

Minutes of the Meeting of the Avon Township Planning Commission

March 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 – Craig Blonigen, Kelly Martini, Andrew Wensmann, and Lori Yurczyk. There was a quorum.
Absent: Stephen Saupe (*leave of absence*)

Approval of Agenda: Tanner Pierskalla was added to the agenda. Blonigen moved to approve the agenda as amended. Yurczyk second. All in favor. Motion carried.

Minutes: Blonigen moved to approve the minutes from the January 28, 2026 meeting as presented. Yurczyk second. All in favor. Motion carried. Wensmann moved to approve the minutes from the February 25, 2026 meeting as presented. Yurczyk second. All in favor. Motion carried.

Public Hearings: Edwards Variance

Wensmann opened a public hearing to consider a variance for Douglas Edwards & Tamara Edwards 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 (or 50 feet from the COR) than is currently allowed by Section 9.9.9.A(3) of Avon Township Ordinance No 6.

Wensmann requested comments from the public. There were no public comments. Wensmann moved to close the public hearing. The PC agreed. The public hearing was closed.

Wensmann asked why it couldn't be pushed back. The response was that between the well, septic and lake and property line setbacks it was necessary to construct a garage.

The PC considered the Findings of Facts and decided that: (a) The proposed use is allowed in the zoning district in which the subject property is located; (b) The variance is in harmony with the general purpose and intent of the applicable ordinance(s); (c) the variance is consistent with the comprehensive plan; (d) The property owner proposes to use the property in a reasonable manner; (e) The plight of the landowner is due to circumstances unique to the property and not created by the property owner or a previous owner; (f) The variance, if granted, will not alter the essential character of the locality; and (g) The need for the variance involves more than economic hardship.

Yurczyk moved to recommend to the Supervisors approval of a variance for Douglas Edwards & Tamara Edwards 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 (or 50 feet from the COR) than is currently allowed by Section 9.9.9.A(3) of Avon Township Ordinance No 6. Blonigen second. All in favor. Motion carried.

Public Comments: none

Business:

1. **Frie Variance Request** – Ms. Cindy Frie (34139 Lower Spunk Lane; PID 03.01227.0007) appeared at the meeting to request a public hearing for a variance to construct an addition to her garage that would be 30 feet from the center of the road (variance of 33 feet). She would plan to access the garage from the north (parallel to the road).

Blonigen moved to recommend to the Supervisors to set a public hearing on April 29, 2026 at 7:15 PM to consider a variance of 33 feet for Ms. Cindy Frie (34139 Lower Spunk Lane; PID 03.01227.0007) to construct an addition to her garage that she would enter from the north and that would be 30 feet from the center-of-the-road. Yurczyk second. All in favor. Motion carried.

Ms. Frie said that she received an email invoice from the Town for \$5,000 for the variance hearing. She wisely didn't pay thinking it was spam. The PC confirmed the email was indeed spam and that residents are alerted to this threat. The Township will directly handle any requests for payment at a meeting.

There was a question whether the road is 66 feet wide. If so, the addition might be in the road right-of-way. This should be examined prior to the public hearing.

2. **Gilk Rezoning Request** – Sam Gilk and Lisa Gilk appeared at the meeting to request rezoning a portion of their property PID 03.01152.0000, 36861 County Road 9. They want to rezone the area around the house to R1, and rezoning some of the R5 acreage to A40. This would allow more animal units on the remainder of the property for their planned expansion of horse facilities. Ms. Gilk said that she bought the property in 2010 and soon after built a barn and started to farm produce. In 2016 she requested rezone a part of the property to R5 to build a home, which was granted and house construction began in 2019. Blonigen indicated that it would be a spot zone and if it is done could open significant issues. Gilk said that Heidi at the County said that it wouldn't be an example of spot-zoning. LeRoy Gondringer said that he assumed this referred to the policies that applied to the property and how it is treated by the County. He also noted that an issue is that the County may be hesitant to create a substandard R5 lot (i.e., with fewer than 5 acres).

When asked if Ms. Gilk recognized that the original rezone restricted animal units, she replied that she assumed it was primarily to allow the residence. It was suggested that perhaps Ms. Gilk could request a variance from the County for additional animal units on the property. When asked if she could purchase additional property from a neighbor, she said that wasn't an option. When asked if they had considered purchasing a different property, Ms. Gilk said that they are not ready to consider that option.

Blonigen said he was hesitant to consider R1 zoning. Wensmann said he thought it was unlikely the PC would approve the request and that the Gilk's had two options – to clarify with the County why R1 was necessary or talk directly with the Supervisors. Martini moved to deny approval of the rezoning plan submitted by Lisa and Sam Gilk to rezone part of their property (PID 03.01152.0000, 36861 County Road 9) to R1. Blonigen second. All in favor. Motion carried.

3. **Pierskalla Property** – Mr. Tanner Pierskalla is in the process of purchasing 37837 145th Avenue. He has met with the County because there are a number of concerns. He said there is a building credit on the parcel. He just wants to purchase the land. There are a few buildings on the parcel. He plans to keep the pole barn, have the property surveyed, and make new lines. To build, he would need to meet setbacks from the existing structure and creek that runs through the property. He was told if he splits the property he would need a certificate of compliance. He doesn't want to build the home near the existing shed which is required by County ordinance. He thought an option could be to rezone. Another option is that there is a hydrant on the property. He would likely require a public hearing from the Town for a Provisional Use hearing. He was told

he should confirm with the County that there is a building credit on the property he wants to purchase. If the property gets split, Mr. Pierskalla said he knew he would require an Access Permit for a driveway. He was told he should confirm with the County what he wants to do and what he needs and has a building credit before doing the expense of a survey.

Old Business/Policy Reviews/Reports/Announcements:

- The Clerk proposed a modification of the fee schedule. No action was taken by the PC.
- There was some discussion of modifying the roads algorithm for traffic. Blonigen said he might be able to construct a simple counter if necessary. He recently counted 30 vehicles on his road during a 2 hour period. He thought it was reasonable since there is a generalization that there are 9 trips per day per residence (includes school buses, delivery vehicles).

Next Meeting: The next PC meeting is April 29, 2026 at 7:00 PM (see ‘Call to Order’ for the Zoom log-in).

Adjournment: Blonigen moved to adjourn the meeting at about 8:40 PM. Yurczyk second. All in favor. Motion carried.

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

- Supervisors Meeting – April 1, 2026
- Local Board of Appeals & Equalization – April 13, 6 PM

Respectfully submitted,
Stephen G. Saupe, Clerk

date: March 27, 2026

Approval:

Andrew Wensmann, *Planning Commission Chair – signature*

date: _____