

Minutes of the Meeting of the Avon Township Planning Commission

January 27, 2021

Avon Township Hall (16881 Queens Road, Avon)

Call to Order: Chair LeRoy Gondringer called to order the meeting of the Avon Township Planning Commission at 7:03 PM in the Main Chamber of the Town Hall.

Pledge: The Pledge of Allegiance was recited.

Roll Call: Present – LeRoy Gondringer, Ken Mergen, Rich Sanoski, and Stephen Saupe (*via Zoom*). Also present – Marion Gondringer.

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

Minutes: Section 9 (Business) was amended to read, “Mergen received phone calls from a County Commissioner and two members of the County Planning Commission in response to the recommendation letter that the Township submitted concerning the IUP.” Mergen moved to approve the minutes from the December 30, 2020 meeting as amended. Sanoski second. All in favor. Motion carried.

Public Hearings – Blonigen Variance. At 7:15, Gondringer opened a public hearing to consider a request by Craig Blonigen and Colleen Blonigen for a variance to construct a 28 x 32’ storage building at 18733 368th St., Avon (MN) no closer to 188th Avenue, Avon (MN) than 45 feet to the center-of-the-road (or 35 feet from the edge-of-the-road; variance of 18 feet); and no closer to 368th Street, Avon (MN) than 40 feet from the center-of-the-road (or 35 feet from the edge-of-the-road; variance of 23 feet). The Clerk sent 25 letters to neighbors, published notice of the hearing in the *Star-Post*, and posted it at the Town Hall and The Store. Two letters in support of the variance were received (Ms. Susan Mosiman; Mr. Scott Smith). No other comments were received by the Clerk or other Town member, nor was anyone in attendance to speak to the variance. Mergen moved to close the public hearing. Sanoski second. All in favor. Motion carried.

The Planning Commission considered the Findings of Facts and concluded that: (1) the proposed use is allowed in the zoning district; (2) the variance would be in harmony with the general purpose and intent of the applicable ordinance; (3) the variance is consistent with the Comprehensive Plan; (4) the property owner proposes to use the property in a reasonable manner; (5) the plight is unique to the property; (6) the variance will not alter the character of the locality; and (7) the variance involves more than economic hardship.

After discussion, Mergen moved to recommend to the Supervisors approval of a variance for Craig Blonigen and Colleen Blonigen to construct a 28 x 32’ storage building at 18733 368th St., Avon (MN) no closer to 188th Avenue, Avon (MN) than 45 feet to the center-of-the-road (or 35 feet from the edge-of-the-road; variance of 18 feet); and no closer to 368th Street, Avon (MN) than 40 feet from the center-of-the-road (or 35 feet from the edge-of-the-road; variance of 23 feet). Sanoski second. All in favor. Motion carried.

Business:

1. **Voit Rezoning** – Roger & Ross Voit inquired about constructing a 48 x 190 self-storage unit at 37647 Riley Court (Avon, MN). This proposal would require that the parcel be rezoned from Residential to Commercial. The Planning Commission expressed concern about spot zoning as would be required by this proposal. Saupe moved to recommend to the Supervisors that the Township does not allow spot zoning from Residential to Commercial. Sanoski second. All in favor. Motion carried.

2. **Planning Commission (PC) Application** – An application was received from Ms. Lori Yurczyk for an open position on the Planning Commission. The application was discussed. Ms. Yurczyk was considered to be an excellent candidate with considerable experience. She has served on both the Township and County Planning Commissions. Since she is a known entity, there is no need for an in-person interview. Gondringer moved to recommend to the Supervisors appointing Ms. Lori Yurczyk to the Avon Township Planning Commission. Sanoski second. All in favor. Motion carried.
3. **Road Maintenance Plan** – Holding Township is not interested in a joint project on Two Rivers Road. This means the Town will need to consider alternate road projects. The Town will still consider an LRIP grant and will invite County Engineer Jodi Teich to the next meeting to get her help. Queens Road was identified as a good candidate for an LRIP grant.

The PC identified other roads in need of repair including Narnia Lane (0.28 mi), Lower Spunk Lane, Spunk Tree Circle, Noble Oak Circle (0.94), Kopyy Lane, Nob Hill (0.1 mi). The PC recommends receiving bids for these roads. If we cannot afford to do all of them, then we should focus on the SW corner of the Township, especially Narnia Lane and roads in the Blattner Addition (Noble Oak Circle, Nob Hill Drive. We should ask Joe check these out prior to making any decisions at the Supervisor meeting.

Reports/Announcements

1. Update on Hentges Rental Property IUP – Supervisors received several calls from residents opposed to the Interim Use Permit for Hentges rental property. The Supervisors have already provided recommendations to the County Commissioners concerning the IUP. The County will hold a Public Hearing on February 2nd to consider the IUP, which doesn't give the Supervisors enough time to meet as a Board to make any further recommendations.
2. T-Mobile Tower – A construction site permit was signed for replacing existing equipment on the tower.
3. The County is seeking feedback concerning RV's and Shoreland for the Shape 2040 plan.
4. Telecom/CenturyLink inquired about Township policies regarding work in ROW. They were alerted to Resolution 08-05-20, which outlines Township policies.
5. The previous Township web hosts, Yerbua have retired. The Town has transitioned to a new provider (BigGroovy, Grand Rapids, MN). The transition has been completed and went smoothly. The cost will be similar.
6. Fire Board meeting – will be scheduled later this month.

Other Meetings: The next PC meeting is February 24, 2021 at 7:00 PM. The next Supervisor's Meeting is February 3, 2021. Other upcoming meetings include:

- Board of Audit Meeting – February 4, 2021; 7:00 PM
- Supervisors Meeting – March 3, 2021; 7:00 PM
- Public Accuracy Test – March 6, 2021; 9:00 AM
- Town Hall open to accept absentee ballots – March 6, 2021; 10 AM – 12 PM

Adjournment: Sanoski moved to adjourn the meeting at 7:56 PM. Mergen second. All in favor. Motion carried.

Respectfully submitted,
Stephen G. Saupe, Clerk

Signature: _____

date: February 1, 2020

Approval:

LeRoy Gondringer, Planning Commission Chair – signature

date: _____