

Minutes of the Meeting of the Avon Township Planning Commission

August 26, 2015

Avon Township Hall (16881 Queens Road, Avon)

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

Pledge: Clerk Saupe led the Pledge of Allegiance.

Roll Call: Present – Will Huston, LeRoy Gondringer, Gerry Kremers, Ken Mergen, and Stephen Saupe. Also present: Richard Bresnahan.

Approval of Agenda: Added to the agenda was a request for a variance by Mr. Shawn Williams. Huston moved to approve the agenda as amended. Mergen second. All in favor. Motion carried.

Minutes: Mergen moved to approve the minutes of the July 29, 2015 meeting as presented. Kremers second. Four in favor. One abstain (Saupe). Motion carried.

Public Hearings: There were no scheduled hearings.

Scheduled Business:

1. **Recording Decision** – The Supervisors decided at the August meeting that meetings will be recorded in their entirety. This meeting was recorded.
2. **Baker Rezoning** – Ms. Lisa Baker appeared to request rezoning 5 acres of her property at 36861 Co Rd 9, Avon (MN) from A40 to R5. Ms. Baker stated that she wanted to build a home so that she could be closer to her business (a CSA). Huston moved to recommend to the Supervisors to approve rezoning up to five acres of the Baker property to R5, and also to direct the Planning Commission to revisit future land use maps for the St. Anna area. Kremers second. Three in favor. Two opposed (Mergen, Saupe). Motion carried. The members who voted in support of the motion cited the fact that Ms. Baker has farmed the site for five years, it would be helpful for her business, and the property is near the rural town site and growth area. Those against the motion cited their opposition to spot zoning. Rezoning the adjacent Weber property could rectify the latter issue. Ms. Baker should confirm with the County the required setback from her animal feedlot.
3. **Eichers CUP** – In 2014 Theresa & Jerome Eichers applied to the County for a Conditional Use Permit to operate an agriculture-oriented business (cheese-making) at their property. The County initiated the process including publicizing a public hearing but the hearing was canceled once the County realized that CUP's are normally handled by the Township. The Eichers' still require a CUP for their operation through the Township. Kremers moved to recommend to the Supervisors to set a public hearing on September 30, 2015 at 7:45 PM for Jerome and Theresa Eichers for a CUP for an ag-oriented business. Mergen second. All in favor. Motion carried. The Planning Commission recommends waiving the fee since the Eichers have already paid one to Stearns County; however, if the County returns the fee, the Eichers should then pay the Township CUP fee.
4. **Williams Variance** – Mr. Shawn Williams appeared to request a variance to construct a detached garage and an addition to his home at 17435 Orchid Court, Avon, closer to the road than current ordinance permits. He stated it is necessary, in part, because an upgraded septic needs to be placed on the site of the current garage. Mergen moved to recommend to the Supervisors to set a public

hearing for Shawn & Beth Williams to construct an addition on their home that would be 37 feet from the center-of-the-road, and a garage that would be 45 feet from the center-of-the-road. Kremers second. All in favor. Motion carried.

Other & Old Business:

- 1. **Princewood Drive** – A home at 34553 Princewood Drive appears to be abandoned. There is no new information.
- 2. **Water softener/Iron Removal** – A water test suggests that the Town Hall needs a water softener and iron removal system. Koopmeiners is looking into costs of potential systems.
- 3. **Events on Town Roads** – this will be discussed at the next meeting. We will investigate any related County ordinances.
- 4. **Built-in Voting Booths** – No booths are recommended at this time. The current standup voting booth should be retired because it is too old; which means there will only be seated voting.

Announcements/Reports:

- 1. **Bueckers Preliminary Plat** – was approved by the County with a few restrictions (i.e., water treatment required for boron).
- 2. **Behrend Obstruction** – Town official met Mr. Behrend at his home and agreed on a location to which he should move the obstruction. Work is in progress. Once completed, the Town attorney will follow up with a letter closing the case.
- 3. A grant program is available for broadband internet.
- 4. An RV parked on Narnia Lane was removed.
- 5. Electrical work at 370th & Co Rd 3 damaged the ditch. Koopmeiners repaired, an invoice will follow.
- 6. Several stop signs have been vandalized in the Township. Koopmeiners has notified the Sheriff.
- 7. A Minimum Maintenance road sign has been returned.
- 8. The Town may investigate the installation of solar panels in the future.
- 9. St. John’s hired Lange Trenching to widen 325th by the football parking area.
- 10. Knife River may be hauling full loads of gravel on Township roads (355th) contrary to the IUP.

Adjournment: Mergen moved to adjourn the meeting at about 9:40 PM. Huston second. All in favor. Motion carried.

Next Meeting: The next meeting is September 30, 2015 at 7:30 PM.

Respectfully submitted,
Stephen G. Saupe, Clerk

Approval:

LeRoy Gondringer, Chair

Date

Attest:

Date