

Minutes of the Meeting of the Avon Township Planning Commission

May 26, 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 7:00 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 – LeRoy Gondringer, Rich Sanoski, Stephen Saupe, and Lori Yurczyk. Absent – Craig Blonigen.

Approval of Agenda: Sanoski moved to approve the agenda as amended (move election of officers to before public hearing; prepare for Ms. Angie Berg's visit in June). Yurczyk second. All in favor. Motion carried.

Minutes: Yurczyk moved to approve the minutes from the April 28, 2021 meeting with the correction of two typos. Sanoski second. All in favor. Motion carried.

Officer Election: Gondringer nominated Yurczyk to serve as Chair of the Planning Commission (PC). Saupe second. All in favor. Motion carried. Gondringer nominated Blonigen to serve as Vice-Chair of the PC pending confirmation of his acceptance. Sanoski second. All in favor. Motion carried. Yurczyk took over as Chair for the remainder of the meeting.

Public Hearings: Avalon Homes/Schommer Variance – Yurczyk opened a public hearing for Avalon Homes/Jeremy Schommer at 7:15 PM. Mr. Jeremy Schommer was present to summarize his request for a variance to construct a new home on his property at 33668 Poverty Point Drive (Avon) six feet closer to the center-of-the-road (COR) than is currently permitted by Section 9.9 of Avon Township Ordinance #4. Poverty Point Drive is a private road open to the public. As such, it must still adhere to all pertinent Township and County ordinances. It appears to be 33' wide road with a 30 easement, which means a building would need to be setback 46.5' from the center-of-the-road.

Announcement of the hearing was published, posted and 21 letters were mailed to local residents. An email was received from Augustus and Ruth Hipp (33642 Poverty Point Drive) who were concerned about the impact of the project on water flow and drainage in the area. Neighbor Mike Quesnel (33704 Poverty Point Drive) appeared at the hearing. He stated that the road floods and water accumulates in the northern corner of the Avalon Homes property. Mr. Quesnel also stated that he installed a drain on his property to deal with this excess water. Further, he stated that he (and his neighbors) supports a variance of six feet.

In re-evaluating his situation, Mr. Schommer indicated that he needs a variance of at least 11' from the COR. Since the original variance request was for 6', the PC was unable to act on this request. The approved variance could be more restrictive than originally requested, but not less so. Mr. Schommer requested that his application for a variance be withdrawn. Gondringer moved to take no action on the variance requested by Avalon Homes/Jeremy Schommer because it was withdrawn by the applicant. Sanoski second. All in favor. Motion carried. Mr. Schommer stated he would provide a written letter of withdrawal.

Mr. Schommer will determine the exact variance amount he wants. Gondringer moved to recommend to the Supervisors to approve setting a public hearing for June 30, 2021 at 7:05 PM to consider a request by Avalon Homes/Jeremy Schommer for a variance to construct a home closer to Poverty Point Drive than is currently permitted with the conditions that: Mr. Schommer provide a precise measurement of the setback footage he is requesting, and that he submit a document withdrawing the original variance application. Sanoski second. All

in favor. Motion carried. Mr. Schommer will stake the road and building site by the next PC meeting. Assuming the Supervisors approve a new hearing, the PC generally agreed that Mr. Schommer need not pay another variance application fee, though he could perhaps be charged for our new costs (i.e., publication); the Clerk will contact the newspaper to determine this amount.

Business:

1. **Comprehensive Plan** – we will familiarize ourselves with the County’s new Comprehensive Plan and updates to the 439 Ordinance. In addition, we are scheduled to meet with County representative Angie Berg to learn more about changes in the ordinance and comp plan, and what the Town has adopted as part of our agreement with the County. The Town can decide if we want to be more restrictive to any of the recent County changes and whether or not any action is required by the Town. For example, the County does not required a CUP on 1 MW or smaller solar gardens, but the Town might want to do so in order to hold a public hearing. The Clerk will make copies of our zoning ordinance and MOU for PC members to review before the meeting with Ms. Berg at our next planning commission meeting.
2. **ARPA Funding** – most of the funding opportunities do not appear to be relevant to the Township. Jeremy Mathiassen from Stantec, who will attend the next Supervisor’s meeting, might have some ideas for infrastructure projects. Improving resident access to broadband internet was one suggestion.
3. **Annual Meeting Planning** – The continuation of the Annual Meeting will be Tuesday, June 8, 2021 at 7:00 PM. Suggestions for the meeting include: skipping refreshments, hold it inside the Town Hall now that the mask mandate has been lifted, have the financials and other documents available for viewing by residents as a typical meeting, and reintroduce Town staff and responsibilities.

Reports/Announcements

1. James Gondringer, who recently received approval for a Certificate of Compliance, will need a Conditional Use Permit for a Conventional Subdivision in the Avon Hills Conservation Overlay district.
2. A draft 5-year road plan from Stearns County shows that Co Rd 54 is scheduled for resurfacing in 2022.
3. Bid Opening – will occur June 2, 2021; 11 AM, Avon Town Hall.
4. Queens Road needs an engineering study to prepare for a grant for next year.

Other Meetings: The next PC meeting is June 30, 2021 at 7:00 PM. The next Supervisor’s Meeting is June 2, 2021. The continuation of the Annual Meeting is June 8, 2021 at 7:00 PM.

Adjournment: Sanoski moved to adjourn the meeting at 8:55 PM. Gondringer second. All in favor. Motion carried.

Respectfully submitted,
Stephen G. Saupe, Clerk

Signature: _____

date: June 2, 2021

Approval:

Lori Yurczyk, Planning Commission Chair – signature

date: _____