

Minutes of the Meeting of the Avon Township Planning Commission

April 26, 2017

Avon Township Hall (16881 Queens Road, Avon)

Call to Order: Chairman Huston 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: The Pledge of Allegiance was recited.

Roll Call: Present – LeRoy Gondringer, Gerry Kremers, Will Huston, Ken Mergen, and Stephen Saupe. Also in attendance: Mike Linn.

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

Minutes: Mergen moved to approve the minutes from the March 29, 2017 meeting as presented. Kremers second. All in favor. Motion carried.

Public Hearings: *none scheduled.*

Scheduled Business:

- 1. Notch Septic** – Mr. Eric Notch appeared to request installing a 4-inch pipe under Upper Spunk Lake Road to access a mound system drain field that will be sited on his neighbor's property. This is necessary because his lot is too small for the County-required update to his septic system. He has obtained permission and a signed easement agreement from his neighbor. The line will run under any existing utility lines in the road right-of-way. The site was examined during the recent road inspection. Gondringer moved to recommend to the Supervisors approval of the request by Eric Notch to run a septic line under Upper Spunk Lake Road based on a legal agreement that is mutually acceptable to the applicant and the Town with the cost of the legal agreement to be paid by the applicant. Mergen second. All in favor. Motion carried.
- 2. Ramler Rezoning** – Mr. Greg Ramler appeared to request Township approval to rezone one acre of his property on Tower Road from A40 to Commercial (Stearns County Zoning Ordinance Section 9.10) so that he can install a 40 unit mini-storage facility. The facility would be accessed by the existing driveway. According to Mr. Ramler, it is not good farmland and there is a need for a storage facility in the area. Huston noted that spot zoning could be an issue when surrounded by agricultural land. Mergen moved to recommend to the Supervisors to hold a public hearing on May 31, 2017 at 7:45 PM to consider a request by Mr. Greg Ramler to rezone his property on Tower Road from A40 to Commercial. Kremers second. All in favor. Motion carried.
- 3. Sunrise Energy Ventures** – Mr. Chuck Beisner, Sunrise Energy Ventures appeared to request a Conditional Use Permit (CUP) for two solar garden projects that are proposed to be installed on the Gertken property (PID 03.00935.0000) near the intersection of Tower Road and Co Rd 54. An interconnect agreement with Xcel is being processed. Fast Sun LLC will operate one site and Greenmark the other. Gondringer moved to recommend to the Supervisors to set a public hearing on May 31, 2017 at 8:00 PM to consider a request by Fast Sun LLC for a CUP to operate a 1 MW solar garden on the Gertken Property, 34206 Smiley Drive, Albany, MN 56307 (PID 03.009935.0000). Huston second. All in favor. Motion carried.

Gondringer moved to recommend to the Supervisors to set a public hearing on May 31, 2017 at 8:05 PM to consider a request by Greenmark for a CUP to operate a 1 MW solar garden on the Gertken Property, 34206 Smiley Drive, Albany, MN 56307 (PID 03.009935.0000). Kremers second. All in favor. Motion carried.

4. **Bike Race** – Gondringer reported that there were several problems with the THK Bike Race that was held on April 15 on Tower Road and other area roads: (a) it was extremely foggy on the morning when organizers were setting up and it was difficult for motorists to see them; (b) Gondringer needed to drive into the ditch when the peloton rounded the corner onto 360th because it took up about two-thirds of the road; (c) a race vehicle was parked on the wrong side of the road facing in the wrong direction at the intersection of Tower and Quaker; and (d) organizers put race information into resident mailboxes. On the positive side, organizers posted the route as required. Gondringer moved to recommend to the Supervisors to not permit the THK bike race to use Township roads in the future. Mergen second. Three in favor. Two (Huston, Saupe) opposed. Motion carried. Gondringer moved to recommend to the Supervisors to charge race organizers a fee of between \$250 – 500 for any future permit/race. Kremers second. Three in favor. Two opposed (Huston, Saupe). Motion carried.

5. **Future Enterprise Topics** – Among topics suggested for the next Town contribution to the Enterprise are: (a) bike race; (b) potential solar garden projects; and (c) road inspection update.

Other & Old Business: none

Announcements/Reports: none

Adjournment: Mergen moved to adjourn the meeting at about 8:52 PM. Kremers second. All in favor. Motion carried.

Next Meeting: The next meeting is May 31, 2017 at 7:30 PM.

Respectfully submitted,
Stephen G. Saupe Clerk

Clerk signature: _____ date: _____

Approval:

Planning Commission Chair – Will Huston

date