

Avon Township Planning Board

March 30, 2005

Avon City Hall

7:00pm Discussion

Discussion centered on Resource Assessment Map information (Lynden Ordinance).

Group basically agreed with ordinance requirements.

Permeability of soils, water table, information from geological survey should be included.

A shed view analysis was defined as the visuals seen looking in the looking out of the development.

Clean up of sites must also be included.

The developer should be required to furnish a performance bond. The township may want to be more restrictive in cluster development. Smaller home sites, more open space is favored. Sewage treatment districts or smaller centralized systems were mentioned as possibilities.

At 8:00pm, the regular meeting was called to order by Chair Plantenberg. Everyone stood for the Pledge of Allegiance.

Roll Call: Present, Richard Bresnahan, Ken Mergen, Steve Plantenberg, Cliff Borgerding, Renee Smith. John Merdan was absent.

Minutes: Plantenberg wanted to emphasize that the township is not giving any approval for Earl Sadlowsky's plan. add to the minutes- The township will not recommend any action on Sadlowsky plan at this time. Motion by Mergen, seconded by Borgerding, to approve the minutes. All in favor, motion carried.

Casper Schwalbe was present to discuss placing a mobile home on the existing farm site at 17419 - 360th street. Alfred and Mary Schwalbe continue to live in the farm house.

Motion by Bresnahan, seconded by Mergen, to set the public hearing for April 27 at 8:15 pm to decide this for Casper Schwalbe. All in favor, motion carried. This plan will be recommended to the supervisors.

Borgerding signed off on the following county permits.

2005-03-01 Joe Sowada, 37795-175th Avenue, Avon 56310. Permit to construct a 36x26 foot addition to the existing home.

2005-03-01 Brian and Linda Gertken, 34206 Smiley Drive, Avon 56310. Permit to construct a 26x31x13x26x6x24 garage to the existing home.

2005-03-04 Kevin and Karen Locnikar, 18832 Quaker Road, Albany. Permit to construct 2 decks, 38x8 + 20x8 and 12x6 attached to the existing house.

Tony Buening asked about what the procedure to follow is when another company wishes to co-locate on the cell tower on his land. Clerk will review the minutes to see if a public hearing should be required.

HCP meetings are proceeding on schedule.

Avon Hills Initiative, April 9 conference will be attended by most of the township officials.

City and township will be holding a public meeting on April 21st at 7:30pm at Rascals. Information will be reviewed concerning the orderly annexation agreement which is almost ready to be signed.

Brad Becker, who owns some of the land from the old Hennek farm, was present. Becker wants to construct a miniature golf course on his property. The board did not feel he needed any variance or other permit.

Plantenberg and Borgerding are finishing their terms. Supervisors will make the decisions about re-appointments.

Bresnahan moved that Plantenberg continue as chairman of the board. Plantenberg will carry on until the supervisors make the decision.

Meeting adjourned at 8:45pm.