

Avon Township Planning Board  
February 28, 2007  
Avon City Hall

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

Roll Call: Present; Gerry Kremers, Steve Plantenberg, Lowell Rushmeyer, Joe Scepaniak, Ken Mergen. All present. Also present were Bob Pogatschnik, LeRoy Gondringer.

Minutes: Some members are having problems receiving the minutes by mail. changes suggested to the minutes are to call it the manufactured home park. Motion by Scepaniak, seconded by Kremers to approve the minutes. All in favor, motion carried.

Bob Pogatschnik suggested exchanging city and township planning board minutes. The minutes, when approved, are on the city website. The city will soon have their zoning ordinance ready. A meeting of the planning commissions and the joint powers board was planned for the third Wednesday of April, the 18h. The boards will discuss the various estimates of growth for the area in the future.

Construction activity may began in the "Avon Estates" this year. The first projects planned would be on the southeast corner near the freeway. It would be some type of public housing.

Avon City has a 60% tax capacity rating. Holdingford is higher. Avon will have their comprehensive plan and zoning ordinance in plan before the new development begins. The Elmer Gertken, (Jeff Meyer) land use plan will wait for a while before that development starts.

Other actions in the township are as follows:

Ellen's Grille and Bar is being sold. We will receive more information on tat matter soon.

Julie Lillemoen was sent to the county to see what can be done with the remaining 2 acres not in the plat. The county would have to recommend rezoning to A5. Also, is a two acre lot big enough to build on in a A5 zone. The owner could create a one lot plat. Rushmeyer said there is a one acre lot size minimum in an A5 zone.

We need to confer with the county about who should do what type of hearings. Should we do interim use and conditional use hearings? We will need to do variance hearings according to our ordinance. These policies should be clearly stated in our MOU with the county.

The fire department is exploring the possibility of a new hall or a move. Discussion how this would effect the city and township.

Rushmeyer agreed to give the report on the joint planning board at the annual meeting. The annual meeting and election is set for Tuesday, arch 13, at 8:00 pm.

Motion by Rushmeyer, seconded by Mergen, to adjourn. Meeting adjourned at 9:20pm.