

# Minutes of the Meeting of the Avon Township Planning Commission

January 25, 2017

Avon Township Hall (16881 Queens Road, Avon)

**Call to Order:** Chairman Huston 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 Pledge of Allegiance was recited.

**Roll Call:** Present – LeRoy Gondringer, Will Huston, Gerry Kremers, Ken Mergen, and Stephen Saupe. Also in attendance: Richard Bresnahan, John Merdan, Roger Nelson, and Kelly Martini.

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

**Minutes:** Gondringer moved to approve the minutes from the November 30, 2016 meeting as presented. Mergen second. Three in favor. Two (Kremers, Saupe) abstain. Motion carried. Mergen moved to approve the minutes from the December 28, 2016 meeting as presented. Four in favor. One (Gondringer) abstain. Motion carried.

**Public Hearings:** Continuation of the Public Hearing for Erik & Ashley Larson for a Conditional Use Permit for a Conventional Subdivision in the Avon Hills Environmental Overlay district. Chair Will Huston continued the public hearing at 7:40 PM. The Larson's were present and presented a map that identified three potential building sites and listed them by preference. This was necessary because if the County approves a pending feedlot permit for an adjacent property, the Larson's would not be able to use the primary site. Letters were sent to 22 neighbors alerting them to the original hearing. No residents were present at this continuation hearing. Mergen moved to close the public hearing. Kremers second. All in favor. Motion carried.

The findings of facts for a Conventional Subdivision in the Avon Hills Overlay District showed that: (a) there would have minimal impact on the natural resource conservation standards of the ordinance and the Town natural resource overlay plan; (b) the plan should have minimal impact and supports the goals and policies of the Stearns County Comprehensive Plan; (c) the proposal maintains the rural character of the area and is similar to surrounding properties; (d) the proposal still limits the number of homes on the property; (e) the applicant knows that there is no density bonus and is not seeking it; (f) there are no structures currently on the property; (g) the building envelope(s) is identified; (h) there are no natural communities in the proposed building sites according to the Beacon property viewer program; (i) the building sites are no larger than two acres; (j) the plan protects the lot's natural vegetative covering according to those who have seen it; (k) there are no MCBS sites; (l) the plan avoids shore and bluff impact zones; (m) structures are proposed within reasonable distance to existing roads and structures; (n) there will be a visual buffer; (o) mitigation standards have been met; and (p) agriculture infrastructure has been avoided.

Gondringer moved to recommend to the Supervisors approval of the Conditional Use Permit for Ashley and Erik Larson for a Conventional Subdivision in the Avon Hills Environmental Overlay District with the conditions that any of the three, two-acre, building sites are acceptable and that the project meet all Stearns County rules and guidelines. Mergen second. All in favor. Motion carried.

Pending the County decision on the variance for a feedlot on an adjacent property, Gondringer moved that if the feedlot variance is approved, the Planning Commission supports approval of a variance for the

Larson’s to build on any of the three approved sites even if it is less than 700 feet from the neighboring feedlot. Mergen second. All in favor. Motion carried.

The meeting was briefly adjourned to allow the Supervisors to continue their meeting from January 4’ 2017 to make a final decision on the Larson CUP. The Planning Commission reconvened at about 8:55 PM.

**Scheduled Business:**

1. **Knife River IUP** – Knife River has applied to extend for another year their Interim Use Permit for an asphalt plant. Gondringer moved to recommend to the Supervisors to set a public hearing on February 22, 2017 at 7:40 PM to consider a request by Knife River Corporation for an Interim Use Permit to operate an asphalt plant, stockpiling of material, and truck hauling for the 2017 – 2018 construction season. Mergen second. All in favor. Motion carried.
2. **Form Revision** – Gondringer moved to table the discussion of Certificate of Compliance forms to the next meeting. Mergen second. All in favor. Motion carried.

**Other & Old Business:** none

**Announcements/Reports:** none

1. There will be a Drainage & Wetland Conference on February 13, 2017 at the St. Cloud Convention Center. Huston may attend.
2. The hearing for the Ritzer Feedlot permit hearing will be January 26<sup>th</sup> at 6:30 PM in the Stearns County Service Center, Waite Park.
3. There was an ADA Open House to discuss Roadway System Transition Plan on Tuesday, Jan 24<sup>th</sup> at 5:00 PM., 5 PM)
4. There will be a meeting to discuss the Stearns County Emergency Management Plan meetings on February 2<sup>nd</sup>, 2017.
5. The Fifth Monday for Albany schools will be held January 30<sup>th</sup>, 2017.
6. The Township website has been hacked and though we’ve tried to have it repaired by two different companies, neither have been successful. The site is currently down and will need to be completely rebuilt. The Clerk is looking into options.

**Adjournment:** Mergen moved to adjourn the meeting at 9:12 PM. Kremers second. All in favor. Motion carried.

**Next Meeting:** The next meeting is February 22, 2017 at 7:30 PM.

Respectfully submitted,  
Stephen G. Saupe Clerk

Clerk signature: \_\_\_\_\_ date: \_\_\_\_\_

**Approval:**

\_\_\_\_\_  
Planning Commission Chair – Will Huston

\_\_\_\_\_  
date