

Minutes of the Meeting of the Avon Township Planning Commission

March 31, 2021

Avon Township Hall (16881 Queens Road, Avon)

Call to Order: Acting Chair Rich Sanoski called to order the meeting of the Avon Township Planning Commission at 7:00 PM in the Main Chamber of the Town Hall. The meeting was also available online at the following URL: <https://csbsju.zoom.us/j/94391850163>.

Pledge: The Pledge of Allegiance was recited.

Roll Call: Present – Craig Blonigen, Rich Sanoski, Stephen Saupe, and Lori Yurczyk. Absent – LeRoy Gondringer. Chair and Vice-Chair will be elected at the next meeting.

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

Minutes: Yurczyk moved to approve the minutes from the February 24, 2021 meeting as presented. Blonigen second. All in favor. Motion carried.

Public Hearings None scheduled

Business:

- Thelen Variance Request** – Mr. Dave Thelen appeared to request a variance to construct a garage closer to a road than is currently permitted by ordinance. Mr. Thelen wants to construct a new home with attached garage on his property at 32957 Spunk Tree Circle (Avon). In order to squeeze the garage and home on the lake lot, the proposed garage would be 8.4 feet from an unnamed road that occupies the northern sections of lots 19, 20, 21, and 22 in Connaught Addition. This road now essentially serves as a driveway for at least two properties. Last year Mr. Thelen applied to vacate this road but the request was denied. The PC discussed alternate potential options including building a smaller garage and increasing the number of stories on the home to provide the needed square footage. Mr. Thelen stated that he is working with Watab Inc to site the septic but that he will not need an encroachment agreement for the system. Saupe moved to recommend to the Supervisors to set a public hearing on April 28, 2021 at 7:15 PM to consider a variance request by Alice Thelen, David Thelen, and Ann Thelen to construct a garage 8.4 feet from the unnamed road that occupies the northern sections of lots 19, 20, 21, and 22 in Connaught Addition. Yurczyk second. All in favor. Motion carried.
- Zimmerman/Meemken Project** – Mr. John Zimmerman appeared at the meeting to alert the Town that Michelle Meemken and himself will be constructing a home on 325th Street and that he expects that there will be heavy trucks hauling materials. Mr. Zimmerman knows that 325th St. is a 7-ton road and his contractors are aware of this, too. The Town expects any hauler to adhere to the posted tonnage policy. Mr. Zimmerman also stated that they may need to install a culvert for their driveway. He was told that the culvert couldn't be in the Town road right-of-way without Township approval.
- Driveway Policy/Permit** – The Supervisor's assigned the Planning Commission to review the current driveway policy and permit form. Three clarifications were suggested: (a) the permit would apply to the driveway within the Township road right-of-way; (b) any deviation from the policy must be first approved by the Supervisors or a Town representative; and (c) the name of a contact person should be included in the documents. The Clerk will make the necessary changes in the driveway policy and driveway permit

form for consideration and approval by the Supervisors.

- 4. **Road Maintenance Plan** – The PC edited and made changes to the final draft of the Road Management Report & Plan. It will be sent to the Supervisors for final approval at their next meeting.

Old Business: Now that the Road Plan is completed, the PC can return to working on the Comprehensive Plan. The Clerk will send out copies of the current plan and the new working draft.

Reports/Announcements

- 1. Blattner Corp. is apparently looking for a buyer.

Other Meetings: The next PC meeting is April 28, 2021 at 7:00 PM. The next Supervisor’s Meeting is April 7, 2021.

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

Respectfully submitted,
Stephen G. Saupe, Clerk

Signature: _____

date: April 3, 2021

Approval:

LeRoy Gondringer, Planning Commission Chair – signature

date: _____