

Minutes of the Meeting of the Avon Township Planning Commission

September 24, 2025

Avon Township Hall (16881 Queens Road, Avon 56310)

Call to Order: Chair Andrew Wensmann called to order the meeting of the Avon Township Planning Commission (PC) at about 7:05 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 – Kelly Martini, Stephen Saupe, Andrew Wensmann, and Lori Yurczyk. Absent – Craig Blonigen. There was a quorum.

Approval of Agenda: Added to the agenda was an Access Permits for James Gondringer. Yurczyk moved to approve the agenda as amended. Martini second. All in favor. Motion carried.

Minutes: Yurczyk moved to approve the minutes from the August 27, 2025 meeting as presented. Martini second. All in favor. Motion carried.

Public Hearings: none scheduled.

Public Comments: none.

Business:

1. **Angulski Land Split** – Mr. Kevin Angulski requested to be on the agenda to propose another land split for his property at 19467 St. Anna Drive (Avon, MN; PID 03.00798.0003). Mr. Angulski first proposed platting the property into three parcels (2-acre parcel with the existing shouse, a one-acre parcel, and a 17-acre parcel (*see PC minutes June 25, 2025*). The Supervisors did not approve this plan at their July 2025 meeting and recommended that Mr. Angulski consider an administrative subdivision dividing the property into a parcel with the existing building and the remaining acres. At the July 30 PC meeting, Mr. Angulski presented a revised plan proposing an administrative subdivision as suggested by the Supervisors. The PC supported this plan and the Supervisors at their August meeting approved a Certificate of Compliance for this administrative split. Mr. Angulski has not submitted the Certificate of Compliance for the administrative subdivision to the County because, among other reasons, he was concerned about the tax ramification of this plan.

Mr. Angulski is now requesting the Township consider a new plan in which he would split the 18-acre parcel in two (10 acres, 8 acres). He would continue to live on the 2-acre parcel. He plans to sell the 8-acre parcel to a neighbor and keep the 10-acre parcel. Mr. Angulski also owns a 40-acre parcel but doesn't want to sell it at this time. This new plan is similar to the original plan in which he proposed dividing the 20 acres into three parcels, but the new plan has three parcels of different size.

The PC told Mr. Angulski that it would be unlikely to recommend this newly proposed 3-parcel split (2 acres, 10 acres, 8 acres). The PC suggested that it was more likely to recommend approval of a plan to divide the property in two, with an 8-acre parcel that could be sold to the neighbor and the remaining 12-acres with the shouse. Mr. Angulski could potentially divide the 12-acre parcel at a later date. Mr. Angulski will consider his options.

2. **At Home Rentals Variance** – the County Board of Adjustment will consider on October 9th a request for a variance for a garage owned by At Home Rentals (17083 Upper Spunk Lake Road; 03.01461.0000) to be 8.5

feet from the side yard. The PC takes no exception to the proposal and has no recommendation regarding the variance.

3. **Orderly Annexation Agreement (OAA)** – the City is concerned about Section 10.H (2) of the OAA regarding construction of new residential homes within 500 feet of a feedlot. The City suggests decreasing the setback or excluding Avon Estates from the agreement. This issue didn't arise during the discussions by the *ad hoc* committee. Overall, the PC doesn't see any particular problem with this section as written and doesn't know of any particular properties that would be a concern.

Yurczyk moved to temporarily table the discussion to talk with LeRoy Gondringer who was at the meeting but temporarily unavailable. Wensmann second. All in favor. Motion carried. The discussion was reopened later in the meeting.

Gondringer thought that 500 feet was originally included in the document as a compromise because the feedlot setback from a city is 1000 feet. Saupe suggested the provision could be removed since it was likely covered by County rules and that people know what to expect if they build a home next to a farm with a feedlot. Others thought that there should be restrictions to protect the farmer from being forced to shut down from complaints (i.e., odor, flies) by nearby residents.

It doesn't appear that there are any feedlots in the area that would even be affected by this provision; this should be checked. This section was likely in the agreement to avoid conflicts between farmers and residents. Gondringer noted that if a particular Township resident doesn't have a feedlot now, then they won't get one in the future.

Yurczyk moved to recommend to the Supervisors to request a clarification of the problem from the City because from the Town perspective there doesn't seem to be one; and to request an extension to the existing OAA to provide time if necessary to work out an agreement with the City. Martini second. All in favor. Motion carried. The PC also recommends that a Township representative attends the upcoming City Council meeting to discuss and clarify the situation.

4. **Town Hall Use** – the Supervisors approved a revised policy for use of the Town Hall. The PC discussed the practical implementation of the policy. Questions include: who opens the Hall? Who closes the Hall? Who inspects? What is this person paid? And so on.

The Clerk was suggested as being the Township contact person. The contact person would meet prior to the scheduled use with the representative of the group. This meeting could occur at a regular Town meeting (*which would save money*), or at a different time. The renter would be given an orientation (how to open/close/clean up/etc.). The contact person would return after the event to inspect and determine if the deposit should be returned. The contact person would be paid mileage and time (an hourly fee for the orientation, inspection, and potential cleanup). The Clerk will create a form(s) to be considered for use.

5. **Polling Place Accessibility Grants** – grant funds are available. The PC brainstormed potential ideas including signage to replace our existing heavy ones that are placed on the road. The signs could include a notification that the Hall is handicap accessible.
6. **Road Plan** – because it was getting late and Blonigen wasn't present at the meeting, it was agreed to postpone the discussion until the next meeting. Blonigen is currently working on a LRIP grant for completing the remaining portion of Queens Road. It was suggested that perhaps the grant could be written for 355th, from Co Rd 3 to Co Rd 155, since it is one of the busiest roads in the Town and regionally significant, and because if funds were granted, they wouldn't be readily available for next summer when we want to finish

Queens. Other roads that need work include 360th, Tower Road, and Quaker Road. Saupe reported that he is beginning to gather data to identify best practices for road resurfacing. He noted that it is difficult to determine the amount of material applied to the road because the quantities are often listed in terms of tonnage rather than thickness. His limited search showed that 3.5 inches was laid on 325th by Knife River; this road has held up well.

7. **Gondringer Access Permit** – an application was received in the mail from James and Joan Gondringer, 35538 Tower Road, Albany, for a field access to his property on 360th. This is necessary because he sold property in the NE corner of the field to his son, and that this property included the original field access. The PC identified no concerns with the proposed access. There were adequate sight lines with no visibility issues. A culvert is necessary. Yurczyk moved to recommend to the Supervisors approval of an access permit for James & Joan Gondringer, 35538 Tower Road, Albany. Saupe second. All in favor. Motion carried.

Reports/Announcements: none discussed.

Next Meeting: The next PC meeting is October 29, 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 – October 1, 2025; 7 PM.
- Fifth Monday – October 6, 2025; 6:30 PM; Albany Area Schools
- District 742 School Board Election – November 4, 2025; 7 AM – 8 PM; Avon Town Hall

Adjournment: Yurczyk moved to adjourn the meeting at about 9:00 PM.

Respectfully submitted,
Stephen G. Saupe, Clerk

date: September 29, 2025

Approval:

Andrew Wensmann, *Planning Commission Chair – signature*

date: _____