

Minutes of the Meeting of the Avon Township Planning Commission

August 31, 2022

Avon Township Hall (16881 Queens Road, Avon)

Call to Order: Chair Lori 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, like all Town meetings, 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 – Rich Sanoski, Stephen Saupe, Andrew Wensmann, and Lori Yurczyk (*Chair*). Absent – Craig Blonigen. Also present: Kelly Martini.

Approval of Agenda: Sanoski moved to approve the agenda as presented. Wensman second. All in favor. Motion carried.

Minutes: Yurczyk moved to approve the minutes from the July 27, 2022 meeting as presented. Sanoski second. All in favor. Motion carried.

Public Hearings: *none scheduled*

Business:

- Nob Hill Driveway Inquiry** – A realty agent for a resident inquired about creating a driveway to the Nob Hill Drive cul-de-sac from their property (PID 03.01106.0001). The south and west edges of the property are bordered by platted but unconstructed roads. Several issues were discussed including whether the Town would be responsible for costs for running the driveway through the unplatted road, if the drive would cause issues if the road were developed in the future, and whether any maintenance of the road would be required by the Town. Yurczyk moved to recommend to the Supervisors to permit a driveway from PID-03.01106.0001 to the Nob Hill cul-de-sac. Wensman second. All in favor. Motion carried.
- Road Vacations** – An opinion about vacating several Town roads was received from Town attorney, Adam Ripple. It was questioned whether it would be simpler and less expensive to not vacate any road. On the other hand, vacating the proposed roads would help clean up property boundaries that will make it easier for residents in the future. Yurczyk moved to recommend to the Supervisors to vacate the undeveloped road south of PID-03.01106.0001, Parkwood Court, and the Township property (PID 03.01226.000) on Two Rivers Road. Wensman second. All in favor. Motion carried. It was also recommended that residents adjacent to the affected properties should be contacted for input prior to any action.
- Ordinance 642** – There will be a public hearing at the County to enact Ordinance 642, an ordinance that would amend Ordinance 439. This ordinance relates to controlled accesses on County lakes and rivers. Yurczyk moved to recommend to the Supervisors that there is no reason to oppose the proposed changes. Wensman second. All in favor. Motion carried.
- State Park Road Account** – this account provides a funding option for roads that provide access to public lands and areas. Roads in the Township that access the Avon Hills SNA and some of the lakes may qualify including Peach Drive, Quaker Road, Tower Road and Two Rivers Road. No specific projects were identified by the PC.
- Novel Energy/Gertken Project** – the PC was informed that the Construction Site Permit (CSP) for the project

was signed with the caveat that all IUP conditions must be met. Yurczyk mentioned that the seed mix for the pollinator planting has not yet been approved for the project by the Soil & Water Conservation Service, nor has the requisite fee been collected (\$4,300). The Town needs to follow up on these issues.

- 6. **Open House** – ideas for the open house were suggested. Among the new things discussed included a drawing for a prize (*i.e.*, maple syrup, pickles). The Clerk will create a work plan for the Supervisors to approve at their September meeting.
- 7. **Cariveau Septic** – a request from Watab, Inc. was received for approval of an encroachment agreement for Travis Cariveau, 33726 Highland Terrace, to site a septic system partially in the Township road right-of-way. The PC examine the proposed plan and questioned whether: (a) the project was actually in the right-of-way, (b) additional approvals are necessary because it will be in the utility corridor, and (c) side yard setbacks are being met. Otherwise, the PC takes no exception to the proposal.
- 8. **Driveway Policy Review** – to be scheduled for a future meeting.

Reports/Announcements:

- The Stearns County Board of Adjustment considered two requests by Brian Pilarski (19274 Red Oak Circle). An after-the-fact permit for solar panels taller than the Ordinance allows when tilted was approved, but a request for a non-compliant accessory building was denied.

Next Meeting: The next PC meeting is September 28 at 7:00 PM. *See #1 for the Zoom log-in.*

Other Meetings: Other Upcoming Meetings/Events (*see #1 for the Zoom log-in*):

- Supervisor’s meeting, Sept 7th, 2022
- Open House – Sept 12th, 5-8 PM
- Fire Board Meeting – Sept 15th; 7 PM (Avon City Hall)

Adjournment: Sanoski moved to adjourn the meeting 9:01 PM. Yurczyk second. All in favor. Motion carried.

Respectfully submitted,
Stephen G. Saupe, Clerk

Signature: _____

date: September 5, 2022

Approval:

Lori Yurczyk, *Planning Commission Chair – signature*

date: _____