

Minutes of the Meeting of the Avon Township Planning Commission

August 28, 2013

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: Deputy Clerk Gondringer led the Pledge of Allegiance.

Roll Call: Present – Gerry Kremers, Ken Mergen, Roger Nelson, Will Huston, and Marion Gondringer;
Absent: Stephen Saupe.

Approval of Agenda: Nelson moved to approve the agenda. Huston second. All in favor. Motion carried.

Minutes: Mergen moved to approve the minutes of the July 31, 2013 meeting. Kremers second. All in favor. Motion carried.

Public Hearings: *none scheduled*

Scheduled Business:

- Kurt and Sherrie Schneider - Rezoning request;** Acting agent representative - Paul Eisenschenk; Schneiders are in the process of buying 10.93 acres of land in Section 16, located on Queens Road, along County Road 9 with the intention of building a home on the property in the near future. This parcel was split off from an adjoining parcel and does not carry a building credit, therefore is unbuildable. Request is to rezone to either R-40, or R-5. An R-40 rezone would require a TDR, Transfer of Development Right, after three years of ownership. An R-5 rezone would create two building credits on the parcel. Adjoining properties have similar zoning. Discussion took place on the issue of setting a precedence for spot-zoning. It was felt the County would not approve spot-zoning. Motion by Nelson to recommend denial of the rezoning request to the Board of Supervisors. Kremers second. Vote was split; Mergen-no, Huston-no, Kremers-yes, Nelson-yes; Motion does not carry for lack of a majority.

Other Business: Revise / Edit Road listing will be postponed until Clerk Saupe returns.

Announcements/Reports: None

Adjournment: Mergen moved to adjourn at 8:30 P.M. Kremers second. All in favor. Motion carried.

Next Meeting: The next meeting is September 25, 2013 at 7:30 PM.

Respectfully submitted,
Marion J. Gondringer, Deputy Clerk

Ken Mergen, Chair

Date

Attest:

Date