

Minutes of the Meeting of the Avon Township Planning Board
May 26, 2010
Avon City Hall

Call to Order: The regular meeting of the Planning Board was called to order by Chairman Mergen at 7:30 P.M.

Pledge: Clerk Saupe led the Pledge of Allegiance.

Roll Call: Present – Ken Mergen, Roger Nelson, Gerry Kremers, Stephen Saupe. Lowell Rushmeyer arrived approximately 10 minutes late.

Approval of Agenda: Saupe added to the agenda a request by Bill Boom from St. John's for a conditional use permit. Nelson moved to approve the agenda as amended. Kremers second. All in favor. Motion carried.

Minutes: In the April 26th minutes two minor corrections were suggested (indicate that Rushmeyer was absent; change meeting start time to 7:30 PM). Mergen moved to approve the minutes as amended. Nelson second. All in favor. Motion carried.

Business:

1. **St. John's Wind Turbine** – Mr. Bill Boom, representing St. John's Abbey, appeared to seek a conditional use permit for a 2.5 megawatt wind energy conversion system (WECS) that they are considering installing on the small hill west of the West Gemini Lake. St. John's, in keeping with their Benedictine ancestry, is promoting sustainable and renewal energy and wants to reduce their carbon footprint. The turbine would be 260 feet to the hub, and 400 feet to the tip of the blades. The overall span of the blades is about 300 feet. The turbine will be lighted. On average the turbine will supply approximately half of St. John's electricity. St. John's has met individually with all neighbors to alert them of the plan. St. John's hopes to take advantage of a 30% tax incentive but 5% of the project must be completed by the end of the year. If approved, they plan to have the road to the site and foundation completed. They are only proposing a single turbine on the site and setbacks would preclude any residential or other development on the site. Wires will run underground. The road will be class 5. It will take 30 semi loads just to bring in the crane to install the tower. The blades will be brought in a semi-load that is 150 feet long. It will take 450 yards of concrete for the foundation. St. John's has been in contact with the County. Saupe moved to recommend to the Supervisor's to set a public hearing on June 30th at 7:45 PM for a conditional use permit for a WECS to be installed by St. John's. Nelson second. All in favor. Motion carried. Saupe will send a conditional use permit to Mr. Boom.
2. **Koshiol Public Hearing** – Mergen called to order a public hearing at 8:00 PM to consider a request by Glenn Koshiol for a variance to install a holding tank on a property at Pelican Lake Road. No public comments were received. Rushmeyer moved to close the public hearing. Mergen second. All in favor. Motion carried. It was the consensus of the board that no action was necessary in this situation. In fact, Mr. Koshiol did not appear because he learned from the County that a variance was not required. According to Ms. Julie Marketon (Stearns County Environmental Services), "It is my understanding that the property owner want to replace a RV,

build an accessory structure and place a septic holding tank on the property. Holding tanks do not have setbacks from townships roads. They just cannot be located in the ROW of the road. If they want to place the tank within the ROW of the road it is required that the township gives them permission. It was my understanding from the property owner or a representative of the property owner that the tank is going to be out of the ROW." Thus, Mr. Koshiol withdrew his application; in fact he never submitted an application or fee. This is a problem because the township spent money and time advertising the public hearing, etc. In the future, we will not act on any request, until all fees and applications have been received. We went against our own policy in this situation, in part, because Mr. Koshiol indicated he had been delayed for several weeks trying to contact the previous clerk.

3. **Sadlowsky Setback Request** – Mr. Earl Sadlowsky appeared for Ms. Gloria Hernandez (33268 185th Ave) who wanted to extend the roof of her mobile home over the stairs. The extension would presumably put Ms. Hernandez 58 feet from the center-of-the-road, which is closer than current ordinance requires. Because the body of the mobile home is closer to the center-of-the-road, the Board was unsure what would be required in this situation, but did not approve the plan. Mr. Sadlowsky was counseled to discuss the situation with Ms. M. Peters from Environmental Services who was scheduled to visit the site the next day.

Reports/Announcements:

1. none

Adjournment: Rushmeyer moved to adjourn the meeting at 8:53 PM. Mergen second. All in favor. Motion carried.

Next Meeting: The next meeting is June 30, 2010 at 7:30 PM.

Respectfully submitted,

Stephen Saupe, Clerk
Minutes amended & approved: June 30, 2010