

Avon Township Planning Board

April 26, 2006

Avon City Hall

The regular meeting of the planning board was called to order by acting chairman Ken Mergen at 8:00pm.

Roll Call; Present, Richard Bresnahan, Ken Mergen, Lowell Rushmeyer, Cliff Borgerding, and new member Gerry Kremers. Absent Steve Plantenberg (coming later) and new member Joe Scepaniak.

Also present were Dick Fisher, Ron Kuntsleben, Jim Potter, LeRoy Gondringer.

Dick Fisher owns 20 acres on Goose Haven Road. He would like to have the tract rezoned to build another house there. Board members felt it would be difficult to rezone the land since it is an A40 zone and not close to the growth area. Fisher questioned land usage by other land owners in the area.

The chairman opened a public hearing on behalf of Jim Potter. Potter plans to build a shed on the portion of his land that is in Avon Township. The variance is needed for setback from Nordica Road. Because of a water drainage problem, the shed would have to be 65 feet from the center of the road. If possible, he would like to put in a holding tank for a 1/2 bathroom in the shed. No public comment, or comments by mail were received. Motion by Plantenberg, seconded by Rushmeyer, to close the public hearing. All in favor, motion carried.

The shed size will be 32x40 foot building. In the future, the Avon portion of his land cannot be build-able lot for sale or use. Board asked that the shed should be placed 190 feet off the south property line. Borgerding will go and see if this can be done. Motion by Plantenberg, seconded by Rushmeyer, to recommend approval of the variance. All in favor, motion carried.

Randy Harren would like to build an accessory building on his lot on Parkwood Circle. Because of the topography of his lot, and the arrangement of the present building, the best place to build would be near the road (65 feet from Parkwood Circle). Motion by Rushmeyer, seconded by Kremers, to set a public hearing on behalf of Randy Harren for Wednesday, May 31 at 8:15pm. All in favor, motion carried.

Mergen and Kremers will do a site inspection of Harren's property.

Discussion with Dick Fisher resumed. Board members felt that his plan would probably be turned down even if he had a hearing. Fisher wanted to go to the supervisors meeting and possibly schedule a public hearing there.

Borgerding signed off on the following county permits.

2006-04-03 Chet and Rose Blaszczek, 18375 County Road 154, Avon. Construction permit to repair existing dock on Pelican Lake.

2006-04-05 Dan and Lisa Lundberg, 17295 Marsh Lane, Avon. Permit to construct an 18x24 foot accessory building.

2006-04-07 John and Vicky Rozycki, 18097 County Road 154, Avon. Permit to construct a 280 square foot addition to the existing home.

2006-04-08 Tom and Janet Nierenhausen, 37721 Sunnyfield Circle, Avon. Permit to construct a 24x8 foot and 16x14 addition to their home.

2006-04-10 Dan Winkels, 15534 Parkwood Circle, Avon. Permit to construct a 15x30 foot addition to their existing home.

Borgerding issued the following township permits;

2006-04-02 Rick and Marlys Backes, 32553 County Road 50, Avon. Permit to construct 24x26 foot accessory building.

2006-04-06 David Raab, 34934-140th Avon. Permit to construct a 44x60x16 foot farm accessory building. Borgerding will check to make sure Raab has sufficient liability coverage.

2006-04-11 Richard and Sharon Pogatschnik, 1773 County Road 52, Avon. Permit to construct a 40x36x12 foot farm accessory building. They will remove an older shed.

2006-04-12 Mike and Rebecca Pierskalla, 14792 370th Street, Avon. Permit to construct a 40x32x12 foot addition to existing residential accessory building.

2006-04-13 Don and Cheryl Saurer, 32672 County Road 156, Avon. Permit to construct a 48x96 foot farm accessory building. They will remove another older structure.

Motion by Rushmeyer, seconded by Kremers, to approve all the township permits. All in favor, motion carried.

Ron Kuntsleben plans to sell 12 acres of his property and keep 40 acres. Motion by Plantenberg, seconded by Rushmeyer, that the township takes no exception to declaration of restrictions for conveyance of a non-building purpose. All in favor, motion carried.

Kuntsleben was asked to come to the supervisor's meeting next week.

Platenberg has been asked to be on the board to update the county comprehensive plan. Igor Lenzner is working on regulation and specs for use in dealing with mobile home parks.

Borgerding will be the coordinator for the road bid contractors. He will be working up a description of what the township expects and requires from contractors presenting bids.

Motion by Rushmeyer to adjourn.

Meeting adjourned at 10:00pm.