

Minutes of the Meeting of the Avon Township Planning Board
January 27, 2010
Avon City Hall

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

Pledge: Everyone stood for the Pledge of Allegiance.

Roll Call: Present – Ken Mergen, Roger Nelson, Gerry Kremers, Lowell Rushmeyer, Stephen Saupe. Supervisor Gondringer was also present.

Approval of Agenda: Mergen moved to approve the agenda. Rushmeyer second. All in favor. Motion carried.

Minutes: Mergen moved to approve the minutes as written. Nelson second. All in favor. Motion carried.

Business:

1. **Jeana Zeimetz – Certificate of Compliance** – Mergen presented a request by Ms. Jeana Zeimetz for a Certificate of Compliance to split an 80 acre parcel on 160th Avenue into two, 40 acre parcels. Currently there are no structures on either. After the split each parcel would have a single building right. The County had directed Ms. Zeimetz to the township for the Certificate. Rushmeyer moved to recommend to the Supervisors to approve the Certificate of Compliance contingent on it meeting all pertinent regulations and specifications. Mergen second. All in favor. Motion carried.
2. **Oehrlein Variance** – The County forwarded to Supervisor Gondringer a notice of a Stearns County Board of Adjustment Hearing on January 28th at 6:30 PM. Included on the agenda is a request by Terry and Patricia Oehrlein for a variance to develop a plat that changes a property line between two existing, non-conforming parcels, each with a lot width of less than 150 feet. Current ordinance requires lots to have a minimum width of 150 feet on a Recreational Development Lake such as Big Spunk. Essentially the proposal would merge four existing lots into a three build-able sites. Environmental Services supports the variance because it helps to clean up the boundary, bring properties in conformity with current ordinance, and it will not have a substantial impact on character of the neighborhood. After discussion, Mergen moved that the Avon Township Planning Board takes no exception to granting the variance request by Terry and Patricia Oehrlein. Rushmeyer second. All in favor. Motion carried. Saupe was instructed to send a memo to Monica Peters, Stearns County Environmental Services, to convey the results of the vote to the Board of Adjustment Hearing before their meeting on Thursday evening.
3. **Township Plat** – Rushmeyer inquired whether the plat being prepared for the new Township facility conformed to the township Subdivision Ordinance. Gondringer indicated that the plat is exempt from County ordinance, but since our ordinance is more restrictive it may not be exempt. Mr. Dan Kron, Bonestroo, is working on the plat. Saupe will contact him to insure that the plat meets our Subdivision Ordinance.

Reports/Announcements:

- **Avon Hills Report** – Steve Plantenberg reported Tom Daniel, a nationally known planner from Pennsylvania will give a workshop to township officials on February 5th. Township officials are encouraged to attend. The following day (Feb 6) will be the Avon Hills Conference.
- **Town Hall Update** – Construction manager Stephen Plantenberg, RA Morton, attended the meeting to update the Planning Board on the township facility project. He stated at the last meeting of the Township Building Committee several changes were made to the drawings. The architect, Mr. Tideman, is now working on more detailed drawings and a schematic estimate is in progress. These will be presented at the next meeting of the Building Committee on February 17th.
- **CAPX2020** – A public meeting was held last week in St. Joseph to allow for public comment on the proposed routes.
- **Wind Turbines** – Gondringer reported that he serves on a County Committee that recently rejected a proposal for construction of wind turbines. Gondringer indicated an interesting situation that exists once the County approves a turbine application; all permitting reverts to the state and the County loses any oversight of the project.
- **Stearns County Plan** – Gondringer and Plantenberg discussed a proposal that is being considered for the County Comprehensive Plan in which building credits can be exchanged/purchased. Townships have the option of participating or not. The ultimate goal of the program is to protect land.

Adjournment: Rushmeyer moved to adjourn the meeting at 9:10 PM. Nelson second. All in favor. Motion carried.

Next Meeting: The next meeting is February 24, 2010.

Respectfully submitted,

Stephen Saupe, Deputy Clerk
Minutes amended & approved: