

Minutes of the Meeting of the Avon Township Planning Board
January 30, 2008
Avon City Hall

Call to Order: The regular meeting of the Avon Township Planning Board was called to order by Chairman Ken Mergen at 8:02 P.M.

Pledge: Everyone stood for the Pledge of Allegiance.

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

Agenda: The following items were suggested for addition to the agenda: (1) inquiry by Wayne Bushman concerning a gravel pit; (2) discussion of a variance request for a cabin on Pelican Lake; and (3) request by Maine Prairie Township to use Avon Township documents for a comprehensive plan. Rushmeyer moved to approve the addition of these items to the agenda. Plantenberg second. Approved unanimously.

Minutes: Amendments to the minutes of the December 26, 2007 were made. Kremers made a motion to accept the amended minutes. Seconded by Mergen. Approved unanimously.

Business

1. Mergen reported that John Wicker from Maine Prairie Township had contacted John Merdan about whether they could include portions of our Comprehensive Plan into theirs. Board members questioned whether he meant our Comprehensive Plan, which hasn't been revised since the early 1990's, or our Growth Plan which is more recent. Board members indicated that Mr. Wicker is welcome to attend our next meeting to learn more.
2. Salt Shed – Board members discussed a variety of issues relating to the need for a new salt shed and a possible future alternative for snow plowing. Gondringer indicated that a potential building site on County Road 9 for a salt shed had been identified, but the owner changed his mind and decided not to sell. We are now open to a new location. Scepaniak wondered whether zoning would have prevented us from building on the site anyway. Gondringer said that it shouldn't be a problem for the Township. Plantenberg suggested that we could build on our current property. He indicated that a new storage building could be constructed on the site with pines or other landscaping. The existing building could be renovated by pouring a floor and adding a door and then used to store a plow and township records. One advantage is that this property would increase in value. Board members generally agreed that there are pros and cons of owning and running our own equipment, and that we'd only consider this option if we couldn't negotiate an acceptable arrangement such as our current agreement with Jeff Lange.
3. Wood Boilers – Plantenberg discussed the possibility of regulating wood boilers, particularly in densely populated neighborhoods where the smoke could be a nuisance. Rushmeyer stated that the County does not currently regulate wood

boilers and has not yet received any complaints about them. Rushmeyer wants to avoid regulating heating systems. Gondringer indicated that if the Township did regulate the boilers, enforcement could be problem. One possibility mentioned would be to put restrictions on boilers in any newly platted development. The township will address this issue with the County at the Zoning Meeting on January 31, 2007 in Avon City Hall.

4. Gondringer related that Wayne Bushman had contacted Clerk Smith indicated that the conditional use permit for the Rausch gravel pit was expired and wondered if the township wanted to do a site inspection or another CUP. Board members agreed that a site inspection should be conducted in the spring at this site, as well as at the Bromenshenkel pit (see Dec 26, 2007 minutes). The Board agreed that both inspections were important to see what is there and what is occurring at the site. Scepaniak said that the washing operation at the Bromenshenkel pit would involve sediment ponds that water would be pumped into it. This water would be used to wash the aggregate and be recycled. The well water would likely be used just to replenish the ponds because it would be difficult to build a well capable of the volume of water required for the washing operation. In response to a question, Scepaniak said that there would relatively little impact of the operation on neighboring wells. When visiting the site, the Township should consider, among other things, hours of operation, safety of road approaches, whether this is a reclamation plan on record, etc.
5. The need for a place to store Township records was discussed. The possibility of acquiring office space in City Hall when it is upgraded was mentioned. Gondringer thought that this was unlikely in the near future because the City was 5-10 years from doing anything with city hall. One idea was to hire an intern to scan documents.
6. Gondringer reported that he had been contacted by Jim Lehner who may need a variance to construct a cabin on Pelican Lake. The Board discussed the recent Supervisor's decision to change the setbacks on properties in R1 zones that was published incorrectly. This means that we will need to correct this information and that this variance request falls under the original ordinance rules.

Announcements:

There will be another County Comprehensive Plan meeting in Freeport on February 12th.

Next Meeting: Mergen announced that the next Planning Board meeting will be February 27, 2008.

Adjournment: Rushmeyer moved to adjourn the meeting at 9:25 PM. Mergen seconded. Approved unanimously.

Respectfully submitted,

Stephen Saupe
Deputy Clerk

Minutes amended & approved: 27 February 2008