

Minutes of the Meeting of the Avon Township Planning Commission

February 24, 2016

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.

Announcement of Recording: It was announced that the meeting would be recorded. The recorder was turned on.

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

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

Minutes: There was one correction in #4 – it should read, “the signing of each.” Kremers moved to approve the minutes of the January 27, 2016 meeting as amended. Huston second. Three in favor. One abstain (Gondringer). Motion carried.

Public Hearings – Pierskalla/Ramler Asphalt Plant – At 7:45 PM Chair Gondringer opened a public hearing for Knife River to consider a request to renew their Interim Use Permit for an asphalt plant at the Pierskalla/Ramler gravel mine site. Ms. Holly Brisk and Mr. Dan Ranweiler, both from Knife River, were present to answer questions. They indicated that the plant is likely to run for two to four weeks in the early season. They would like to begin as soon as road restrictions are lifted. Mr. Ranweiler stated that about 95% of the material at the pit has already been crushed and that they will use the material already produced. They have two bonds for the site. Ms. Theresa Schmitt inquired about late operations. Ms. Brisk replied that the company has taken steps to alert contractors to avoid the curfew. Mr. Brian Cattan, a driver for Knife River and resident, stated that some drivers had unknowingly driven on Town roads but that has been corrected and that some of the work was done on Town roads necessitating trucks on the roads. No other comments were received from the public. Huston moved to close the public hearing. Kremers second. All in favor. Motion carried.

The Findings of Facts showed that the Interim Use Permit: (1) is consistent with existing Township ordinances; (2) must meet the conditions of the existing IUP and applicable state and federal requirements; (3) is compatible with present land use in the area and is not visible from the road or nearby areas; (4) is screened by existing gravel piles and that it sits low in the pit; (5) environmental issues are addressed by PCA and County regulations and that a plan is in place to handle environmental issues; (6) there will be no change to property values in the area; (7) will generate excess traffic but this hasn't been a problem to date; (8) will not affect the general health, safety or health of residents; (9) conforms to the goals/objectives of the township comprehensive plan in that natural resources are being used for everyone's benefit and a reclamation plan is in place; (10) there will be minimal impact to Town roads, especially because it is located on a County road; (11) a reclamation bond and financial assurance has been provided; (12) this is an extension of the 2014 asphalt plant permit.

Huston moved to recommend to the Supervisors the renewal of the Interim Use Permit to Knife River for operation of an asphalt plant with the following conditions: (1) Permit will be for the 2016 construction season; (2) Hours of operation are from 6:00 AM to 6:30 PM with a generator startup not

be earlier than 5:30 AM, and with all trucks returned to the location by 9:00 PM; (3) Days allowed for operation will be restricted to Monday through Friday with no weekend or holiday hours; (4) No truck hauling will take place on Township roads; (5) The entrance will be signed according to Stearns County regulations; (6) Traffic signs will be placed as per MNDOT and Stearns County requirements for truck hauling; (7) Postcards will be sent out one week prior to the beginning of operations; (8) Avon Township officials reserve the right to access the property for the purposes of determining compliance of the Interim Use Permit, after providing Knife River personnel proper identification and notification; (9) Knife River will make available to Board member and Avon residents, a tour of the facility upon request; (10) Portable satellites will be provided for employees. Trash will be collected and contained in a suitable receptacle and hauled offsite to an appropriate disposal area; (11) All equipment and waste must be removed from the site at the completion; (12) The operation must comply with all pertinent Township, County and State regulations; (13) A financial bond of \$5000 will be maintained; and (14) Noise, air emissions, storm water, and other environmental considerations must comply with EPA, MPCA and other regulatory requirements. Kremers second. All in favor. Motion carried.

Scheduled Business:

1. **Balfour / Ritzer Property** – Ms. Karen Balfour appeared to request a Certificate of Compliance for a split of their property and a Conditional Use Permit for a split to include a tower. Ms. Balfour presented a preliminary plat and drawings prepared by O'Malley & Kron Surveyors. Huston moved to recommend to the Supervisors to approve the Certificate of Compliance for the land split. Kremers second. All in favor. Motion carried. Huston moved to recommend to the Supervisors to set a public hearing for March 30th at 7:45 PM to consider a request for a CUP for the land split by Ms. Karen Balfour. Kremers second. All in favor. Motion carried. Ms. Balfour also requested approval of a preliminary plat. This will be addressed at the public hearing after obtaining more information.
2. **Mergen Appointment** – Gondringer moved to recommend to the Supervisors to reappoint Mr. Ken Mergen to another term on the Planning Commission. Huston second. All in favor. Motion carried.
3. **Plat Review** – A new form for preliminary and final plat reviews was discussed and will be recommended for adoption to the Supervisors. A single fee of \$100 was also recommended.
4. **Annual Meeting** – PC members are encouraged to attend the Annual Meeting. Chair Gondringer will present a report summarizing the year.

Other & Old Business: *none*

Announcements/Reports:

1. **Joint Planning Board Meeting** – the meeting originally scheduled for Thursday, February 24, 2016 was cancelled and rescheduled for Thursday, March 31st at 7:00 PM in the Town Hall.
2. **Parks & Trails Hearing** – the County will hold a Public Hearing on Tuesday March 1 at 9:45 AM to consider changes to Ordinances 524 & 525.
3. **City Administrator** – The City is in the process of hiring a new City Administrator to replace Mr. Jim Thares.

- 4. **Fire Board Meeting** – It was a busy year for the department. The Township contribution will be \$68,000 for the coming year. Mutual Aid calls will now be billed at \$25 per hour. A joint Avon City/Avon Township/Collegeville Township Fire District is being considered.
- 5. **Road Bids** – will be opened at the Supervisor meeting. Announcements have been published, posted and distributed to local companies.

Adjournment: Huston moved to adjourn the meeting at about 8:55 PM. Kremers second. All in favor. Motion carried.

Next Meeting: The next meeting is March 30, 2016 at 7:30 PM.

Respectfully submitted,
Stephen G. Saupe, Clerk

Clerk signature: _____ date: _____

Approval:

Signature: _____ date _____

Print name: _____