

Avon Township Planning Board

June 28, 2006

Avon City Hall

The regular meeting of the Planning Board was called to order by Chairman Steve Plantenberg at 8:00pm. Everyone stood for the Pledge of Allegiance.

Roll Call: Present; Lowell Rushmeyer, Joe Scepaniak, Gerry Kremers, Steve Plantenberg, Ken Mergen, Cliff Borgerding and Renee Smith. All present.

Also present were Gary and Donna Brix, Mary and Kieth Streit, LeRoy Gondringer, Jason Hedeem, Igor Lenzner.

Minutes: The setback footage for Randy Harren's shed will be 52 feet from the road.

Motion by Rushmeyer, seconded by Scepaniak, to approve the minutes with one addition.

All in favor, motion carried.

Igor Lenzner distributed a new draft of the proposed subdivision ordinance. It details the entire development process. Development of an accurate Resources Assessment Map for the area is extremely important.

At 8:15, Chairman Plantenberg opened a public hearing in behalf of Jason Hedeem. He plans to build a 40x40 foot garage and addition to his house. The new structure should be 41 feet from Spunk Tree Circle. After conferring with neighbors along the street, he found that some of the construction as planned would be in the road right of way. In fact, some part of the present home may be in the right of way. Board recommended that Hedeem have a survey done to know exactly where his construction is, relative to the road and right of way.

Smith brought up the safety issue. An extra driveway, and more vehicles stopping on the road could create more safety problems. Motion by Mergen, seconded by Kremers, to continue the hearing until the July 26th meeting at 8:15pm. All in favor, motion carried.

Discussion of Lenzners overview of development process continued. Performance and design standards shall conform the county standards. Additional standards may be included. Township may be more restrictive in some areas.

Information from our soils and section study should be included. Open space protection shall coincide with the county, although the township may add to it.

Bill and Donna Blattner are planning to construct an addition to an existing accessory building which will be less than 60 feet from the road right of way. Motion by Mergen, seconded by Scepaniak, to set a public hearing on behalf of the Blattners to discuss their building plans, on Wednesday, July 26 at 9:00pm. All in favor, motion carried.

Gary and Lori Brix have purchased the Rick Reding home on Upper Spunk Lake. They are requested a variance for road setback from 60 to 24 feet. This would allow remodeling an accessory building. Motion by Mergen, seconded by Scepaniak, to set a public hearing on Wednesday, July 26 at 8:45pm to discuss the setback issue. all in favor, motion carried.

Mary and Stan Streit were present to show the plat for Northern Lights Third Addition. The plat was reviewed and approved by the supervisors at the April 5 meeting. Streits would like the board to approve the plat in soft copy, because the hard one would take another meeting and another month. Rushmeyer stated that the planning board, based on the information provided, recommends approval of signing the soft copy of the final plat. Borgerding signed off on the following county permits.

2006-06-01 Bill and Donna Blattner, 32103 Nob Hill Road, Avon. Permit to construct a

12x16 foot addition to an existing residential accessory building and put a new roof on the entire building.

2006-06-02 Gary and Tammy Jo Laing, 35073 County Road 50, Avon. Permit to construct a new home.

2006-04-04 Jerry and Donna Suchy, 32717 County Road 50, Avon. Permit to enclose existing deck to form a 3 season porch.

2006-06-05 John and DeeDee Blattner, 32277 Nob Hill Road, Avon. Permit to construct a 24x30 foot residential accessory building. Also by altering the building placement, the need for a variance has been eliminated.

Motion by Plantenberg, seconded by Mergen, that the township takes no exception to and approves all of the county permits as presented. all in favor, motioned carried.

In action before the Joint Powers Board, Daren Teske has asked for a public hearing to consider rezoning the property at 16167-1st Street SE, Avon, from A40 zone to a zoning that will match it's actual use.

Brian and Kim DeSmet first planned to remove a 10x10 foot storage building and locate it less than 10 feet from the property line. After consulting with the zoning administrator, they decided to change the plans to avoid a permit and variance. Owner is installing a cement slab addition and no permit is required for this work.

Construction has begun on Elmer Gertkens new house. An additional 50 feet must be cleared before construction continues.

County has issued a citation for improper disposal of solid waste and has also been issued a cease and desist order for filling in the lake bed.

Other points on Bergerding's agenda as follows;

Borgerding will take pictures of the homes in Evergreen Hills Mobile Home Park to identify changes that have taken place.

Status of the Avon Estates project will be reviewed at the next Joint Powers Board on July 12.

Motion by Rushmeyer, seconded by Plantenberg, to name Ken Mergen as chairman for the coming year. all in favor, motion carried. Motion by Rushmeyer, seconded by Plantenberg, to name Gerry Kremers as vice chairman for the coming year. All in favor, motion carried.

Motion by Mergen, seconded by Rushmeyer, to adjourned. Meeting adjourned at 9:45pm.