

Avon Township Planning Board

October 26, 2005

Avon City Hall

7:00pm Discussion hour.

Work continued on clarifying the parcel numbers which are in the annexation area. The board discovered several small parcels which were not listed in the agreement. This will be worked out by the Joint Powers Board.

At 8:00pm, the regular meeting was called to order by Chairman, Steve Plantenberg.

Everyone stood for the Pledge of Allegiance.

Roll Call: Present; Richard Bresnahan, Steve Plantenberg, Ken Mergen, John Merdan, Lowell Rushmeyer. Cliff Borgerding was absent.

Minutes; Board recommended statement in the supervisor minutes concerning the site inspection to amended to simply state that the inspection was canceled.

Motion by Mergen, seconded by Merdan to approve the planning board minutes. All in favor, motion carried.

Dale Gill came to talk about his plan to build a new home and remove the trailer house from his property, formerly Elmer Sauerers. Gill has already spoken with Don Adams and Angie Burg. there are two homes on the property at this time which were "grandfathered" in. County felt that the would comply because Gill Will remove the one trailer when he builds his new home. Motion by Rushmeyer, seconded by Mergen, to agree with the county and take no exception to the county issuing a permit. All in favor, motion carried. Chairman signed the township permission for Gill to take along to the county.

At \*:15, Chairman Plantenberg opened a public hearing on behalf of Allen Eisenschenk. He would like to rezone 150 acres, off 360th Street, from A-40 to R-5. Belvin Doebbert, attorney, showed a slide presentation explaining the area and the topography, wetlands, and bordering land.

The LESA score for the land 48, which is below the score needed for good Ag land.

The attorney felt that 5 acre lots would be reasonable residential use, and 40 acres of woods would not be developed at this time.

Board members attended site inspection of the property. The owner, Eisenschenk, has build a road all the way to the back of the property. Motion by Merdan, seconded by Mergen, to close the public hearing. all in favor, motion carried.

Board questioned why the road was built without any plan or development design.

Township will not be responsible for maintenance of the road.

Board also wanted information about neighboring feed lots.

There are possible septic system problems because of many and varied soil types.

There are steep slopes which may prove difficult to build on or travel with vehicles.

No cutting should be allowed in the woods.

The land could be sold in 40 acre parcels for a price favorable to the owner, Eisenschenk.

The land is not close to municipal facilities.

The township ins committed to the growth plan map.

Motion by Rushmeyer, seconded by Merdan, to recommend denial based on land not being in the growth area, and the township is not denying economic gain (could sell 40 acre tracts) at this time. All in favor to deny the rezoning at this time. Motion carried.

Chairman Plantenberg opened a public hearing for Stan and Mary Streit. Streits were

asking to rezone one 5 acre parcel. No public comment and none was sent by mail. Motion by Plantenberg, seconded by Bresnahan, to close the hearing. All in favor, motion carried. Motion by Mergen, seconded by Rushmeyer to recommend to grant the rezoning of this parcel. All in favor, motion carried.

Mike Torborg, contractor, was present to represent Craig and Jean Humphries. The Humphries wish to remove the old cabin on their property at 36549 Pelican Lake Road, and replace it with a new cabin which would be 48 feet from the road. They also want to construct a 22x32 feet free standing garage. Although the setback is short of what the ordinance calls for, the cabin will be in line with neighboring cabins.

Motion by Mergen, seconded by Bresnahan, to close the public hearing. All in favor, motion carried.

Motion by Mergen, seconded by Merdan, to approve the variance. All in favor, motion carried.

Board members discussed the site inspection of the annexed properties. Mainly, they walked on the Gertken property. It was a preliminary walk over with the surveyor serving as a guide. Important issues to be addressed would be;

- 1) a reclamation plan for the Gertken property
- 2) the effect of highway noise on some lot areas
- 3) wetland deliniation

Meeting adjourned at 10:00pm.