

Avon Township Planning Commission Meeting Minutes

Avon Township Hall - March 27, 2019

Call to order: Chair Ken Mergen called to order the 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 – Ken Mergen, Sheldon Tschida and Will Huston. Absent – Clerk Stephen Saupe, Also present – Deputy Clerk Marion Gondringer

Approval of Agenda: Motion by Mergen to approve agenda as amended. Second by Tschida. All in favor. Motion carried.

Approval of Minutes: Approval of February 27, 2019 minutes. Motion by Huston to approve the minutes with amendments. Second by Tschida. All in favor. Motion carried.

Public Hearings: none scheduled

Scheduled Business:

Solar Fields: Clarification – The two projects are separated as per *FastFun3 Solar*, and *Stearns Community Solar1*.

FastSun 3 – Reply to Huston’s request concerning the tree removal portion of the vegetation specifications is pending.

Stearns Community Solar1 – Decommissioning bond: Huston requests a third party bonding company instead of their parent company as they have proposed. Access to the site will be from the South side.

Avon Township Ordinance / County Comprehensive Plan review

LeRoy Gondringer spoke about the justification for reviewing the Avon Ordinance, especially in reference to the Avon Hills Conservation District which outlines details of developing a Conventional Subdivision in a Conservation Area. One of the things a Conservation Design provides is that it allows a property owner to conserve the bulk of their property by clustering homes into one corner of the property and getting a density bonus, while retaining the remainder of the property as undeveloped. Gondringer would like to see adjustments made to the ordinance to provide an alternative process for those land owners who are not intending to create a subdivision but are simply working with other concerns with their land.

He clarified that a Comprehensive Plan is intended to be somewhat of a “Wish List” outlined by the Township to bring forth the overall vision of the Township as far as land use, growth areas, etc. The County Ordinance is intended to reflect what the County Comprehensive plan reflects. Gondringer is on the Stearns County committee which will be reviewing the Comprehensive Plan for the County and will keep the Township informed.

Road Maintenance plan (road condition, repair needs, cost projections, levy consideration, roads to vacate, etc.)

Discussion took place regarding establishing a number rating scale which would help the board assess the condition of roads and plan for a prioritized preventive maintenance plan. This process will begin after the 2019 road inspection takes place on April 27th and would enhance the informal road plan currently used.

Other Business:

Driveway permit request - Bryan Rassier – (18832 Quaker Rd. Section 18, PID 03.00914.0000) Rassier would like a permit to install a driveway off the West side of his property (connecting to the road leading to the Schirmers property). He plans on coming to the April Planning Commission Meeting. Discussion involved considerations for the status of the road to be accessed. Motion by Huston to recommend the board pursue consultation with the township attorney to determine ownership and possible vacation of the road in question. Second by Mergen. All in favor. Motion carried.

Old Business:

Norway Road / I-94 road use update – Huston: Project has been submitted to MNDot. Discussion included considerations for the steepness of the ditches in reference to widening of the road, slope maintenance and wetlands considerations. A culvert search has determined that no culvert was found in the location being questioned east of

Meadowview Road in reference to spring water ponding. A culvert will not be added. An August construction date is projected.

Enterprise column ideas:

Open House for the Maintenance buildings from 8:30-9:00 AM on April 27, right before Road Inspection.
Norway Road project information in a future issue.

Reports/Announcements:

Receipt from the County with data on solar tax payments to Townships.
Gruber Insurance information and warranty packet received to be filed
Stearns County Construction Site Application – The revised County form was reviewed.
Noxious Weed Meeting: April 3rd

Announcement of next meeting: *April 24, 2019 at 7:00 PM*

Adjourn: Motion to adjourn at 8:05 by Huston. Second by Mergen. All in favor. Motion carried.

Respectfully submitted,
Marion Gondringer Deputy Clerk

Signature: _____

date: _____

Approval:

Planning Commission Chair – signature

date: _____