

# Minutes of the Meeting of the Avon Township Planning Commission

September 25, 2024

Avon Township Hall (16881 Queens Road, Avon 56310)

**Call to Order:** Chair Yurczyk called to order the meeting of the Avon Township Planning Commission (PC) at 7:00 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, Rich Sanoski, Andrew Wensmann, and Lori Yurczyk (*Chair*). There was a quorum. Also present – Marion Gondringer, LeRoy Gondringer & Kelly Martini. Leave of Absence – Stephen Saupe.

**Approval of Agenda:** Sanoski moved to approve the agenda as presented. Blonigen second. All in favor. Motion carried. Yurczyk suggested adding a discussion of the Pelican Lake lamp post to the agenda. Sanoski moved to approve the agenda as amended. Blonigen second. All in favor. Motion carried.

**Minutes:** Sanoski moved to approve the minutes from the August 28, 2024 meeting as presented. Wensmann second. All in favor. Motion carried.

**Public Hearings:** *none*

**Public Comments:** *none*

## **Business:**

- 1. Gertken Preliminary Plat Approval** – Joyce Gertken appeared at the meeting to request approval for a preliminary plat. She, and Leroy Gertken, 19279 Co Rd 54, Albany (MN), are planning for a transition of the farm and want to split a 1.74-acre parcel from their 75.77 acre property (PID 03.00923.0015) for their son to construct a residence. The total parcel size is 2.44 acres including the road right-of-way portion. The location was selected to preserve as much farmland as possible. Ms. Gertken said that a building credit was available and that she has been in contact with the Assessor's office and Highway Department. There was a question about which parcel that is being split – 19279 Co Rd 54 or 19211 Co Rd 54 (PID 03.01051.0005, which is a 39.78-acre property). The Gertken's will also require a certificate of compliance. Blonigen moved to recommend to the Supervisors to approve a preliminary plat and Certificate of Compliance for Joyce & Leroy Gertken. Wensmann second. All in favor. Motion carried.
- 2. Variance Issue** – Supervisor LeRoy Gondringer, who was present at the meeting, reported that he had spoken to Jennifer Buckentine, Stearns County Environmental Service, about Shady's pavilion. It appears to be in the 185<sup>th</sup> road ROW, as well as being too close to the lake and State land. Ms. Buckentine wanted to know if the Township maintains the southern portion of 185<sup>th</sup>, and whether or not the Township wants to hold a public hearing for a variance for the structure. Gondringer told her that the Town does not maintain that portion of 185<sup>th</sup>. He requested PC guidance to the Supervisors about whether or not <https://ebookcentral.proquest.com/lib/csbsju/reader.action?docID=1212658> the Town should hold the public hearing. The PC noted that there are multiple issues involved in this situation, such as lakeshore issues, land boundary lines, difficulties in knowing the precise location of the pavilion relative to parcel lines and the road ROW, after-the-fact hearing concerns, and differences in County and Township setbacks. The pavilion is presumably movable. The PC generally agreed that the County was in a better position to handle this situation. Blonigen moved to recommend to the Supervisors to allow any hearing for a variance for the

pavilion at Shady’s to be held by the County. Wensmann second. All in favor. Motion carried.

- 3. **TDR Follow-Up** – Heidi Winskowski appeared at the September Supervisors meeting to clarify TDR procedures. Ms. Winskowski gave a good presentation which nicely summarized the process. Her presentation helped to confirm that Township procedures and policies seem adequate at this time. The PC generally agreed that no changes are recommended at this time.
- 4. **Ad Hoc Joint PC meeting** – Several town staff attended including Sanoski, Blonigen, LeRoy Gondringer, and Chad Klocker. Sanoski reported that several items were discussed including: (a) whether a new Orderly Annexation Agreement was actually needed; (b) possible changes in neighborhoods/annexation areas; and (c) a change to 51% regarding the percent of residents needed to annex an area. It was thought that the City should consider providing services to those residents who have been annexed but don’t currently have City services before annexing additional Township property. Blonigen said that there may be federal funds available for developing services.
- 5. **Town Road Maps** – no action taken; it was not clear what needed to be done.
- 6. **Streit Inquiry** – Mr. Keith Streit, 17026 370<sup>th</sup> St., Avon, appeared to inquire about the process for obtaining a certificate of compliance to purchase about 7 acres from his parents, who own an adjacent parcel. Mr. Streit was informed that he likely will need to complete the administrative subdivision process with the County. Among other things, this will require a certificate of compliance from the Township. Once he has a survey, Mr. Streit was told he could come to the next PC meeting to begin the process to obtain a Certificate of Compliance, or he could come to a meeting of the Supervisors.
- 7. **Pelican Lake Light** – Mike Hennen, 37204 Pelican Lake Road, installed the light post the light post that he inquired about at the previous meeting. There was a question whether or not it is in the road right-of-way. The Supervisors should probably check it. It was suggested that it could be a test of the Township response to installing an object in the road ROW.

**Reports/Announcements:**

- 1. none

**Next Meeting:** The next PC meeting is October 30, 2024 at 7:00 PM (see ‘Call to Order’ for the Zoom log-in).

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

- Supervisors Meeting – October 2, 2024
- General Election – November 5, 2024; 7 AM – 8 PM
- December PC meeting – December 18, 2024 (rescheduled)
- January Supervisors meeting – January 8, 2025 (rescheduled)

**Adjournment:** Sanoski moved to adjourn the meeting at about 8:10 PM. Blonigen second. All in favor. Motion carried.

**Respectfully submitted,**  
Stephen G. Saupe, Clerk

**date:** September 28, 2024

**Approval:**

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Lori Yurczyk, Planning Commission Chair – signature

**date:** \_\_\_\_\_