

Avon Township Planning Board

May 31, 2006

Avon City Hall

The regular meeting of the township planning board was called to order at 8:00 pm. The meeting opened with the Pledge of Allegiance.

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

Also present were Randy Harren, LeRoy Gondringer, Igor Lenzner, Charles Ruprecht, Jason Hedeem.

Minutes: Motion by Rushmeyer, seconded by Mergen, to approve the minutes of the last meeting. All in favor, motion carried.

Igor Lenzner spent several minutes discussing the new sub division ordinance. He had some questions and suggestions about what the township wants to require on the resource assessment map. Where do we want the development to occur?

At 8:15, Chairman Plantenberg opened the public hearing for Randy Harren. Harren needs a variance to build an accessory building close to Parkwood Circle. His neighbor has no problem with it. the building will not affect the natural flow of water on the lot. Mergen and Kremers had inspected the site. they reported that there are many driveways along Parkwood Circle which may become a safety issue. Also, the building will have a second level and plumbing. Motion by Rushmeyer, seconded by Kremers, to recommend approval of the variance, if the building is only used as an accessory and not as a separate residence. All in favor, motion carried.

Jason Hedeem plans to build a 40x40 foot addition to his home on Spunk Tree Circle. He also will need a second driveway to facilitate loading and unloading handicapped persons in their care. Motion by Mergen, seconded by Kremers, to set a public hearing on behalf of Hedeem on June 28 at 8:15 pm, to obtain a variance for setback from the road. All in favor, motion carried. Any other variance needed will come from the county hearing.

Charles Ruprecht brought a picture of a tract of land he platted several years ago. Now he would like to swap the out-lot shown for a higher lot not in the plat. Board informed that an out-lot is not build-able. A county hearing costs \$375.00. Board also wondered why there is a lot marked out-lot and suggested he ask the county why. They also felt rezoning would be almost impossible and possibly a waste of money at the county level.

Additional items on Borgerding's agenda included the following. Dick and Peggy Fisher have decided not to pursue a hearing to split their land.

Jeff Meier is the gentleman who has constructed a structure around his mobile home in the park. He did not receive a permit to do this. the county will work with him to allow time to remove the project. He will likely have up to a year.

County permits signed;

2006-05-01 Willis and Joslyn Kleinjan, 18075 County Road 154, Avon. Requesting a county variance to install an engineered rain garden to reduce the impervious surface coverage from 34% to 25%.

2006-05-02 Paul and Mary Jane Fischer, permit to construct a new house and residential accessory building located at 15828 Norway Road. Property is accessed by easement through Mary Ann Backes.

2006-05-03 Gary and Tammy Jo Laing, permit to construct a new residence on the property where they are currently living in an accessory building. County will waive the

requirement for a conditional use permit since the original structure was built in 1998 before any permit was necessary for a second residence and they will replace their existing residence.

2006-05-04 Dale Gill requested a delay of start of construction for 6 months. He will come again when he is ready to complete the permit application.

2006-05-05 Bill and Karen Patefield, 34092 Tower Road, Albany, permit to construct a 12x14 foot addition to their home.

2006-05-06 Willis and Jode Kleinjan, 18075 County Road 154 Avon, permit to remodel existing home and add a rain garden.

No township permits were issued this month.

City engineer, Matt Mohs, is developing water and sewer options for the Avon Estates project. Suggestion made that there should be more communication between city and township so people are aware of what is being done in moving this project forward.

The county is monitoring progress in Elmer Gertken's clean-up project and future construction of a new house. He will not be allowed to move any more "stuff" to his other property or bury anything at that site.

Discussion resumed concerning the subdivision ordinance. Lenzner feels that the requirements should be more clear and simple. Questions were raised about choices of greenways, parks or trails. The ordinance will be revised after more discussion.

Lenzner is preparing a document to deal with trailer parks. A buyout of the park at Avon would require a large amount of money up front before the park could be revamped.

The Everygreen Mobile Home Park is under investigation for violations which could be corrected by the owner. If a trailer is vacant, it is likely to be condemned and removed if it is not up to current specifications or too old. 5 days notice will be given on abandoned trailers. There is currently a total of \$18,000 property and mobile home taxes outstanding on the property.

Steve Plantenberg has been asked to serve on the county committee to update their comp plan.

Motion by Rushmeyer to adjourn. Meeting adjourned at 10:45pm.

Next meeting we will have chairman and vice chairman.