

Minutes of the Meeting of the Avon Township Planning Commission

September 28, 2016

Avon Township Hall (16881 Queens Road, Avon)

Call to Order: Upon the absence of Chair Huston, Vice Chair Mergen called to order the regular meeting of the Avon Township Planning Commission at 7:30 PM in the Main Chamber of the Avon Town Hall.

Pledge: Marion Gondringer led the Pledge of Allegiance.

Roll Call: Present – Ken Mergen, Gerry Kremers, LeRoy Gondringer, Marion Gondringer, Deputy Clerk.
Absent – Will Huston and Clerk Steve Saupe.

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

Minutes: Gondringer moved to approve the minutes of the August 31, 2016 meeting. Kremers second. All in favor. Motion carried.

Public Hearings: Cari Wiersema Variance

Mergen opened the Public Hearing for Cari Wiersema.

Wiersema asks for a variance to allow an addition to her home to be constructed at 53' from the road ROW. The addition would line up with the existing home. No communication from those notified has been received by the Township. Wiersema presented a letter in support from a neighbor, and a list of signatures of neighbors who are in approval of her request.

Finding of Facts was examined. All responses were in favor. Gondringer moved to close the public hearing for the Cari Wiersema Variance. Kremers second. All in favor. Motion carried.

Motion by Gondringer to recommend approval of the variance for Cari Wiersema to build an addition onto her home 53' from the road right-of-way. Kremers second. All in favor. Motion carried.

Scheduled Business:

1. Scott Spanier driveway permit inquiry –Spanier presents a proposed driveway on his property at 33633 Poverty Point Drive. Since this property is on a private road, a permit is deemed unnecessary. Since the forms required by the county were not yet completed, Spanier prefers to return at a later date to get the signature required for the County paper work. No action taken.
2. Mary Schlicting driveway deposit return request: Inspection by Koopmeiners has determined that the driveway is complete and looks fine. Motion by Gondringer to return the road damage deposit to Mary Schlicting. Kremers second. All in favor. Motion carried.
3. Elaine Randall/Monk driveway permit application: This driveway was resurfaced only. No permit necessary.
4. Avon Area Lakes Association milfoil update: Milfoil has been positively identified on the lakes.
5. **360th Street, (Township road East of Co Rd 155)** – Discussion took place concerning the fact that Elmer Maciejewski, who lives on this road, hired and paid a private contractor to grade the road without permission of Township officials. Township was in the process of getting bids to repair the road at the time. No recommendation is made but the consensus of the Planning Commission is to begin a process of research into this matter, therefore this issue is differed to the Supervisors.

6. **Richard Bresnahan: Certificate of Compliance application.** Richard Bresnahan presented a request for a Certificate of Compliance to swap 6 acre parcels of land between Bresnahan and James Dean (parcel # PID #03.0190.0000, and PID #03.01090.0025) to allow attachment of purchased wooded land of 46.13 acres to the Richard & Colette Bresnahan property. This land has one Transfer of Development Rights (TDR) that will not be used on this property but may be transferred to their current property in the future. Land is located within the Avon Hills Initiative. This purchase will follow the vision of the Avon Hills Conservation Area since it will retain all goals and the preservation of the view-shed of the land. Certificate of Compliance allowing the 6 acre land swap will make the 46.13 acre parcel contiguous with the Bresnahan property. Motion by Mergen to recommend approval of the Certificate of Compliance to swap 6 acre parcels between Bresnahan (parcel # PID 03.0190.0000) and James Dean (parcel PID #03.01090.0025)) to allow for the purchased 46.13 acre parcel to be contiguous with the current Bresnahan property. Second by Gondringer. All in favor. Motion carried.

Other & Old Business: *none*

Announcements/Reports: *none*

Adjournment: Gondringer moved to adjourn the meeting at 8:31 P.M. Second by Mergen. All in favor. Motion carried.

Next Meeting: The next meeting is October 26, 2016 at 7:30 PM.

Respectfully submitted,
Marion J. Gondringer, Clerk

Clerk signature: _____ date: _____

Approval:

Signature: _____ date _____

Print name: _____