

Minutes of the Meeting of the Avon Township Planning Commission

March 30, 2016

Avon Township Hall (16881 Queens Road, Avon)

Call to Order: Chairman Gondringer 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.

Announcement of Recording: It was announced that the meeting would be recorded. The recorder was turned on.

Roll Call: Present – LeRoy Gondringer, Will Huston, Gerry Kremers, Ken Mergen, and Stephen Saupe.

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

Minutes: Huston moved to approve the minutes of the February 24, 2016 meeting. Kremers second. Four in favor. One abstain (Mergen). Motion carried.

Public Hearings – Ritzer / Balfour CUP – A public hearing for Agnes Ritzer / Karen Balfour for a Conditional Use Permit for a conventional subdivision in the Avon Hills Overlay District was supposed to start at 7:45 but Ms. Balfour was not present. The meeting was delayed to give her time to appear. At 8:00 PM Chair Gondringer opened the hearing and requested comments from the public. Mr. Lowell Rushmeyer inquired why 10 acres was required to be included with the tower (County requirement). Another resident inquired about the proposal to divide the property into 40 acre pieces with building credits on each parcel. No other comments were received (including by mail, email or phone). Approximately 20 neighbors were notified. Mergen moved to close the public hearing. Huston second. All in favor. Motion carried.

Huston moved to table the decision about the Ritzer/Balfour CUP until the applicant attends a Planning Commission meeting. Kremers second. All in favor. Motion carried.

Mr. Keith Streit inquired why a CUP is required in this situation and whether one would be necessary if he were to develop his property. The reason is the applicant has proposed a conventional subdivision in the Avon Hills Environmental district, which according to County Ordinance requires a conservation development. His property would not be affected because it is less than 40 acres and not in the overlay district.

Scheduled Business:

1. **180th Ave ROW** – Mr. Paul Eisenschenk, who described himself as a voluntary consultant for the City of Avon for Avon Estates, appeared at the meeting to seek Township feedback concerning a proposal to re-open 180th Ave to provide better traffic flow/access to Avon Estates. The City is anticipating heavy traffic in the future and the need for a second outlet for safety reasons. He suggests establishing a new road to the west of 180th, which the Town vacated. The Planning Commission generally agreed: (a) this is not a Town issue because it involves private property; (b) it is unlikely that the Town would agree to pay for the road; and (c) the Planning Commission takes no exception to the plan. Work has started on an assisted living facility in Avon Estates.

2. **Scanlon Variance** – Mr. John Scanlon appeared to request a variance to rebuild a 16 x 20 shed on his property on Pelican Lake Road closer to the road than is currently permitted. The shed would be ten feet from the side yard and 40 feet from the center-of-the-road. Mergen moved to recommend to the Supervisors to set a public hearing at the April 27, 2016 meeting at 7:45 PM to consider a variance request by John & Jodi Scanlon to construct a shed 23 feet closer to the center-of-the-road than is currently permitted by ordinance. Kremers second. All in favor. Motion carried.
3. **Haakonson Driveway Request** – Mr. Nathan Haakonson appeared to request a second access for his driveway on 182nd Avenue. He stated that this was necessary for safety reasons because of the large number of delivery trucks that visit his home due to his and his wife's on-line shopping. He stated that the Township would be liable if a delivery truck injured someone and that this request is not for his business because he is moving his business. Saupe moved to recommend to the Supervisors approving a driveway permit for Mr. Haakonson. Huston second. Two (Saupe, Huston) in favor. Three opposed (Mergen, Kremers, Gondringer). Motion failed.
4. **Bike Tours/Races** – The Planning Commission discussed an upcoming request for a permit to host a bike race on Town roads. Last year there were three complaints about this race from residents who reported that race marshals told: (a) a resident fixing fences to remove a three-wheeler from the road; (b) walkers to get off the road; and (c) drivers to wait an extended period at a stop for the racers to pass. The Planning Commission recommends that: (a) course marshals need to be trained to be more tactful and respectful of Town and other residents; (b) roads be posted a week before the race to alert residents; and (c) the race be placed "on probation" and that if complaints are received again this year that the race be prohibited from Town roads in the future.
5. **Solar Garden** – The CUP for the Saint John's Solar Garden has/will soon expire. Geronimo is apparently considering renewing the CUP for an additional year. Mergen moved that the Planning Commission takes no exception to the Board renewing the CUP for an additional year assuming that there are no changes of any kind to the proposed project. Huston second. All in favor. Motion carried.

Other & Old Business: none

Announcements/Reports:

1. **Williams Hearing** – the Stearns County Board of Adjustment tabled a request by Shawn and Beth Williams for a variance to install a septic on the property line, to allow them time to consider alternate options.
2. **Joint City / Town Planning Commission Meeting** – will occur Thursday, March 31 at 7 PM at the Avon Town Hall. A discussion of the proposal to reopen 180th Ave will be added to the agenda.

Adjournment: Mergen moved to adjourn the meeting at about 9:15 PM. Kremers second. All in favor. Motion carried.

Next Meeting: The next meeting is April 27, 2016 at 7:30 PM.

Respectfully submitted,
Stephen G. Saupe, Clerk

Clerk signature: _____ date: _____

Approval:

Signature: _____ date _____

Print name: _____