

# Minutes of the Meeting of the Avon Township Planning Commission

June 25, 2014

Avon Township Hall (16881 Queens Road, Avon)

**Call to Order:** Chairman Mergen called to order the regular meeting of the Avon Township Planning Commission at 7:30 PM. in the Main Chamber of the Town Hall.

**Pledge:** Clerk Saupe led the Pledge of Allegiance.

**Roll Call:** Present – LeRoy Gondringer, Gerry Kremers, Ken Mergen, and Stephen Saupe. Absent – Will Huston. Also present – Roger Nelson (*Supervisor*), Joe Koopmeiners (*Maintenance*).

**Approval of Agenda:** In response to a request by Supervisor Nelson and resident Mr. Brad Beckers, Gondringer moved to add a discussion of R-10 zoning to the agenda. Mergen second. All in favor. Motion carried. Gondringer moved to approve the agenda as amended. Mergen second. All in favor. Motion carried.

**Minutes:** Gondringer moved to approve the minutes of the May 28, 2014 as presented. Kremers second. All in favor. Motion carried.

**Public Hearings** – *none scheduled*

## Scheduled Business:

1. **Becker Zoning Inquiry** – Mr. Brad Becker (Pelican Lake Road) appeared to inquiry about the possibility of changing the zoning on his property to allow for the construction of another home. Mr. Becker has approximately 40 acres which is currently zoned A-40. Mr. Becker was informed that all zoning changes are handled by Stearns County and that the Township just makes recommendations. Since his property is in the growth zone adjacent to the rural town site of St. Anna he has options for rezoning to R5 (or other) provided any changes occur contiguous with these areas. Once he develops a specific plan, the Township will set a public hearing to discuss it, and then provide a recommendation to Stearns County. Mergen moved to notify the Supervisors that Mr. Brad Becker is intending to rezone five acres of his property to R5 and that the Planning Commission is open to the possibility of more density in that area. Kremers second. Two in favor (Mergen, Kremers), two opposed (Gondringer, Saupe). Motion failed.
2. **R-10 Zoning** – Supervisor Nelson stated that he supports an R-10 zoning district in the Township. The majority of Planning Commission members were opposed.
3. **Driveways** – At the June meeting the Supervisors voted to require that before the County issues a permit for any new construction, the Township must first determine if a building permit is required. Implementation of this vote was discussed. The Planning Commission recommends that the residents sign a “Driveway Notification Form” that would alert them to the whether or not a driveway permit is required by the Township. The County would require this form before issuing a building permit.

Performance standards for driveways were also discussed. Several recommendations were

made and will be forwarded to the Supervisors.

- 4. **Findings of Fact Forms** – The Planning Commission initiated a process of examining and editing Township forms/documents. “Findings of Facts” forms were reviewed at this meeting. The Planning Commission recommends: (a) using a separate form for Variances and another for Conditional & Interim Use Permits; (b) adopting a form similar to one used by Stearns County for Conditional & Interim Use permits; and (c) modifying the current “Criteria for Granting Variances” form for the Findings of Fact.
- 5. **Weeds** – Saupe reported that the County Noxious Weed Inspector had contacted him asking if letters had been sent to properties on which noxious weeds were found. This was not done; there had been a miscommunication at the prior meeting. Supervisor Nelson left the meeting early so was unavailable for clarification.
- 6. **Kremers Land Split** – Kremers stated that we was considering splitting his two acre parcel and selling a one-acre lot. He will need approval by the Joint Powers Board.

**Other & Old Business:** *none*

**Announcements/Reports:**

- 1. Gondringer announced a series of Planning & Zoning Workshops that may be beneficial for Township officials ([www.mngts.org/landuse/](http://www.mngts.org/landuse/)).
- 2. Ramler/Pierskalla Gravel Mine – complaints about noise after hours were received. Knife River was contacted about the violation. They had hired a company to repair machinery and were unaware of the restriction. Knife River promised it wouldn’t happen again. The crushing operation should be finished by next week. The hot mix plant will not be moved in until the Fall.

**Adjournment:** Mergen moved to adjourn the meeting at 10:15 PM. Gondringer second. All in favor. Motion carried.

**Next Meeting:** The next meeting is July 30, 2014 at 7:30 PM.

Respectfully submitted,  
Stephen G. Saupe, Clerk

Approval:

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Ken Mergen, Chair

\_\_\_\_\_  
Date

Attest:

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Date