

Minutes of the Meeting of the Avon Township Planning Commission

September 26, 2012

Avon Township Hall (16881 Queens Road, Avon)

Call to Order: Chairman Mergen called to order the regular meeting of the Avon Township Planning Commission at 7:30 P.M. in the Main Chamber of the Town Hall.

Pledge: Clerk Saupe led the Pledge of Allegiance.

Roll Call: Present – Gerry Kremers, Ken Mergen, Roger Nelson, Lowell Rushmeyer, and Stephen Saupe.

Approval of Agenda: Mergen moved to approve the agenda of the meeting with the addition of a presentation by Mr. Ray Woitalla. Kremers second. All in favor. Motion carried.

Minutes: Nelson moved to approve the minutes of the August 29, 2012 meeting as written. Kremers second. All in favor. Motion carried.

Public Hearings: Koop Conditional Use Permit.

Mergen opened a public hearing at 7:45 PM to hear a request by Steven & Debra Koop to construct a small hermitage/retreat building on their property that has a LESA score of 70. Mr. Koop provided an overview of the project and stated that the building will have a small environmental footprint. It will be on pilings, less than 350 square feet, have no utilities including plumbing or electrical, and have a small woodstove for heat. It is not intended to be rented or commercial or a residence. The building will be on the north side of the property and screened from Norway Road. This hearing was published in the *Enterprise*, was on the website, was posted, and notices were sent to neighbors within 2000 feet on the north side of I-94. Neighbors Rebecca Hafner and Jerry Fogarty were present and support the plan. No other public comments were received. Rushmeyer moved to close the public hearing. Mergen second. All in favor. Motion carried.

The Board discussed the project and went through the findings of fact. The Board determined that the proposed structure: (a) is consistent with existing Town ordinances; (b) must meet all pertinent Stearns County regulations; (c) is compatible with the rural character of the area and can be removed in the future if necessary; (d) does not require screening; (e) will not generate excessive traffic or impact the safety of the area; (f) conforms to the comprehensive plan; (g) will not negatively impact schools, parks or other public facilities; (h) requires no reclamation plan; and (i) must meet all applicable County regulations. Rushmeyer moved to recommend to the Supervisors to approve a Conditional Use Permit for Steven and Debra Koop to construct a hermitage building on their property (03.00970.0006) with a LESA score of 70 on the condition it lacks utilities and conforms with all applicable County ordinances. Mergen second. All in favor. Motion carried.

Scheduled Business:

1. **Woitalla Plat:** Mr. Ray Woitalla appeared to alert the Town to a change he will request from Stearns County to attach the portion of his farm adjacent to Pelican Lake to the lot with his new home. This is primarily a County issue.

Announcements/Reports:

1. **Avon Hills** – No news. Rushmeyer reported that the group was meeting tonight, also.
2. **City Update** – No news.

Adjournment: Rushmeyer moved to adjourn the meeting at 8:25 P.M. Kremers second. All in favor. Motion carried.

Next Meeting: The next meeting is October 31, 2012 at 7:30 PM.

Respectfully submitted,
Stephen G. Saupe, Clerk

Minutes amended & approved:

Ken Mergen, Chair

Date

Attest:

Date