

Minutes of the Meeting of the Avon Township Planning Commission

October 30, 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, Ken Mergen, and Stephen Saupe. Absent: Will Huston. Also present: Mike Linn, Kelly Martini, Marion Gondringer

Approval of Agenda: Requests for a variance and a septic encroachment agreement from Kamela Mohs and James Crumley, respectively, were added to the agenda. Mergen moved to approve the agenda as amended. Gondringer second. All in favor. Motion carried.

Minutes: Mergen moved to approve the minutes from the September 25, 2019 meeting as presented. Gondringer second. All in favor. Motion carried.

Public Hearings: none scheduled.

Business:

- Braegelmann Preliminary Plat Approval** – Mr. David Braegelmann, 19368 Quaker Road, appeared to request approval for a preliminary plat to separate a parcel of land to transfer to his daughter. The preliminary plat was examined and found to be acceptable. Mergen moved to recommend approval of the preliminary plat presented by Mr. David Braegelmann. Gondringer second. All in favor. Motion carried. Gondringer signed the preliminary plat.
- Mohs Variance Inquiry** – Ms. Kamela Mohs, 14555 325th St., appeared to inquire about constructing a storage building, approximately 20 x 38, on her property. Her preferred location was on the property line along 145th Avenue. Ms. Mohs was informed that the road setback is 93 feet from the center-of-the-road and that she should submit a plan specifying the exact amount of variance she wants. The Town would then hold a public hearing to consider the request. She was also told that the Supervisors are unlikely to approve a variance to site the building on the property line.
- Crumley Encroachment Agreement** – Mr. Jim Crumley appeared to request an encroachment agreement to site a septic system in the Township road right-of-way and utility easement. His current system needs to be replaced. He is working with Watab, Inc. The plan is to remove the existing system and replace it with a new one in the same location with roughly the same footprint. Lange's will do the work. Mr. Crumley provided a drawing from Watab, however, it lacked information concerning the specific amounts the drain field would encroach into the ROW and utility easement. Mergen moved to recommend to the Supervisors to approve an encroachment agreement for James and Dana Crumley, 33584 Shorewood Drive, Avon, on the conditions that they provide the exact location for the system, pay the applicable fee, and sign an encroachment agreement. Gondringer second. All in favor. Motion carried.

4. **Joint Planning Board Report** – Mergen reported that he and Linn attended the recent meeting of the Joint Planning Board that was convened to discuss permitting in the Orderly Annexation Area (OAA) and to discuss a Construction Site Permit (CSP) request from William and Karen Hennen, 15593 County Road 159). According to the MOU with Stearns County, the Joint Planning Board handles permitting in the OAA. The County will not issue this CSP permit for us because of potential liability. This means that the City/Town must do so. However, there are two problems: (1) The Town has no experience in issuing CSP's because the County has taken care of them for many years; and (2) The City could issue the CSP but has different rules that are more restrictive than Town regulations and the City doesn't usually deal with septic systems. In short, neither entity is equipped, or wants, to issue a CSP in the OAA. The City Administrator and Town Clerk will look into options including hiring a temporary CSP Administrator. The JBP will meet again in November to make a final decision and discuss the Hennen CSP. A possible, though unlikely, solution is to redraw the OAA boundaries to exclude the Hennen's property.

5. **Growth Area Discussion** – Stearns County is seeking feedback from Townships concerning their future growth areas. After a considerable amount of discussion, the PC affirmed the Township commitment to maintaining the agriculture nature of the Town and agreed that we want to maintain as much of the existing farmland as possible. As such, the only new growth area that was identified was south of St. Anna to the west of County Road 9 and included the Baker property that was rezoned a year or so ago. It was unclear whether a public hearing is required to change growth areas. The Clerk will contact our Town Attorney. The PC also discussed the proposed growth areas identified by the City of Avon, which includes an extensive amount of the Township, even the Town Hall. Interestingly, the City didn't include adjacent neighborhoods such as the Sunridge Addition. The PC recommends to the Supervisors to draft a letter to the County supporting the position that the only growth areas that should be included in the new County Comprehensive Plan are those identified in the Orderly Annexation Areas.

6. **Enterprise Contributions** – paying off our Bond debt; growth plan.

Old Business: The Road Maintenance Plan will be considered after our Comp Plan review. Gravel was added to Peach Drive N.

Announcements/Reports:

1. **Norway Road Update** – the project is nearly finished. Mailboxes and road signs still need to be installed.

Adjournment: Mergen moved to adjourn the meeting at 9:21 PM. Gondringer second. All in favor. Motion carried.

Next Meeting: The next meeting is November 27, 2019 at 7:00 PM.

Other Meetings: *none scheduled*

Respectfully submitted,
Stephen G. Saupe Clerk

Signature: _____ date: November 2, 2019

Approval:

Planning Commission Chair – signature

date: _____

Planning Commission Chair – print