

Minutes of the Meeting of the Avon Township Planning Board
October 31, 2007
Avon City Hall

Call to Order: The regular meeting of the Avon Township Planning Board was called to order by Chairman Ken Mergen at 8:00 P.M.

Pledge: Everyone stood for the Pledge of Allegiance.

Roll Call: Present – Gerry Kremers, Ken Mergen, Steve Plantenberg, Joe Scepaniak, and Stephen Saupe. Absent – Lowell Rushmeyer. Supervisor Leroy Gondringer was also present.

Agenda: The agenda was accepted as presented.

Minutes: Plantenberg moved to accept the minutes as written. Seconded by Mergen. Approved unanimously.

Public Hearing: At 8:15 PM, Mergen opened the public hearing for the variance requested by Shannon & Kimberly Bertram to construct a pole barn closer to the roadside right-of-way than is permitted by township ordinance. No letters or correspondences concerning this request were received. Mr. Bertram stated that he purchased the property under the assumption that a 30 x 48 foot shed could be built on the site. However, because he is required to be 200 feet from the lake, he initially wanted approval for a setback of 62 feet from the road center. However, after learning this would also require a County variance, Mr. Bertram agreed that a slightly smaller structure would be acceptable to meet the County ordinance. Plantenberg moved to close the hearing. Kremers seconded. Passed unanimously. After some discussion, Scepaniak moved that we take no exception to a 63 foot easement that meets roadside setback regulations established by the County. Mergen seconded. Approved unanimously.

Other Business

Plantenberg reported that the final hearing about the County Comprehensive Plan will be held November 8 at 7 pm in Padua Pub, Sauk Center. He encouraged people to attend.

There was a brief discussion about the Joint Powers Board.

Gondringer reported that Fire Chief Linn reported that there had been a fire in the trailer court on October 29th that was caused by illegally burning garbage. The fire department and township have concern about accessibility of this area and about the activities leading to garbage burning. Gondringer also mentioned that County Staff want to meet with township staff to discuss zoning issues, etc.

Setback Discussion – the Board members continued their discussion of the conflicting standards between setbacks required by the County and Township. Recently there has been a relatively large number of requests for variances. Most of these have been in shoreland areas and most comply with existing County ordinances. The township initially adopted more restrictive setbacks than the County for a variety of

reasons (*i.e.*, resident safety, insuring that homes in a development line up). As a result, we've essentially created a two-step process for residents, particularly in lake areas. Plantenberg moved to recommend to the Supervisors that a public hearing be established at the Supervisor's earliest discretion to change our existing roadside setback ordinance from 93 feet to 63 feet from the road center or 30 feet from the property right-of-way or whichever is greater, in R1 zoning areas. Mergen seconded. Approved unanimously. Board members emphasized that a variance should not be approved unless the applicant can prove that it will cause a hardship.

Potential problems associated with wood boilers in R1 areas were briefly discussed in response to a question by Scepaniak.

Adjournment: Scepaniak moved to adjourn the meeting at 9:05 PM. Plantenberg seconded. Approved unanimously.

Respectfully submitted,

Stephen Saupe
Deputy Clerk

Minutes amended & approved: 28 November, 2007