

Minutes of the Meeting of the Avon Township Planning Commission

May 28, 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: Members Present – LeRoy Gondringer, Will Huston, Gerry Kremers, Ken Mergen, and Stephen Saupe. Also present – Richard Bresnahan, Joe Koopmeiners

Approval of Agenda: Huston moved to approve the agenda as presented. Kremers second. All in favor. Motion carried.

Minutes: On page 2, the spelling of Sauk Centre was corrected. Mergen moved to approve the minutes of the April 30, 2014 meeting with the correction as noted. Kremers second. Four in favor. One abstention (Gondringer). Motion carried.

Public Hearing – *none scheduled*

Scheduled Business:

1. **New Member** – LeRoy Gondringer was welcomed as the replacement for Roger Nelson to complete his term, which will expire in 2015. Gondringer recited the oath of office.
2. **Gielen Plat** – Mr. LeRoy Gielen, Jr. appeared to request a Certificate of Compliance to split a 40-acre parcel. Gondringer moved to recommend to the Supervisors to approve a Certificate of Compliance for the preliminary plat for Mr. LeRoy Gielen, Jr. Mergen second. All in favor. Motion carried.
3. **Backes Plat** – Mr. Tim Backes appeared to discuss options to develop a building site on a 12-acre parcel on Queens Road. The site does not have a building credit and is not a ‘buildable’ lot. He knew about this when the plat was developed. The Township comprehensive plan doesn’t support spot zoning. Mr. Backes was informed that he could transfer a building credit to the site.
4. **Ebnet Variance** – Mr. Tony Ebnet appeared to get feedback on a proposal to construct a garage 20.5 feet from the road, rather than 18.5 feet as he originally proposed. This would allow him to construct a 22 foot garage with is the minimum for a full-size vehicle. He stated that there are only 11-12 cars per day on the road and that the neighbors were surprised that the original variance wasn’t approved. In an informal poll, four of five members opposed the request (Kremers supports). Mr. Ebnet plans to attend the Supervisor’s meeting to discuss this proposal further.
5. **Driveway Inspections** – Gondringer moved to recommend to the Supervisors that Mr. Joe Koopmeiners be appointed to conduct driveway inspections as necessary. Responsibilities would include, but are not limited to, determining if culverts and aprons are required, analysis of the location of the proposed driveway, and checking the condition of the road

before and after driveway construction. Saupe second. All in favor. Motion carried.

- 6. **Haakonsen Driveway** – Mr. Jeff Lange submitted an application for a driveway permit for a property owned by Mr. Chance Haakonson. An initial inspection suggests that the driveway requires a culvert and aprons. Huston moved to recommend to the Supervisors to approve a driveway permit for Mr. Chance Haakonson based on Koopmeiner’s recommendation for culvert and aprons. Gondringer second. All in favor. Motion carried. Koopmeiners will inspect the driveway tomorrow and report to the Clerk.
- 7. **Transportation Meeting** – Mergen and Merdan will attend the Stearns County 2040 Transportation Plan meeting on Monday June 3rd, from 1 – 3:00 PM at the Avon City Hall.
- 8. **Gravel Pits** – Bresnahan reported that he had visited the Ramler/Pierskala pit. A significant amount of materials has been removed. The pit does not appear to have violated any of the conditions in the Interim Use Permit. Ms. Tracey Worzala from Stearns County Highway Department inquired about the need to maintain a bond for the Rausch pit. The Bond is for reclamation.; the Township could release them from the Bond but it would require a Township site inspection.
- 9. **Driveway Violations** – residents on Sunnyfield Circle and Two Rivers Road have replaced/enlarged existing driveways without a permit and/or dumped construction waste on the roadway. The Township will follow up. The Planning Commission will address driveway permits at the next meeting (when required? Coordination with the County).

Other & Old Business: none

Announcements/Reports:

- Road Engineering – Westwood Professionals are marking soil boring locations and get necessary photos from Stearns County.

Adjournment: Huston moved to adjourn the meeting at approximately 9:30 PM. Kremers second. Four in favor. One opposed (Gondringer). Motion carried.

Next Meeting: The next meeting is June 25, 2014 at 7:30 PM.

Respectfully submitted,
Stephen G. Saupe, Clerk

Approval:

Ken Mergen, Chair

Date

Attest:

Date