

Minutes of the Meeting of the Avon Township Planning Commission

January 28, 2015

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: Richard Bresnahan.

Approval of Agenda: A discussion of County zoning issues and a driveway permit request by Mr. Ray Woitalla were added to the agenda. Mergen moved to approve the agenda as amended. Kremers second. All in favor. Motion carried.

Minutes: Kremers moved to approve the minutes of the November 26, 2014 meeting as presented. Gondringer second. All in favor. Motion carried.

Public Hearings: none

Scheduled Business:

1. **Woitalla Driveway Permit** – Mr. Ray Woitalla appeared to request a driveway permit on the Angulski's property. He is in the process of acquiring an easement. This will be the second driveway on the parcel and it will be 10 feet away from an existing driveway. Gondringer moved to recommend to the Supervisors to approve a driveway permit for Mr. Woitalla contingent on him receiving an easement from the Angulski's and it being recorded, the driveway have aprons and culverts, and the need for an existing sign be examined. Kremers second. Three in favor. One abstain (Saupe). The rationale for approval is that Mr. Woitalla needs a northern access to his property and the driveway will be along the property line.
2. **Saint John's Solar Garden** – Br. Benedict Leuthner, OSB and Mr. Gary Jorgenson from Saint John's appeared to update the Planning Commission about their plan to expand their existing solar field by three megawatts (15 additional acres). On a sunny day they anticipate that it will supply 100% of campus electrical needs. They hope to begin construction in the fall and will return to request appropriate permits from the Township.
3. **Sandpiper Pipeline** – Supervisor Bresnahan updated the Planning Commission about the pipeline project. He and Gondringer attended the local informational meeting. Bresnahan authorized the Township Attorney, Mr. John Kolb, to submit documents opposing the alternative route sited through the Township (along the I-94 corridor). The Township is sharing the cost of the legal work with Saint John's Abbey and Saint John's University. Many of the documents were from the CAPX2020 files.
4. **Variance Hearings** – At the next meeting there will be variance hearings for Ms. Mary Thelen and the Baumgard's. Both hearings were approved by the Supervisors. There will also be a resident requesting a variance hearing.

5. **Parking Ordinance** – in response to complaints about tractor-trailers being parked on residential roads, the Township is considering adopting a parking ordinance. It would apply to high-density areas with narrow roads such as in Sun Ridge, St. Anna, and around the lakes. Kremers and Mergen will report on potential issues in the Sun Ridge area. Saupe will follow up with residents.
6. **Form Revision** – Suggestions were made to forms used for variances, CUP's and IUP's. These changes will be made and the forms returned to the next meeting for final approval before recommending them to the Supervisors.
7. **Joint Powers Board** – the meeting will be held on February 26, 2015. Mergen will represent the Planning Commission. No specific items were suggested for inclusion on the agenda.
8. **Audit Board Meeting** – the meeting will be held on February 11, 2015. No specific items were suggested for inclusion on the agenda.
9. **Annual Meeting** – the meeting will be held on March 10, 2015. No specific items were suggested for inclusion on the agenda.
10. **Planning Commission Terms** – The terms of Kremers and Gondringer expire in April. Kremers wants to be considered for reappointment. Gondringer is currently uncertain.
11. **Township Handling Building Permits** – No discussion was held since Supervisor Nelson was not in attendance to present his ideas.

Other & Old Business: *none*

Announcements/Reports: *none*

1. **County Zoning Issues** – Gondringer reported that the County is developing a draft ordinance to change its rules allowing feedlots to be reestablished in shoreland assuming less than 10 animal units and the zoning district is not R1.
2. **Cell Tower Rules** – Gondringer reported that the County is now implementing a Federal law allowing co-location on cell towers. This may mean that the height of some towers in the Township could exceed 200 feet. This is a concern since there is currently a Township moratorium on towers requiring lights (*i.e.*, over 200 feet).
3. **Lake Buffers** – Gondringer reported that a buffer of 50 feet is required on lake properties though the rule is not enforced.
4. **Hondl** – The County will hold a hearing on Thursday, February 26, 2015 at 6:30 PM, Waite Park Service Center, to consider a request by Scott and Sara Hondl to place a 16 x 18 foot addition four feet from a subsurface sewage soil dispersal system.

Adjournment: Kremers moved to adjourn the meeting at about 8:45 PM. Mergen second. All in favor. Motion carried.

Next Meeting: The next meeting is February 25, 2015 at 7:30 PM.

Respectfully submitted,
Stephen G. Saupe, Clerk

Approval:

Ken Mergen, Chair

Date

Attest:

Date