

Avon Township Planning Board

July 26, 2006

Avon City Hall

The regular meeting of the Planning Board was called to order at 8:00pm. We began with the Pledge of Allegiance.

Roll Call; Present; Lowell Rushmeyer, Joe Scepaniak, Steve Plantenberg, Ken Mergen, Gerry Kremers, Cliff Borgerding. All Present.

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

County is beginning to update their comprehensive plan through a series of township group meetings. Gondringer, Plantenberg, Rushmeyer, Bresnahan will take part in drafting a new plan.

Plantenberg will look over and march the new growth and compare it to the official map.

At 8:15pm the continuation for Jason Hedeem's hearing began. Hedeem's new survey matched with the neighbor's survey. He has downsized his addition to 40x28 feet. Motion by Plantenberg, seconded by Rushmeyer, to close the public hearing. All in favor, motion carried.

Motion by Rushmeyer, seconded by Plantenberg, to approve the variance on condition that the new driveway is constructed with a back up area, so vehicles can enter the roadway directly. All in favor, motion carried.

No advance notice was given for the Brix, John Blattner, Bill Blattner hearings. so they were not held at this meeting.

Borgerding requested the authority to schedule public hearings without first coming to a meeting to set a hearing. Motion by Rushmeyer to give the zoning administrator the authority to do the paperwork and notification to set public hearings. Motion did not receive a second.

Don Girtz Construction has requested a hearing on behalf of Robert Malisheski. A variance for road setback is needed to replace a residential accessory building at 36737 Pelican Lake Road. They would like a special hearing to speed up construction date. Planning Board recommended to approve the request contingent to finding out if a hearing is necessary, if the special meeting request is really understood. Also, since the board was not sure of the location of the residence, a site inspection should be done.

County permits listed as follows:

2006-07-01 Dale Gill 32853 County Road 156 Avon. Permit to move existing 28x40 residential accessory building to a new location on his existing property.

2006-07-02 Eric B Heeck 18068 Upper Spunk Lake Road Avon. Permit to construct a 36x40 foot residential accessory building.

2006-07-03 Raymond Monsour, 16991 Kopy Lane Avon. Permit to construct a two part deck 10x23 feet and 18x24 feet to be attached to his existing home.

Don Adams and Vince Shaefer recently visited the Elmer Gertken property. The county is monitoring the progress of his cleanup and building project.

The Evergreen Hills Mobile Home Park is also being monitored for continued operation and possible violations or conditions of the homes already there or being brought in to the park.

Avon Estates status; There is concern over the request for an easement for emergency vehicles off Shorewood Drive. Will this become a road? The township vacated part of

Shorewood Drive. Board needs to find out just where that portion is located.

There is a tentative plan to hook into the sewer line at the rest stop. There is no water line there.

Steve Plantenberg and Ernie Dietrich are part of the county comp plan update committee. They will have township cluster meetings soon.

Avon Hills Initiative will have an intern, Melissa Holm, working with them this coming year. They will have a forestry workshop on September 23.

Motion by Scepaniak; seconded by Plantenberg, to adjourn. Meeting adjourned at 9:15pm.