

# Minutes of the Meeting of the Avon Township Planning Commission

May 30, 2018

Avon Township Hall (16881 Queens Road, Avon)

**Call to Order:** Chair Ken Mergen 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 – Will Huston, Ken Mergen, Stephen Saupe, and Sheldon Tschida.

**Approval of Agenda:** The order of the agenda items was slightly revised. Mergen moved to approve the agenda as amended. Huston second. All in favor. Motion carried.

**Minutes:** Huston moved to approve the minutes from the April 25, 2018 meeting as presented. Mergen second. All in favor. Motion carried.

**Officers:** To provide a formal beginning to their terms, new members Tschida and Huston recited the oath of office.

**Public Hearings:** *none*

## **Business:**

1. **CUP Extension & Landscape Plan** – Mr. Chuck Beisner appeared to request an extension for CUP's granted last year to Stearns Community Solar One and FastSun. Because of the volatility of the markets (steel prices, tariffs), they might not be able to begin construction within a year of receiving the original permit. Huston moved to recommend to the Supervisors the extension of the FastSun CUP to construct a solar garden on the Gertken property. Mergen second. All in favor. Motion carried. Huston moved to recommend to the Supervisors the extension of the Stearns Community Solar One CUP to construct a solar garden on the Gertken property. Tschida second. All in favor. Motion carried.

According to the terms of the CUP, Mr. Beisner submitted a landscape plan for both projects. There was a question about the suitability of the shrubs proposed for the screening on the east side of the project. The shrubs (red-twig dogwood, nannyberry) appeared to prefer moister conditions than are present on the site. The red-twig dogwood will be replaced with gray dogwood. In addition, there was a question about the need for greater shrub diversity. Saupe moved to recommend to the Supervisors the use of red-twig dogwood (*Cornus sericea*), nannyberry (*Viburnum lentago*) and a third species such as American hazel (*Corylus americana*) or chokecherry (*Prunus virginiana*), chokecherry was recommended. Mergen second. All in favor. Motion carried.

2. **Rushmeyer Driveway Permit** – Mr. Lowell Rushmeyer appeared to request a driveway permit for his property on Tower Road. The proposed driveway would be further than some current driveways from "Blind Driveway" signs and complies with other Township requirements (one drive per 40 acres, 125 feet from existing driveways). Huston moved to recommend to the Supervisors approval of a driveway permit for Mr. Lowell Rushmeyer to install a maximum 24-foot wide driveway on his property in the proposed location on the condition that it matches both upstream and downstream culvert size, including aprons. Mergen second. All in favor. Motion carried.

3. **Bullert Driveway** – A request was received from Jeff Lange for a driveway permit for the property of Dan & Marie Bullert, 18703 Two Rivers Road. There is an existing 15-inch culvert that is 28 feet long. The culvert will be extended 8 feet and aprons will be added on both sides. There will be a 22-foot road top. Huston moved to recommend to the Supervisors approval of the driveway permit submitted by Jeff Lange for Dan and Marie Bullert. Mergen second. All in favor. Motion carried.
4. **Rausch Gravel Pit** – A request was received to close the Rausch gravel pit, Section 30, and return the bond. It was examined on road inspection and little topsoil was observed. Huston moved to recommend to the Supervisors to take no action until it is restored to the specifications of the original CUP or Township standards. Mergen second. All in favor. Motion carried. The Clerk will look for information in the Town files.
5. **Town Hall** – a piece of siding needs to be fixed on the Maintenance Shed. It may be the consequence of the violent hailstorm that just passed through the area. We should check the Hall for potential damage.
6. **Fire Department Generator** – the City and Fire Department notified the Town that they have sought a quote for the purchase of a new generator. This was the first time we've heard of this need. We should get more information.
7. **Enterprise Contributions** – Highlighting the contributions of former Township officers was suggested.

**Announcements/Reports:**

1. **Joint Planning Meeting** – Mergen reported that the Joint Planning Board approved annexation of the Lange gravel pit south of Copart into the City. Other items discussed were the bike race (mixed reactions from both the City and Township), clearing Ditch 25 (work in progress), and a request by Paul & Mary Jane Fischer for an administrative subdivision (their property - PID 03.01009.0000 – will remain in the Township).
2. **Bridge 83872** – 135<sup>th</sup> Ave over I-94 near Saint John's; no overweight permits should be issued until it is repaired because it is structurally-deficient
3. **Road Inspection** – Huston reported no major issues though guardrails on Tower Rd. will need work.
4. **County Road 50** – The County will resurface the road, which will make travel difficult.

**Adjournment:** Huston moved to adjourn the meeting at about 8:45 PM. Tschida second. All in favor. Motion carried.

**Next Meeting:** The next meeting is June 27, 2018 at 7:00 PM.

Respectfully submitted,  
Stephen G. Saupe Clerk

Signature: \_\_\_\_\_ date: \_\_\_\_\_

**Approval:**

\_\_\_\_\_  
Planning Commission Chair – signature

date: \_\_\_\_\_

\_\_\_\_\_  
Planning Commission Chair – print