

Minutes of the Meeting of the Avon Township Planning Commission

April 30, 2025

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 available via Zoom at the URL: <https://us02web.zoom.us/j/8325486945> (PIN: AvonTown).

Pledge: The Pledge of Allegiance was recited.

Roll Call: Present – Craig Blonigen, Kelly Martini (*Welcome to the newest member*), Andrew Wensmann, Stephen Saupe, and Lori Yurczyk (*Chair*). There was a quorum.

Approval of Agenda: Yurczyk recommended removing any discussion of rezoning regarding The Store (*see 12.A*). Blonigen moved to approve the agenda as amended. Martini second. All in favor. Motion carried.

Minutes: Wensmann moved to approve the minutes from the March 26, 2025 meeting as presented. Blonigen second. All in favor. Motion carried.

Public Hearings – none.

Public Comments: none

Business:

1. **Officers** – Yurczyk moved to nominate Wensmann to serve as Chair of the Planning Commission for 2025-2026. Saupe second. All in favor. Motion carried. Saupe nominated Yurczyk to serve as Vice-Chair of the Planning Commission for 2025-2026. Blonigen second. All in favor. Motion carried. Wensmann will now be the PC representative to the City/Town Joint Planning Board.
2. **Wenderski Certificate of Compliance** – Ms. Jan Schultz, Schultz Auctioneers/Landmark Realty, appeared to represent the James Wenderski Trust to request a Certificate of Compliance for a property line rearrangement at 18003 St. Anna Drive (03.00753.0000). Ms. Schultz said that the current owners want to sell the property but need to correct the current southern property line that goes through the shed. Ms. Schultz provided a revised survey from O'Malley & Kron as well as revised and original legal descriptions. She said she didn't know how this problem originally occurred. The neighbor to the south, Ms. Geralyn Schmainda (37248 185th Ave Avon; 03.00757.0002), has agreed to sell a strip of land (Tract A) that the Wenderski Trust wants to attach to their property. This would create a new property line to the south that would be 10 feet or more from the rear of the shed. Yurczyk moved to recommend to the Supervisors to approve a certificate of compliance for the Wenderski Trust to add Tract A to their parcel at 18003 St. Anna Drive (03.0075.0000). Blonigen second. All in favor. Motion carried.
3. **Inquiries Regarding Splitting Property in the UE Area** – a resident contacted the Clerk to inquire about splitting a property (34232 Co Rd 155; 03.00952.0000) into additional buildable lots. The property is 5-acres and is in the UE Expansion area, in which one residence is permitted per 40 acres (*see 439 Ordinance Section 9.15.8*). To split the property into buildable lots would require rezoning the property to R1. The hearing/decision would be the responsibility of the City/Town Joint Planning Board. The PC discussed whether a recommendation should be made to the Supervisors regarding a potential rezoning request. At this point the PC recommends taking no action until the resident actually follows up with a specific request for rezoning.

4. **Joint Powers Agreement** – expires at the end of the year. An *ad hoc* committee was created to discuss and draft the new agreement. The Township members of this committee are LeRoy Gondringer, Rich Sanoski, and Craig Blonigen. Since Sanoski is no longer a member of the PC, the question of membership of the *ad hoc* committee was discussed. The PC generally agreed that the appointed individuals should have a deep historical knowledge of the situation, are willing to stand up for the township, are available for meetings, and are willing to study the situation as necessary. Yurczyk moved to recommend to the Supervisors to appoint as representatives to the *ad hoc* committee three of the following individuals: Craig Blonigen, Richard Bresnahan, LeRoy Gondringer, Will Huston, Ken Mergen, Rich Sanoski. Blonigen second. All in favor. Motion carried. Jim Read from the City is the current chair of the *ad hoc* committee.
5. **Logo / Website** – The Clerk has had discussions with Barry Weber, a local internet provider, who could potentially host the Town website. Mr. Weber would be willing to work with the Town to upgrade and host the site. He also provided excellent suggestions regarding improvements (i.e., using Adobe fill-able forms, file naming conventions). The current provider, BigGroovy, has done a good job for the Town, and recently helped the Town through the process of changing the domain to avontownshipmn.gov (from avontownship.org). However, at times, the company could be a little more responsive to inquiries and requests. For example, the site software needs to be updated. Saupe contacted BigGroovy who said the upgrades could be done.

The PC generally agreed that a local provider would be the best option, and Adobe fill-in forms are a good idea. The latter would require a subscription to Adobe Acrobat Pro (about \$20/mo). The Town website is designed primarily as a document library to provide residents with easily accessible information regarding the Township. The majority of the PC thought the website could be “freshened up.” At least one person thought it can be difficult to find what you are looking for. It was also mentioned that the Town should develop a logo of some sort. Martini noted that a MAT staffer could help because she does several Township websites. If we switch providers, and perhaps even when the site software is updated, it may require a lot of time and effort to make the necessary changes. Email addresses will likely be switched to the new domain (www.avontownshipmn.gov).

Reports/Announcements:

- **The Store** – the County Board of Adjustment denied their request for a variance for a larger sign.
- **Shady’s Sunset Bay** – the County approved a Conditional Use Permit for a bandshell and for outdoor events (no limit before 8 PM, 10 events after 8 PM). The PC discussed whether or not a separate application should be required for each event, and whether or not the Supervisors should only approve one or two events and see how they go before approving all events requested for the year. No recommendation was made.

Next Meeting: The next PC meeting is May 28, 2025 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 – May 7, 2025; 7 PM

Adjournment: Yurczyk moved to adjourn the meeting at 8:30 PM. Blonigen second. All in favor. Motion carried.

Respectfully submitted,
Stephen G. Saupe, Clerk

date: May 3, 2025

Approval:

Andrew Wensmann, Planning Commission Chair – signature

date: _____