

# Minutes of the Meeting of the Avon Township Planning Commission

March 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. Also present: Will Huston.

**Approval of Agenda:** Added to the agenda was signing a plat for Dan & Marie Bullert. Mergen moved to approve the agenda as amended. Saupe second. All in favor. Motion carried.

**Minutes:** Mergen moved to approve the minutes from the February 28, 2018 meeting as presented. Saupe second. All in favor. Motion carried.

**Public Hearings:** *none*

## **Business:**

- Himsl Driveway Permit** – Steve & Pam Himsl appeared to request a permit to construct a driveway on their property on Norway Road. They want to sell this portion of their property but first require a variance because of its proximity to a feedlot. They had been scheduled for a County hearing for a variance to construct a new residential structure 280 feet from an existing feedlot (the current Ordinance requires a 700-foot setback). The hearing was postponed until the Himsl's had a driveway permit and had identified the building envelope. Gondringer moved to approve a driveway permit for the Himsl's that adheres to all Township guidelines. Mergen second. All in favor. Motion carried. If the County does not approve the Himsl variance, there would be no need for a driveway permit. Mergen moved to recommend to the Supervisors to send to the County a letter stating that the Township will issue to the Himsl's a driveway permit if their variance request is approved. Gondringer second. All in favor. Motion carried.
- PC Applicant Interview** – Mr. Sheldon Tschida applied to be considered for one of the Planning Commission open positions. He attended the meeting for an interview and to learn what the board does. Mr. Tschida is relatively new to the Township. He has a background in construction, is interested in getting involved with the public, and believes the position would be a good learning experience. Saupe moved to recommend to the Supervisors consideration of Mr. Sheldon Tschida to fill an opening on the Planning Commission. Gondringer second. All in favor. Motion carried.
- PC Membership** – Gondringer's term expires in April, which means that there will be three openings on the Planning Commission. Until possible replacements are identified or the fate of the PC is determined, one option is for a Supervisor to be appointed to the Board.
- Enterprise Contributions** – Possible topics were discussed including the upcoming Appeals Board hearing.
- Limited Manufacturing in the Ag zones** – Mergen moved to recommend to the Supervisors to amend 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

responsibilities for permitting.

- 6. **MOU** – As noted last month, the Stearns County Commissioners voted against the advice of the County Planning Commission and local residents to approve 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. To provide more time to analyze Commissioner decisions, Mergen moved to recommend to the Supervisors to delay signing an updated MOU with the County for an indefinite period. Two in favor. One opposed (Gondringer). Motion carried.
- 7. **Bullert Plat** – Dan & Marie Bullert appeared for signatures of their “Lupine Meadows” final plat.

**Announcements/Reports:**

- 1. MAT Board of Directors terminated the Executive Director effective March 15, 2018. The reasons are not clear.
- 2. The Lake Wobegon Trail Marathon will be held May 12, 2018.
- 3. The Stearns County COLA (*Coalition of Lakes Associations*) meeting will be held April 17 – Rockville City Hall at 6 PM.
- 4. Century Link sent a notice that there will be a rate increase.
- 5. T-Mobile is seeking to modify an antenna on a tower on Tower Road.
- 6. The Township Assessor, Ms. Kathy Korte supplied the following information related to the upcoming Appeals Board meeting: Sales ratios: residential/seasonal – 93.12%; Commercial – no sales, County wide – 91.02%; Agricultural/rural land – 87.85%. Typical adjustments: agricultural 4%; residential – 6%; lakeshore – 6%; rural residential – 12%; commercial – 2%.
- 7. The DNR will stock Middle Spunk Lake with 81 lbs of fingerlings in even years. The Avon Area Lakes Association is considering funding stocking in odd years.

**Adjournment:** Mergen moved to adjourn the meeting at 8:42 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:

- Apr 14 – Road Inspection
- 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