

Minutes of the Meeting of the Avon Township Planning Commission

June 24, 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: The Clerk led the Pledge of Allegiance.

Roll Call: Present – LeRoy Gondringer, Gerry Kremers, Ken Mergen, and Stephen Saupe.
Absent – Will Huston

Approval of Agenda: Mergen moved to approve the agenda as presented. Kremers second. All in favor. Motion carried.

Minutes: Gondringer moved to approve the minutes of the May 27, 2015 meeting as presented. Kremers second. Three in favor. One abstain (Mergen). Motion carried.

Public Hearings: There were no scheduled hearings.

Scheduled Business:

- Haakonson Driveway Permit** – Mr. Nathan Haakonson appeared again to request a driveway permit to install a U-shaped driveway at his property (32712 182nd Ave). The two entrances would be 100 feet apart. He stated that it is necessary because of lack of parking, difficulty in turning around, proximity of the septic system, and for curb appeal. Three of Mr. Haakonson's neighbors (Brian Bierbaum, Allan Johnson, Rob Culligan) who are members of the Executive Commission of their neighborhood association appeared at the meeting to oppose the request. They stated that approval of the driveway permit will promote and encourage traffic, impact the value of homes in the neighborhood, would impact the aesthetics of the neighborhood, and violated neighborhood covenants. Mr. Haakonson is running a business from the premises (*Custom Wheel Outlet*) which also appears to violate the covenants and may not be compliant with Stearns County #439 Ordinance (*i.e.*, Section 6.26). A question was raised about the weight of delivery trucks because 182nd is probably a 7-ton road. Mergen moved to recommend to the Supervisors to deny the driveway permit for Mr. Nathan Haakonson. Kremers second. Three in favor. One (Saupe) opposed. The Town needs to check with Stearns County about the status of the business.
- Braegelmann Certificate of Compliance** – Mr. David & Linda Braegelmann requested a Certificate of Compliance for their conventional subdivision that was approved by the Supervisors at the June 3, 2015 meeting. Mergen moved to recommend to the Supervisors approval of a Certificate of Compliance for David & Linda Braegelmann. All in favor. Motion carried.
- Avon Hills Overlay Area** – The Supervisors requested the Planning Commission (PC) to review the Avon Hills Overlay area map. The original intent of the overlay district, which was to preserve biological, aesthetic and cultural features of the Town, was reviewed. Evidence reviewed included the Avon Hills Overlay map, Minnesota County Biological Survey map for Stearns County, MN DNR species of special significance map, and Land

Trust conservation easements. The PC could find no evidence that the existing map was substantially incorrect. The Clerk will search for the original documents to determine if we are missing important evidence. The issue of whether map lines should include entire or partial parcels was not decided.

- 4. **Conditional Use Permits** – Chair Gondringer opened a discussion of whether the County should handle CUP’s instead of the Town. Advantages of this proposal are (a) less work and headaches for the Town; (b) the County is more qualified/knowledgeable and may do a more thorough job; (c) residents would only need to see the County for a CUP; (d) the Town may save money; and (e) it might ensure more uniform application of rules to residents. Disadvantages of the proposal are: (a) loss of local control; (b) inconvenience for residence having to go to the County; (c) permit cost is lower for Town CUP’s; (d) less use of Town Hall; and (e) less for PC to do so may need to cancel meetings. A recommendation to the Supervisors will be made at a future meeting.

Other & Old Business: *none*

Announcements/Reports:

- 1. There will be a joint City/Town meeting on September 16th, 2015 at 6:30 PM in Avon City Hall.

Adjournment: Mergen moved to adjourn the meeting at about 9:15 PM. Kremers second. All in favor. Motion carried.

Next Meeting: The next meeting is July 29, 2015 at 7:30 PM.

Respectfully submitted,
Stephen G. Saupe, Clerk

Approval:

LeRoy Gondringer, Chair

Date

Attest:

Date