

Minutes of the Meeting of the Avon Township Planning Commission

February 28, 2018

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 7:00 PM in the Main Chamber of the Town Hall.

Pledge: The Pledge of Allegiance was recited.

Roll Call: Present – LeRoy Gondringer, Ken Mergen, and Stephen Saupe.

Approval of Agenda: Added to the agenda was: (a) expiration of Gondringer’s term; (b) MOU; (c) Bullert plat; and (d) County Ordinance 570 hearing. Mergen moved to approve the agenda as amended. Gondringer second. All in favor. Motion carried.

Minutes: Mergen moved to approve the minutes from the January 31, 2018 meeting as presented. Gondringer second. All in favor. Motion carried.

Public Hearings: none

Business:

1. **Smith Certificate of Compliance** – Mr. William Smith appeared to request a Certificate of Compliance for the sale of a roughly 33 foot strip of their land to the Blattner’s because the road leading to the new Blattner building falls partly on the Smith property. After examining the plat and discussions, Mergen moved to recommend to the Supervisors approval of the Certificate of Compliance for Mr. William Smith. Saupe second. All in favor. Motion carried.
2. **Himsl Variance** – there will be a hearing by the Stearns County Board of Adjustment on March 22, 2018 to consider a request by Steve and Pamela Himsl for a variance to construct a new residential structure 280 feet from an existing feedlot. The current Ordinance requires a 700-foot setback. Although the structure will be located to the SW of the feedlot, which is the best orientation considering prevailing winds, the relatively short distance between the residence and feedlot may result in odor problems. The Planning Commission recommends to the Supervisors that the Town express to the County Commissioners our concern that building a home 280 feet from an active feedlot may cause issues with odors.
3. **Enterprise Contributions** – Possible topics include contributions by former Supervisor Richard Bresnahan.
4. **Bullert Plat** – the Stearns County Planning Commission has approved the “Lupine Meadows” preliminary plat for Dan & Marie Bullert with a series of mostly *pro forma* conditions.
5. **PC Membership** – Gondringer’s term expires in April (2018). He does not want to be considered for reappointment to another term. He is willing to remain for a few months until a replacement can be found. The Supervisors will need to make a concerted effort to find replacements for the three open positions, or consider alternatives such as abolishing the Planning Commission and returning to the County authority for variances. This might be a topic for the Annual Meeting.

6. **MOU** – The Stearns County Commissioners, acting against advice of the County Planning Commission and local residents, approved a CUP for Limited Manufacturing in an Agricultural Zone. This action suggests that Commissioners may not make decisions that are compatible with the goals and objectives of Avon Township to preserve the rural and agricultural nature of the Town. Mergen moved to recommend to the Supervisors to begin the process of amending our Ordinance to not allow the Limited Manufacturing Zoning District in the Township. Saupe second. All in favor. Motion carried. This would also be a good time to review all of our ordinances.

Announcements/Reports:

1. The THK Bike Race organizers are planning to hold the race again in April. There were some issues with the race last year that can hopefully be rectified. The City should be involved in any conversations. Among the questions raised were: Should there be a limit on the number of riders? and How many riders participate?
2. The Joint Planning Meeting with the City of Avon was cancelled for lack of business, which will save the Town money.
3. The Avon Area Lakes Association recently met.

Adjournment: Mergen moved to adjourn the meeting at about 9:00 PM. Gondringer second. All in favor. Motion carried.

Next Meeting: The next meeting is March 28, 2018 at 7:00 PM. Other upcoming meetings include:

- Mar 10 – Town Hall open 10 AM – 12 PM to accept absentee ballots
- Mar 13 – Town Election (2-8 PM)
- Mar 13 – Board of Canvass meeting (8:15 PM)
- Mar 13 – Annual Meeting (8:30 PM)
- March 21 – Organization / Qualification Meeting (7:00 PM)
- Apr – Road Inspection (third/fourth Saturday)
- Apr 23 – Board of Appeals & Equalization Meeting (7:00 PM)

Respectfully submitted,
Stephen G. Saupe Clerk

Clerk signature: _____ date: _____

Approval:

_____ date: _____
Planning Commission Chair – signature

Planning Commission Chair – print