

Minutes of the Meeting of the Avon Township Planning Commission

January 31, 2024

Avon Township Hall (16881 Queens Road, Avon)

Call to Order: Chair Yurczyk requested, for personal reasons, that Vice-Chair Craig Blonigen serve as Acting Chair for tonight's meeting. Blonigen called to order the meeting of the Avon Township Planning Commission (PC) at 7:03 PM in the Main Chamber of the Town Hall. The meeting was also available via Zoom at the following URL: <https://us02web.zoom.us/j/8325486945> (PIN: AvonTown).

Pledge: The Pledge of Allegiance was recited.

Roll Call: Present – Craig Blonigen (*Acting Chair*), Rich Sanoski, Stephen Saupe (*via Zoom*), Andrew Wensmann, and Lori Yurczyk (*Chair*). Also present: LeRoy Gondringer, Marion Gondringer, & Kelly Martini.

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

Minutes: Sanoski moved to approve the minutes from the December 27, 2023 meeting as presented. Wensmann second. All in favor. Motion carried.

Public Hearings: *Girodat Variance*

At 7:15 PM, Blonigen opened a public hearing for Rodney and Laura Girodat (33576 Shorewood Drive, Avon, PID 03.01477.0000). Mr. Girodat said that the previous owner of the property did not receive a variance when the home was constructed in the 1970's. The house is 5 feet too close to the road (Shorewood Drive). In order to receive a Construction Site Permit (CSP) for a deck, the Girodat's must obtain a variance for the pre-existing, non-compliant home. Mr. Girodat stated that they are no longer working with the builder who represented them at the previous meeting. Mr. Girodat said that they are planning to remodel the interior of the home as well as replace the deck. Because there is too much impervious surface in the lakeshore district, they were required to remove pavers, which Mr. Girodat stated that they had done. They also have a shed that Mr. Girodat said will be removed and/or included in the house remodel plans. Mr. Girodat stated that they are not planning any work on the front side of the house.

The Clerk stated that 55 letters were sent to residents who were at least 500 feet from the affected property. The large number of letters were sent to avoid excluding any residents of Shoreview Drive. The hearing was published and posted, including on the Township website. One resident, Mr. Jim Crumley, attended the hearing. He stated that he had no problems with the proposed variance as long as the footprint of the house wasn't changing. No other public comments (either by phone, mail or email) were received. Sanoski moved to close the public hearing. Yurczyk second. All in favor. Motion carried.

The PC considered the Findings of Facts for a Variance and agreed (*all unanimous*) that:

1. The proposed use is allowed in the zoning district in which the subject property is located.
2. The variance is in harmony with the general purpose and intent of the application ordinance.
3. The terms of the variance are consistent with the comprehensive plan.
4. The property owner proposes to use the property in a reasonable manner.
5. The plight of the landowner is due to circumstances that were created by the previous property owner.
6. The variance, if granted, will not alter the essential character of the locality.
7. The need for the variance involves more than economic hardship.

After discussion, Saupe moved to recommend to the Supervisors to approve a variance for Rodney and Laura Girodat (33576 Shorewood Drive, Avon, PID 03.01477.0000) from Section 9.9.9.A(3) of Avon Township Ordinance No. 5 for their existing, non-compliant residence, which is five feet closer to the road right-of-way than is currently permitted; on the condition that no work is done of the street-side of the house in the Township road right-of-way without review and approval by Avon Township. Yurczyk second. All in favor. Motion carried.

Public Comments: *none*

Business: *none*

Reports/Announcements:

1. The County Commissioners approved the accessory structures changes to Ordinance 439 effective March 1, 2024.
2. A District 13 State & Federal Funding Workshop will be held February 7, 2024, from 8 AM – 12 PM, in Cold Spring.

Next Meeting: The next PC meeting is February 28, 2024 at 7:00 PM (*see ‘Call to Order’ for the Zoom log-in*).

Other Meetings: Other Upcoming Meetings/Events (*see ‘Call to Order’ for the Zoom log-in*) include:

- Supervisors Meeting – February 7, 2024; 7:00 PM
- Audit Board Meeting – February 8 2024; 7:00 PM
- Presidential Nominating Primary – March 5, 2024 (7 AM – 8 PM)
- Town Hall open to accept absentee ballots – March 9 (10 AM – 12 PM) & March 11, 2023 (1-5:00 PM)
- Township Election, Annual Meeting & Board of Canvass meeting – March 12, 2024
- Qualification Meeting – March 20, 2024 (7 PM)

Adjournment: Yurczyk moved to adjourn the meeting at about 7:40 PM. Wensmann second. Meeting adjourned.

Respectfully submitted,
Stephen G. Saupe, Clerk

date: February 4, 2024

Approval:

Lori Yurczyk, *Planning Commission Chair – signature*

date: _____