

LESA score according to a private survey, is 45.57, well below the threshold of 65.

The Eisenschenk property was considered for a landfill area in the late '80's. The documents were filed with the township.

Plantenberg stated that the land is not in the growth area at this time.

Motion was made by Rushmeyer, seconded by Mergen, to set a public hearing in behalf of Eisenschenk for October 26, at 8:15 pm. All in favor, motion carried.

Motion was made by Merdan, seconded by Mergen, to have a site inspection on Saturday, October 22 at 9:00 am. All in favor, motion carried.

Motion by Mergen, seconded by Merdan, to adjourn. Meeting adjourned at 10:00pm