

Minutes of the Meeting of the Avon Township Planning Commission

September 25, 2019

Avon Township Hall (16881 Queens Road, Avon)

Call to Order: Chair LeRoy Gondringer called to order the meeting of the Avon Township Planning Commission at 7:00 PM in the Main Chamber of the Town Hall.

Pledge: The Pledge of Allegiance was recited.

Roll Call: Present – LeRoy Gondringer, Will Huston, Ken Mergen, and Stephen Saupe. Also present: Mike Linn, Kelly Martini, Marion Gondringer

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

Minutes: Mergen moved to approve the minutes from the August 28, 2019 meeting as presented. Huston second. All in favor. Motion carried.

Public Hearings: Lehner Variance – At 7:05 PM, Gondringer called to order a public hearing for James and Margaret Lehner to consider a variance of 58 feet to construct a home 5 feet closer to the road than is currently permitted by ordinance for their property at 18304 Red Maple Drive. Mr. Lehner explained that they are going to tear down the existing cabin and replace it with a new home which would be five feet closer to the road than is currently permitted; however it would be in line with, or behind, the other homes on the street. Mr. Lehner provided a letter of support signed by four neighbors – Roger Voit, Jan Voit, Ross Voit, and Julie Voit. Mr. Tony Ebnet and Mr. James Talley, two additional neighbors on Red Maple Drive, appeared in person at the hearing and stated their support for the variance. The Lehner's don't currently own the property but they have signed a purchase agreement with the owner, Pelican Lake LLC – Mr. Jamie Thelen. Mr. Thelen appeared at the hearing to confirm the pending sale. Huston moved to close the public hearing. Mergen second. All in favor. Motion carried.

The Planning Commission considered the Findings of Facts. All findings were unanimously affirmative. Huston moved to recommend approval of the variance to the Supervisors assuming the ownership issue is sorted out. Mergen second. All in favor. Motion carried.

Business:

1. **Review of the Town Comprehensive Plan and Growth Plan** – The Land Use / Agriculture section was discussed extensively. No one liked the Land Use section in the 1989 document – someone will rewrite it. The word “Goal” will be changed to ‘vision’. Changes to the document were suggested and will be incorporated for further editing. At the next meeting the growth plan and growth areas will be discussed. The Clerk will send out a copy of the previous growth area map.

2. **Enterprise Contributions** – update on Norway Road project.

Old Business: The Road Maintenance Plan will be considered after the Comp Plan review. Huston reported that the Peach Drive N situation is in progress.

Announcements/Reports:

1. **Norway Road Update** – Huston reported that the pre-construction meeting went well. We sent out a letter to the residents of Norway Road alerting them to the project and that mailboxes would be moved to near 1st Street in Avon. Unfortunately, the letters apparently didn't arrive until after the contractors started the project, which caused some concern for residents. The contractors have already requested an extension of the completion date. Today they were marking utilities. There will then be about four days of shouldering work.
2. **Manure Tank** – an above ground holding tank west of Holdingford leaked about 20,000 gallons of liquid manure into a low area.

Adjournment: Mergen moved to adjourn the meeting at 8:55 PM. Huston second. All in favor. Motion carried.

Next Meeting: The next meeting is October 30, 2019 at 7:00 PM.

Other Meetings: *none scheduled*

Respectfully submitted,
Stephen G. Saupe Clerk

Signature: _____ date: _____

Approval:

_____ date: _____
Planning Commission Chair – signature

Planning Commission Chair – print