

**Minutes of the Meeting of the Avon Township Planning Board**  
September 26, 2007  
Avon City Hall

**Call to Order:** The regular meeting of the Avon Township Planning Board was called to order by Chairman Ken Mergen at 8:00 P.M.

**Pledge:** Everyone stood for the Pledge of Allegiance.

**Roll Call:** Present – Gerry Kremers, Ken Mergen, Steve Plantenberg, Lowell Rushmeyer, Stephen Saupe. Absent – Joe Scepaniak. Supervisor Gondringer was also present.

**Agenda:** Mergen moved to accept the agenda with the addition of including a request by Mr. Jim Sand to meet with the Board. Seconded by Rushmeyer. Approved unanimously.

**Minutes:** Rushmeyer moved to accept the minutes as written. Seconded by Mergen. Approved unanimously.

**Public Hearing:** At 8:20 PM, Mergen opened the public hearing for the variance requested by Doris Ramler to add a room on a cabin on Pelican Lake that would be 45 feet from the roadside right-of-way rather than the 60 feet required by the township ordinance. According to the diagram provided with the application, the addition will be to the side of the cabin and not come closer to the lake nor road. Mr. Ramler was not able to attend the meeting nor was any other individual in attendance to speak to this variance. Further, no letters or correspondences concerning this request were received. After some discussion, Kremers moved to close the public hearing. Rushmeyer seconded. Approved unanimously. After some discussion, Mergen moved to recommend to the Board of Supervisors to approve the variance requested by Doris Ramler that will permit modifications to a residence that would be 45 feet from the roadside right-of-way. Rushmeyer seconded. Approved unanimously.

**Other Business**

Mr. Shannon Bertram appeared before the Planning Board to discuss the construction of a pole barn on Pine Lake (Red Oak Circle) that would be closer to the road and lake than specified by township/county ordinance. Rushmeyer moved to recommend to the Board of Supervisors to set a public hearing at 8:15 PM on October 31, 2007 for a variance to construct a pole barn closer to the road than is permitted by township ordinance. The motion was seconded. Approved unanimously.

Mr. Jim Sand appeared before the Planning Board to discuss an 11-acre property he owns on the west side of the township. He wanted informal feedback concerning the township's vision for this area and his potential options. In order to make the property more salable, he is considering an administrative lot split into a parcel of about two acres with the home and a second of about nine acres. He is also considering an attempt to change the current zoning (A40) of the property. The Board indicated that the County seems increasingly reluctant to do so and that "spot

zoning” changes are not usually approved by either Township or County. And, even if the Township approved a zoning request, it may not be approved by the County.

Rushmeyer reported on the previous meeting of the Joint Powers Board, especially concerning potential changes in language in parts of the MOU.

Mergen wondered if, in the near future, a meeting would be scheduled with a representative of the Avon Planning Board.

Setback Discussion – the Board members discussed the sometimes conflicting standards between setbacks required by the County and Township. Rushmeyer provided information concerning practices in other townships. Various issues were raised including uniformity throughout the township, attempting to provide neighbors with a chance to discuss any potential changes, increasing numbers of variance requests, safety issues, and relinquishing control to the County. This discussion will be continued at the October meeting.

Gondringer reported that Avon is requesting that the Township pay a portion of the costs to hire an engineering company to do a space needs assessment for the fire hall. The Board generally agreed that it should be an equal partner in the decision making process. Gondringer and/or Mergen plan to attend an upcoming meeting to discuss the issue with Avon.

**Adjournment:** Rushmeyer moved to adjourn the meeting at 9:55 PM. Mergen seconded. Approved unanimously.

Respectfully submitted,

Stephen Saupe  
Deputy Clerk

Minutes amended & approved: 31 October, 2007