

Avon Township Planning Commission Meeting – March 25, 2026

Agenda Packet

1. Call to order – 7:00 PM; Avon Township Hall, 16881 Queens Road, Avon, MN 56310.
2. Pledge of Allegiance
3. Roll Call
4. Approval of agenda
5. Approval of minutes – January 28, 2026 & February 25, 2026
6. Public Hearing – *Edwards Variance* – 7:15 PM
7. Public Comments
8. Scheduled Business
 - a. Frie – variance to build addition to a garage 33 feet closer to the COR than is permitted by Avon Township Zoning Ordinance 6; Section 9.9.9A(3); recommendation for public hearing on April 29
 - b. Gilk – rezoning request; forward recommendation to Supervisors; complete County form
 - c. Road plan discussion – continued discussion? For info, see the Management Plan, Road Inventory, and Road Manual on the website (<https://www.avontownshipmn.gov/inside-avon-township/roads>;
9. Other Business (*added at meeting*)
 - a.
 - b.
10. Policy Review
 - a. Form Review – Certificate of Compliance. Fee? Modifications of form? Ideas to incorporate from County Subdivision form? (Next meeting: Plat review?)
 - b.
11. Old Business
 - a.
12. Reports/Announcements
 - a.
 - b.
13. Announcement of next scheduled meeting: April 29, 2026 @ 7:00 PM
14. Other Upcoming Meetings/Events
 - a. Supervisors Meeting – April 1, 2026; 7:00 PM
 - b. LBAE Meeting – April 13; 6:00 PM
15. Adjourn

Note: *The complete agenda is available at www.avontownshipmn.gov. All Town Meetings are available via Zoom at <https://us02web.zoom.us/j/8325486945>. Passcode: AvonTown. The Clerk may record the proceedings of this meeting to ensure accuracy of the minutes. The recording will be deleted upon completion of the minutes and will not become public (Resolution 01-03-18).*

Current CC Form

AVON TOWNSHIP
16881 Queens Road, Avon, MN 56310

CERTIFICATE OF COMPLIANCE

Name of Property Owner(s) _____

Property Owner (Mailing Address & Contact Information)

Street/Box _____ City _____ State _____
Zip code _____ Phone _____ email _____

Property Location: Township 125 Range 30 Section _____ Zoning District _____

PID _____
Address (if different than mailing address) _____

Legal description of property to be certified: (attach if necessary)

Property Owner signature _____ date _____

I, _____ (Chairperson of the Avon Township Board of Supervisors; print name), hereby certify that the property owner(s), or a designated legal representative, requested necessary action to certify that the above-described property is in compliance with applicable Avon Township ordinances and related documents in effect on the signature date.

I further certify that the Avon Township Board of Supervisors considered this request and the recommendation from the Planning Commission and approve this request as being in compliance with the requirements of Avon Township ordinances and related documents in effect on the signature date, subject to the following conditions:

Township Approval

Signature _____ date: _____

Print _____
Chair or Acting Chair, Avon Township Board of Supervisors

Attest

Signature: _____ date: _____

Print (name/title) _____

Update: March 2022

Fee: \$25.00 Receipt No.: _____

DRAFT Minutes of the Meeting of the Avon Township Planning Commission

January 28, 2026

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 7:00 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, Stephen Saupe, Andrew Wensmann, and Lori Yurczyk. There was a quorum.

Approval of Agenda: Added to the agenda was a discussion of emergency procedures for elections and emergency contacts. Blonigen moved to approve the agenda as amended. Martini second. All in favor. Motion carried.

Minutes: Yurczyk moved to approve the minutes from the December 17, 2025 meeting as presented. Blonigen second. All in favor. Motion carried.

Public Hearings: *none scheduled.*

Public Comments: *none.*

Business:

- Frie Variance Request** – Ms. Cindy Frie (34139 Lower Spunk Lane; PID 03.01227.0007) appeared at the meeting to discuss a variance to construct an addition to her garage that would be closer to the road right-of-way than currently permitted. Ms. Frie previously attended meetings of the Planning Commission (May 2025) and Supervisors (June 2025) to discuss this issue. Ms. Frie brought additional information for consideration – a survey and septic design for the property. Ms. Frie said that the addition would extend 8 feet from the existing garage. Her original plan was a 12-foot addition but she scaled it back after the previous township concerns about the setback from the road. After reviewing the additional documents, it was still not clear to the PC how far Ms. Frie wanted the new addition to be set back from the road center. It appeared that Ms. Frie would need a variance of approximately 28 feet from the center-of-the-road. She was told that the smaller the variance request usually the greater likelihood of approval. It was recommended to Ms. Frie to request the surveyor to add the required measurements to the survey. Once this information is received and clarified, the PC could review it at the February meeting and then make a recommendation to the Supervisors to hold a public hearing at the March meeting (because Ms. Frie is unable to attend the February PC meeting).
- Rifle vs Shotgun Hunting Law Change** – A new state law eliminates shotgun zones in Minnesota, but allows each County to opt out. The PC discussed whether the Town should make a recommendation to the County regarding this change. Concerns expressed by the PC were the range of bullets, potential property damage, whether the law change would affect property values, and safety to residents. Most hunters use elevated stands which would mean that bullets would not fly as far. Further, muzzle loaders still have a long range. There was also a discussion of safety issues regarding youth hunting. After considerable discussion, the PC reached no consensus on whether the Town should recommend to the County to maintain shotgun-only areas.

3. **Permits issued in 2025** – the County requested a listing of permits (variances, CUP's, IUP's) issued by the Township during 2025. The PC identified three; they will be reported to the County.
4. **Road Plan** – Blonigen has been working on the Road Inventory spreadsheet to design an algorithm to help rate roads in need of resurfacing. His algorithm multiplies the age of the road by a factor of two and subtracts it from an arbitrary baseline number of 20, resulting in a higher score for roads in greater need for resurfacing. The algorithm factors in (a) road age – the last time the road was resurfaced or using the default of 2000 if the actual year is unknown; (b) road quality – rating on last inspection, and (c) grouping roads so that the Township resurfaces about 2 miles per year. The model doesn't include finishing the second half of Queens Road and Tower Road. Traffic volume, number of parcels on the road, and ROW width were cited as additional factors that could be used to help refine the model. The PC recognized that the model appears to be a great tool to help the Township make road resurfacing decision. The PC also discussed the limitations of the current data used to build the model and noted that road ratings that differ by a few points may not be statistically significant. The PC also addressed the discrepancies in the total length of roads – our records show 46.8 miles while the County records 44 miles of roads.
5. **Emergency Voting Plan** – The PC reviewed the current PC election emergency plan. The consensus was to leave in the document, specific names and phone numbers despite the risk of the document becoming out-of-date. The Town should confirm that the St. Anna Church is still available. Potential problems that were cited include the diocese might shut down this church in the near future and that the basement may not be handicap-accessible. It was suggested that deputy clerk, Marion Gondringer, contact Avon Church to see if it could be our alternate voting location.
6. **Emergency Listing** – A draft sign listing emergency contacts was presented. It was suggested that all of the Supervisors be included.
7. **Form Review** – the Certificate of Compliance / Administrative Subdivision and Plat review forms will be examined at the next meeting.

Old Business/Policy Reviews/Reports/Announcements:

- The reappointment process for PC members was briefly summarized.
- Blonigen reported that he didn't identify anyone local who might revise the town website.
- Township Election – Chad Klocker filed to run as Supervisor and Stephen Saupe filed for Clerk. Absentee ballots will be sent out next week. A ballot must be sent to anyone on the permanent absentee ballot list.

Next Meeting: The next PC meeting is February 25, 2026 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 – February 4, 2026
- Board of Audit Meeting – February 4, 6:00 PM
- Township Day at the Capitol – March 2, 2026
- Town Hall open to accept absentee ballots – March 7, 2026; 10 AM – 12 PM
- Public Accuracy Test – March 7, 2026; 10:15 AM
- Town Hall open to accept absentee ballots – March 9, 2026; 1-5 PM
- Township election (2-8 PM) & Annual Meeting (8:15 PM) – March 10, 2026
- MAT Spring Short Course – March 24, 2026 (St. Cloud)

Adjournment: Wensmann moved to adjourn the meeting at about 8:43 PM. Martini second. Meeting adjourned.

Respectfully submitted,
Stephen G. Saupe, Clerk

date: February 2, 2026

Approval:

Andrew Wensmann, *Planning Commission Chair – signature*

date: _____

DRAFT Minutes of the Meeting of the Avon Township Planning Commission

February 25, 2026

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 7:00 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 – Andrew Wensmann and Lori Yurczyk. Absent: Craig Blonigen, Kelly Martini, and Stephen Saupe (*leave of absence*). There was no quorum.

Adjournment: Wensmann called the meeting adjourned 7:06 PM due to a lack of a quorum. Resident business can be addressed by the Supervisors at their March meeting. Meeting adjourned.

Respectfully submitted,
Stephen G. Saupe, Clerk

date: February 28, 2026

Approval:

Andrew Wensmann, *Planning Commission Chair – signature*

date: _____

Avon Township Planning Commission VARIANCE RECOMMENDATION

Stearns County
State of Minnesota
IN RE: Variance Request

Administrative Information

Douglas Edwards & Tamara Edwards applied for a variance from Section(s) 9.9.9.A(3) of Avon Township Ordinance No 6. The intended use that does not comply with the ordinance(s) is:

Construct an addition to a garage on their property at 17953 Upper Spunk Lake Road that is 13 feet closer to the center-of-the-road (or 50 feet from the COR) than is currently allowed.

Property Legal Description: *appended*

Parcel ID#: 03.01525.0000

Township 125 Range 030 Section 29

On March 25, 2026, the Planning Commission of Avon Township met and held a public hearing to consider this Variance request. Said public hearing was duly noticed by publication, posting and mail. Based on the application and evidence received at the above said hearing the Planning Commission makes the following findings of fact and recommendation.

FINDINGS OF FACT

1. The applicant is requesting a variance (*see above*).
2. The legal description of the property is appended.
3. The property is currently zoned R1.
4. The property use is listed as: NON-HSTD - 4C12 SEASONAL RESIDENTIAL RECREATION
5. The Planning Commission has considered the findings (appended).

RECOMMENDATION

The Planning Commission of Avon Township recommends to the Board of Supervisors of Avon Township that the application of Douglas Edwards and Tamara Edwards for a Variance to *construct an addition to a garage on their property at 17953 Upper Spunk Lake Road that is 13 feet closer to the center-of-the-road than is currently allowed, be:*

_____ Approved _____ Denied (*Findings Of Facts appended*)

The Planning Commission recommends that the approval be conditioned on the following stipulations:

- 1.
- 2.
- 3.

The Planning Commission recommends disapproval for the following reasons:

- 1.
- 2.
- 3.

APPROVAL

Avon Township Chair (*sign*)

Avon Township Chair (*print*)

ATTEST

(*sign*)

Date

(*print; include title*)

(Avon Township Seal }

EXHIBIT "A"

Legal Description

File No. 2157024-09261

All of Lot 16 and the Westerly 10 feet of Lot 15, less the Northerly 20 feet thereof of Sunny Side, an addition of Government Lot 4, Section 29, Township 125, Range 30 and except that part of Lot 16 lying Northerly of the South line of the North 20 feet of Lot 15 extended due Westerly across said Lot 16.

ALSO: Lot 17 of Sunny Side, an addition in Government Lot 4, Section 29, Township 125, Range 30, Stearns County, Minnesota.

Findings of Facts - Variances

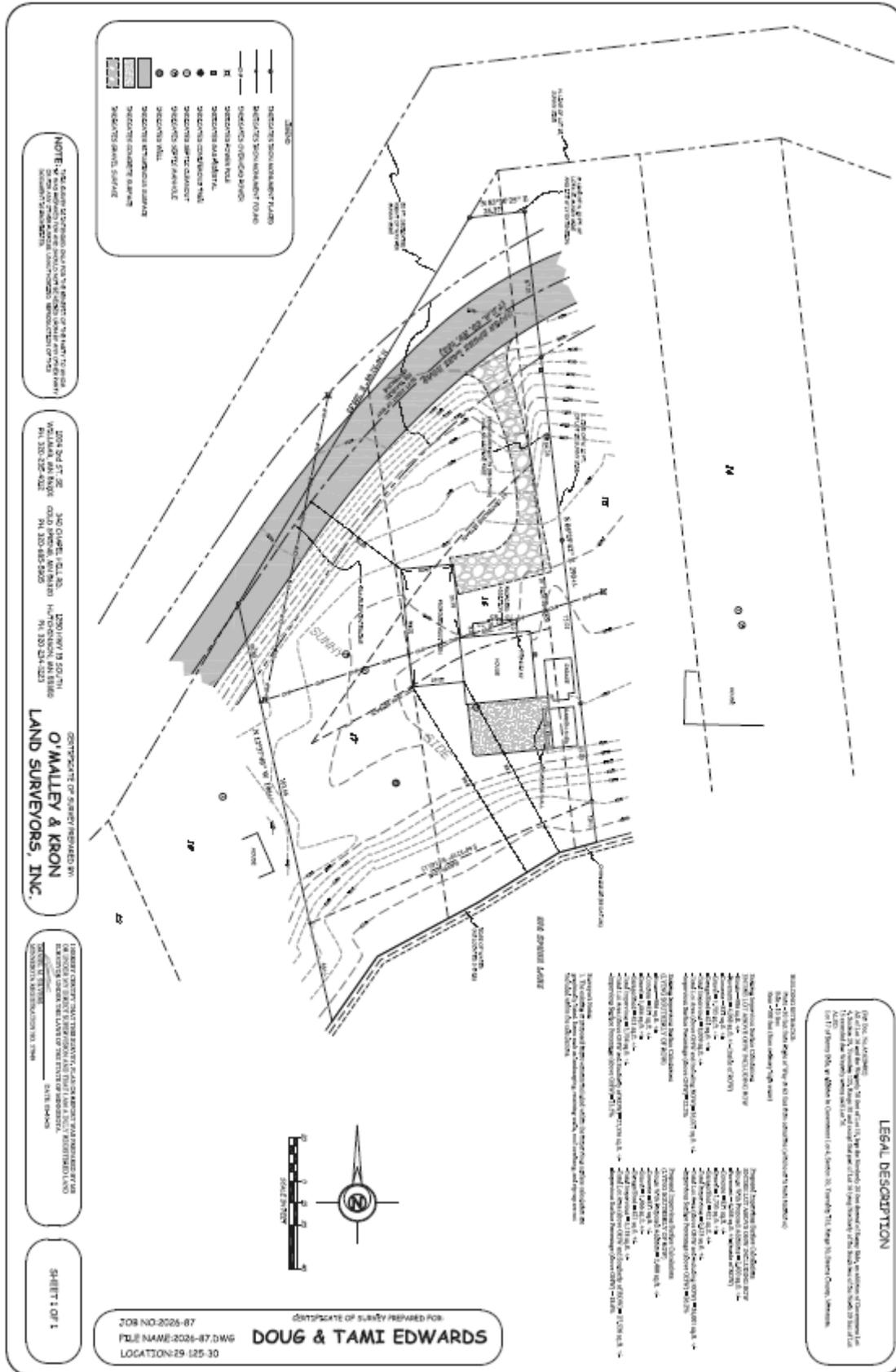
Name of Applicant(s): Douglas Edwards & Tamara Edwards

Date: Marc 25, 2026

Variance Request: Construct an addition to their garage that is 13 feet closer to the COR than is currently allowed

A variance may be granted only where the strict enforcement of township controls will result in unnecessary hardship. A determination that a “hardship” exists is based upon the consideration of the following criteria:

Findings	PC Member Response (name; yes/no)					Summary (yes/no)
	CB	KM	SS	AW	LY	
Is the proposed use allowed in the zoning district in which the subject property is located? Yes/No						
Is the variance in harmony with the general purpose and intent of the applicable ordinance(s)? Yes/No						
Are terms of the variance consistent with the comprehensive plan? Yes/No						
<i>The variance may be granted to alleviate practical difficulties or particular hardship* resulting from strict enforcement of the applicable ordinance as determined by the following:</i>						
The property owner proposes to use the property in a reasonable manner? Yes/No						
The plight of the landowner is due to circumstances unique to the property and not created by the property owner or a previous owner? Yes/No						
The variance, if granted, will not alter the essential character of the locality? Yes/No						
The need for the variance involves more than economic hardship? Yes/No						



NOTE: THIS SURVEY IS PREPARED FOR THE PURPOSE OF THE PARTIAL EASEMENT GRANT AND DOES NOT CONSTITUTE A WARRANTY OF TITLE OR A GUARANTEE OF ACCURACY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED.

2026 24 27 28 340 CLARKE, JILL, LLC 1280 HAWK IN SOUTH WILKINSON, WVA 26041 340 CLARKE, JILL, LLC 1280 HAWK IN SOUTH WILKINSON, WVA 26041

CONTINUATION OF SURVEY PREPARED BY
O'ALLEY & KRON
LAND SURVEYORS, INC.

THESE SURVEYS WERE PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING AND MAPPING BOARD OF WEST VIRGINIA. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED.

SHEET 1 OF 1

206-87
FILE NAME: 206-87.DWG
LOGATON-29-125-30
CERTIFICATE OF SURVEY PREPARED FOR
DOUG & TAMI EDWARDS

LEGAL DESCRIPTION
THESE SURVEYS WERE PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING AND MAPPING BOARD OF WEST VIRGINIA. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED.

**AVON TOWNSHIP
STEARNS COUNTY, MINNESOTA
16881 Queens Road, Avon MN 56310**

VARIANCE APPLICATION

Property Owner(s): Cindy Frie

Mailing Address:
34139 LOWER SPUNK LN
AVON MN 56310

Phone: 320-333-2950 **email:** cindyfrie@hotmail.com

Parcel #: 03.01227.0007 **Township 125 Range 030 Section 21**

Zoning District: R1

Property Address *(if different than mailing address):* 34139 LOWER SPUNK LN; AVON MN 56310

Legal Description: *(full legal description required, i.e., copy of Deed)* *appended*

STAFF TO COMPLETE

Applicant requests variance from Section(s) 9.9.9.A(3) of Avon Township Ordinance(s) No(s) 6. The intended use that does not comply with the ordinance(s) is:

construction of the addition to a garage that will be 33 feet closer to the center-of-the-road than is currently permitted.

APPLICANT TO COMPLETE

State the reason for requesting a variance. Include an explanation of why the strict enforcement of the ordinance(s) will cause an unnecessary hardship, and/or why the strict conformity of the standards are unreasonable, impractical, or not feasible under the circumstances.

I hereby swear / affirm that the information supplied to Avon Township is accurate and true. I acknowledge that this application is rendered invalid and void should the Township determine that information supplied by me, the applicant, in applying for this variance, is inaccurate or untrue.

Signature: _____
Property Owner

Dated: _____

Criteria for Granting a Variance Include:

1. No excessive burdens on existing parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the area.
2. Sufficiently compatible with or separated by distance or screening from adjacent agriculturally or residentially zoned or used land so that existing property will not be depreciated in value and there will be no deterrence to development of adjacent land.
3. The structure and site appearance will not have adverse effect upon adjacent properties.
4. Use is reasonably related to the existing land use.
5. Use is consistent with the purpose of Zoning Ordinance and Zoning District.
6. Use is not in conflict with the land use plan of the Township.
7. Use will not create traffic hazards or congestion
8. Use is in harmony with the general purpose and intent of the applicable ordinances
9. Use is consistent with the comprehensive plan
10. Use is necessary to alleviate practical difficulties or particular *hardship resulting from strict enforcement of the applicable ordinance? A hardship means that the property cannot be put to reasonable use if forced to comply with the requirements of the applicable ordinance; the plight of the landowner is due to circumstances unique to the property and not created by the property owner or a previous owner; and the variance, if granted, will not alter the essential character of the locality.
11. Use does not involve only economic hardship.

Fee: (Non-Refundable): \$ _____

Receipt No. _____

NOTE: THIS SURVEY IS CONSIDERED VALID FOR THE PURPOSES OF THE FACTS TO BE SHOWN ON THIS PLAN AND FOR ANY OTHER PURPOSES UNLESS OTHERWISE SPECIFIED BY THE DOCUMENT'S TERMS AND CONDITIONS.

1004 2nd ST SE
WILLMAR, MN 56201
PH: 320-232-4024

340 OLIVER HILL RD.
CLOUD SPINGS, MN 56120
PH: 320-489-9920

1280 HWY 55 SOUTH
HUTCHINSON, MN 55350
PH: 320-214-1223

CERTIFICATE OF SURVEY RESERVED BY
O'MALLEY & KRON
LAND SURVEYORS, INC.

I HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MINNESOTA CONSTITUTION AND STATUTES.



30FT from center line of Lane to proposed addition

38ft from Center line of Lane to existing building

Kevin Cox/C&L Excavating (who will be doing septic installation) verified measurements 03/19/2026

17 March 2026

Dear Avon Township Planning Commission and Board of Supervisors,

Our parcel 03.01152.0000 at 36861 County Road 9, Avon, was originally 15 acres, then when platted reduced to 13.87 acres. 5 acres are zoned R-5 and 8.87 acres are zoned A-40. We have a feedlot permit. There is a shoreland setback on the south half of the parcel. The property is surrounded by A-40 zoning except for the north property line where our R-5 connects to the 2.26-acre parcel zoned R-5 owned by Webers. North of the Weber property begins the Rural Townsite of St. Anna.

This has worked well for us here over the last 16 years as we built a robust fruit and vegetable farm operation with 4 Animal Units currently used for chickens and horses (previously beef cattle). We continue supplying fresh produce commodities, eggs, and honey from our beehives to our community. Looking ahead at how to best manage our farm for the next 30 years, Sam and I would like to expand our livestock operation slightly by increasing our Animal Units allowance to 9.99 for horses and cattle, build an indoor riding arena, and eventually likely pursue an Agriculture-Oriented CUP to provide small-scale horse boarding, training and riding lessons using the horses and cattle.

There is a substantial and increasing demand currently within our community for horse-related services. 1) We turn down requests constantly for kids' riding lessons because we are limited by weather and just three horses. 2) The 4 indoor riding arenas/boarding facilities in the area have retired or are nearing retirement, and they have been asking for some time when the next generation will take on the responsibilities of supporting the equine sector of our rural community with winter indoor riding space, riding lessons, horse boarding, and horse training as they look toward closing their operations. And 3) The nearest facilities that provide cattle for roping and cutting practice are at least 45 miles away. Thus, there is an increasing need for these services in our immediate area, and we would be willing to help meet those needs.

To do this, we need to rezone 4 acres of our parcel to Agricultural-40 from Residential-5 to better use the land for agricultural uses. This would allow us to:

- 1) Reach the minimum requirement of 10 acres zoned A-40 to use the parcel's full allotment of 9.99 Animal Units. The added livestock will provide training opportunities to our horse community, as well as a small amount of beef to our local food supply. Furthermore, we need the extra manure for our organic produce farm operations for which we incorporate manure appropriately to build soil health and enhance our nutrient management.
- 2) Move livestock to where the land isn't well suited for anything else productive except pasture, and o of land that is less suitable for feedlot use (e.g., erodible hillside).
- 3) Build an aesthetically-pleasing pole shed to be used as an indoor regulation-size dressage riding arena in the only location on the property that is suitable in regard to setback requirements and wise use of the natural landscape.

This plan would also allow us to continue farming the several acres that are best suited for annual tillage for fruits and vegetables, including our high tunnel.

With this request, we would need to also rezone 1 acre with the house from R-5 to R-1, which would be connected to the Residential-zoned parcel (03.00833.0000) to the north. We are not asking to add more dwellings / residence density. We do not have a preference of where the R-1 acre would be defined – it obviously needs to include the house and touch the north property line, but if it's aligned to the west property line, centered, or aligned with the east property line, it does not matter to us. The Land Use staff at the County's Environmental Services department have advised us this is a viable solution in looking at

the County's future land use planning. We would like to work with you at the township to get a recommendation that works for the Township and County.

We've included a sketch from Stearns County Environmental Services showing where the proposed R-1 acre could be located, which also shows the zoning of surrounding properties. As part of the County's application process, they would like the Township to complete Page 5 of the attached application titled "Township Recommendation Form."

Alternatives we considered included:

- 1) Rezoning all 13.87 acres to A-40;
- 2) Rezoning just enough acreage to meet the minimum to allow 9.99 Animal Units (10 acres zoned A-40 and leaving 3.87 acres zoned R-5);
- 3) Rezoning 4 acres of R-5 to A-40 and 1 acre with the house to R-5.

However, from what we understand from the Land Use folks at Environmental Services, these are not viable options.

4) Moving the R-5 area from the east to west. However, this would not eliminate the restriction on Animal Units; there is no practical contiguous location for the new R-5 that would not include current feedlot structures; and this would not eliminate the grazing restriction / it would continue to limit pasture to 8 acres.

5) Locating the proposed agricultural structure in current A-40 zoning. However, this was not a feasible option because of new well setbacks for feedlot structures are now 100', making no alternative area possible given the shoreland setback and the natural sloping of the land in these areas; it would severely limit any future landowner from pursuing a feedlot variance for over 10 Animal Units; and this also wouldn't get us to the 9.99 Animal Units.

We appreciate the time and effort you put into guiding our Township. We would be happy to discuss any alternative solutions you might have that we haven't considered. Heidi Winskowski at Stearns County Environmental Services said she is willing to speak with any Township Planning Commission or Board of Supervisors about the Land Use Ordinance and this proposal. Thank you for your attention to this request and we look forward to discussing at the Township Planning Commission meeting on March 25, 2026 and the Board of Supervisors meeting on April 1, 2026.

Respectfully,

Sam & Lisa Gilk

36861 County Road 9, Avon, MN 56310, (320) 309-0746 Lisa, (320) 309-4222 Sam



ENVIRONMENTAL SERVICES
3301 County Road 138, Waite Park, MN 56387
Phone: (320) 656-3613
StearnsCountyMN.gov

APPLICATION FOR REZONING

Application Fee: \$ File No. Receipt No.

Property Owner Lisa Gilk (maiden name Lisa Baker)
Address of Property 36861 County Road 9, Avon, MN 56310
Mailing Address Same as above
Applicant (if different from above) Same as above
Applicant Mailing Address Same as above
Parcel I.D. Number(s) 03.01152.0000 Township Avon Section 9
Legal Description LOT 001 BLK 001 BAKERS ACRES SECTION 09 TOWNSHIP 125 RANGE 030

Staff to Complete
Overlay Districts
Floodplain Airport Conservation Overlay
Shoreland: Water Body Name/Number Classification

County's Present Zoning District: A-40 and R-5 Proposed Zoning District: A-40 and R-1

Proposed acreage to be rezoned: 4 acres from R-5 to A-40; and 1 acre from R-5 to R-1

County's Future Land Use Map District:

1. Proposed use of the land to be rezoned: We would like to rezone as much as possible of the parcel to Agricultural-40 to be used for agricultural purposes. This would require a rezone of 4 acres from R-5 to A-40, and a rezone of the 1 acre where the house is located to R-1.

2. Describe how the proposed rezoning will be compatible with the Comprehensive Plan (see attached Goals and Objectives). The proposed rezoning to A-40 will allow for more productive and appropriate use of the agricultural land in accordance with soil type and natural features best suited for the farm. This will include allowing for the parcel's full allotment of 9.99 Animal Units and removing pasture/grazing restrictions on land that is best suited for pasture; maintaining fruit and vegetable farming on land best suited for annual cultivation; and building a new agricultural structure in the area of the parcel best suited for a future small-scale agriculture/feedlot-oriented business. The proposed rezoning of 1 acre to R-1 where the house is located is in accordance with the County's land use ordinance, from what we understand.

3. Township Review : (Twp Name) Avon Township Date April 1, 2026
 (A completed Township recommendation form from the Township stating their comments is required prior to the submittal of this rezoning request.)

Property Owner's Signature _____ Date _____

Applicant's Signature _____ Date _____

Signature of this application authorizes Environmental Services Staff, Board of Adjustment and/or Planning Commission members, and County Board of Commissioners to enter upon the property to perform needed inspections and review. All have county-issued badges. Entry may be without prior notice.

WHAT HAPPENS NEXT? Staff will review your application and determine if the application is complete. If the application is complete, the application will be scheduled for a Public Hearing with the County Planning Commission who will recommend action to the County Board of Commissioners. It typically takes 2 months from the time a complete application is submitted until the County Board issues final approval or denial of the Rezoning.



TOWNSHIP RECOMMENDATION FORM



APPLICANT INFORMATION To be filled out by County staff.

Applicant Name Parcel Number

Property Address

Request LESA Score

Future Land Use Category

✓ TOWN REVIEW BOARD CHECKLIST

The Town Board has reviewed and considered the following items pertaining to the County's Comprehensive Plan.

(Choose One) Checklist Questions

Yes No **Question 1:** The request is consistent with the Comprehensive Plan's goals and policies.

Yes No **Question 2:** The request is consistent with the Comprehensive Plan's Future Land Use designation.

Yes No **Question 3:** The request is consistent with the Comprehensive Plan's Future Land Use Factors.

👍 TOWNSHIP RECOMMENDATION

The (Township Name) Town Board met on (Date) to discuss the request.

The Town Board recommends (choose one) Approval Denial

Township Signature

Please explain the reason for approval or denial of the request, attach additional paper if needed. Meeting minutes are preferred.

