

Minutes of the Meeting of the Avon Township Planning Commission

December 18, 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, Stephen Saupe, and Rich Sanoski. Also present: Marion Gondringer, Mike Linn, and Kelly Martini.

The Supervisors at the December 4, 2019 meeting appointed Mr. Rich Sanoski to the Planning Commission. Sanoski recited the oath of office to begin his term of service.

Approval of Agenda: A discussion of a plat by David Braegelmann was added to the agenda. Mergen moved to approve the agenda as amended. Sanoski second. All in favor. Motion carried.

Minutes: Mergen moved to approve the minutes from the November 27, 2019 meeting as presented. Gondringer second. All in favor. Motion carried.

Public Hearings: *none scheduled.*

Business:

1. **Joint Planning Board Report** – According to the Orderly Annexation Agreement, the City should reimburse the Town for property taxes for six years for any annexed property. This has not been done. Mike Linn and the Clerk will follow up with the City Administrator to determine how many properties are involved and determine the amount owed to the Town.

The Joint Planning Board (JPB) considered a request to annex a 30-acre parcel of land into the Township. The Joint Planning Board made a motion to approve the annexation of the 30-acre portion of PID 03.01110.0010 (32902 County Road 50 in Avon) with the addition of the six-year property tax rebate pursuant to the OAA and contingent upon the City making the rebate payment to the Township for past annexations. Mergen moved to recommend to the Supervisors to support this motion. Sanoski second. All in favor. Motion carried. This motion now passes to the City Council and Town Board for approval. Note: the original draft of the JPB minutes did not include the contingency; Mike Linn followed up and requested the revision.

Among other items discussed were: (a) concerns about deliveries to the Dollar General store; (b) Dahlin's is for sale (\$160K for property and building). A proposal to convert it into a Community Center will cost about \$500K; and (c) the City is looking into options to eliminate abuses of the Compost Site.

Mergen spoke with Nancy Scott, AllSpec Services, who the Town is considering hiring to handle permits in the Orderly Annexation Area (OAA). She will attend the next Supervisor meeting. There was general agreement that the Town should adopt the County fee schedule for any permits issued in the OAA.

2. **Comprehensive Plan** – the main topic discussed was the purpose of the goals and objectives. The current Comp Plan received awards and is uniformly agreed to be a 'model' document. However, concerns were raised because many of the goals and objectives are unattainable. No consensus was reached about

whether or not these should be included in the new Comp Plan. Some argued that the only goals or objectives that should be included are those that can be accomplished and will directly drive Town actions, while others believed that including them in the document provides a philosophical rationale for Town actions. No consensus was reached. Marion Gondringer will update the Comp Plan with changes that have been made to date and bring it to the next meeting. These, and the agriculture section, will be discussed at the next meeting.

- 3. **Enterprise Contributions** – the contributions of John Merdan was suggested.

Old Business: To be considered at a future meeting: Road Maintenance Plan and potentially vacating Peach Drive N.

Announcements/Reports:

- 1. **Braegelmann Plat** – Gondringer reported that he had spoken with David Braegelmann again and that he needs to begin the platting process all over again, including redoing the survey.
- 2. **Recruiting for Planning Commission** – Notes were sent to several individuals inviting them to apply for membership on the Planning Commission. We still have openings. The Clerk contacted MAT and learned that: (a) the Town must have a “planning agency” if we are to do planning and zoning; (b) the Supervisors can sit on the Planning Commission; (c) including time between the meeting of the Planning Commission and the final decision by the Supervisors is recommended; (d) members of the Planning Commission, including Supervisors, must have no financial interest in any of the decisions that are made; (e) the Town Attorney should be involved in complicated decisions; (f) no public hearing is required if we change the structure of the Planning Commission; and (g) the Supervisors could hold two meetings a month with one as the Planning meeting, or the Supervisors could serve on the Planning Commission until other individuals are recruited. The latter plan was considered a better option. We should put up signs to recruit Planning Commission members.
- 3. **Norway Road** – The slopes on the road were approved by MNDOT so we don’t need to worry about it unless erosion makes them steeper.
- 4. **Park** – the Township recently learned about a dedicated “park” on Two Rivers Road. We will look into how many others exist and what should be done with land.

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

Next Meeting: The next meeting is January 29, 2020 at 7:00 PM.

Other Meetings: *none scheduled*

Respectfully submitted,
Stephen G. Saupe Clerk

Signature: _____ date: December 21, 2019

Approval:

Planning Commission Chair – signature

date: _____

Planning Commission Chair – print