

Minutes of the Meeting of the Avon Township Planning Commission

May 31, 2023

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 – Craig Blonigen, Rich Sanoski, Stephen Saupe, Andrew Wensmann (*via Zoom*), and Lori Yurczyk (*Chair*). Also present: LeRoy Gondringer, Kelly Martini

Approval of Agenda: The date of the next PC meeting was corrected to June 28th. Blonigen moved to approve the agenda as amended. Sanoski second. All in favor. Motion carried.

Minutes: Sanoski moved to approve the minutes from the April 26, 2023 meeting as presented. Blonigen second. All in favor. Motion carried.

Public Hearings: *none scheduled.*

Business:

- Girodat Driveway Permit.** Mr. Rodney Girodat appeared to request a driveway permit for his property at 33576 Shorewood Drive. Mr. Girodat wants to resurface and widen the driveway at the house by 9 feet. It would be a total of 27 feet. The driveway, 18 feet wide by the house, currently flares to 20 feet at the road. Hanson Paving has been contracted to do the work. The proposed driveway would be 7 feet from the sideyard. The PC questioned whether there are issues with how close the expansion would be to the sideyard and the amount of impervious surface. There doesn't seem to be a problem with either. The maximum width for a Township driveway is 24 feet. Blonigen moved to recommend to the Supervisors to approve a driveway access permit for Mr. Rodney Girodat for his property at 33576 Shorewood Drive, on the condition that it no wider than 24 feet at the road. Sanoski second. All in favor. Motion carried. After Mr. Girodat left, the question arose whether a culvert is required. Sanoski didn't think one was necessary in this area.
- Lang/Gondringer Driveway** – Barb & Joe Lang, 37075 Pelican Lake Road, appeared to discuss their driveway which is partly shared with neighbor Linda Gondringer, 37067 Pelican Lake Road. Their access to the road partially cuts across a portion of the Gondringer property. The Lang's said that use of this portion of the driveway has been granted for many years, and that it is the only practical way for them to access their property. Gondringer recently resurfaced the driveway, from asphalt to concrete, but left a portion normally used by the Lang's as gravel. Gondringer has not blocked Lang's access to the road. The Lang's are concerned that they must now use the gravel portion of the driveway to access the road. They prefer to use asphalt, but Gondringer doesn't want asphalt on the property.

The Lang's inquired about their options and also expressed concerns about driving across the Township road right-of-way. The Lang's attorney recommended that they attend a Town meeting. The general consensus of the PC was that crossing the right-of-way does not appear to be a problem. The Lang's were asked whether there was a formal shared driveway or maintenance agreement; the Lang's were unaware of one. Since the Lang's still have access to their property, albeit partly over gravel, the Lang's were advised that this does not appear to be a Township issue but a dispute between neighbors, and that they

should seek legal advice. The Lang’s were advised to consider a driveway agreement with Gondringer, and that they consider applying for a Township driveway permit in the event they will need to build an additional driveway from their property to access the Town road. A driveway permit could also be a good document for future residents. Once the Lang’s clarify what they might need from the Township, they were advised to return to a meeting for further discussions.

- 3. **Sanoski Preliminary Plat** – Richard Sanoski was at the meeting to request approval of a preliminary plat (13.59 acres), Shady Acres, for his property on Smiley Drive. Sanoski currently owns three adjacent parcels. He wants to join the three parcels and then split them in roughly half. The easternmost parcel will have the existing home site and out buildings, while the other lot will have a building credit. Sanoski plans to build a patio home on this parcel. It would be accessible from Peach Drive. Blonigen moved to recommend to the Supervisors approval of the preliminary plat, Shady Acres First Addition, as shown. Saupe second. Four in favor. One abstain (Sanoski). Motion carried. There are no fees for plat approval/signing, unless it is done outside of a regular meeting.
- 4. **Driveway Policy/Standards** – Since tonight’s meeting included discussion of two driveways, it was thought that it would be a good time to review our general policies. After discussion, the PC agreed no changes are currently necessary to the existing driveway policy, standards and forms.
- 5. **Novel/Gertken Update** – Yurczyk reported that she has been in contact with a representative (Brittany) at Novel to provide an escrow agreement. Yurczyk has received a copy and it will be sent to the Township attorney for evaluation. Two CD’s have been set up at Magnifi Financial for the escrow; the interest will be rolled back into the CD’s.

Reports/Announcements:

- There will be a County Hearing June 6, 2023 to consider enactment of Ordinance 651. The PC had no suggestions for action.

Next Meeting: The next PC meeting is June 28, 2023 at 7:00 PM. *(see ‘Call to Order’ for the Zoom log-in)*

Other Meetings: Other Upcoming Meetings/Events *(see ‘Call to Order’ for the Zoom log-in)*

- Supervisor’s meeting, June 7, 2023

Adjournment: Blonigen moved to adjourn the meeting at 8:30 PM. Sanoski second. All in favor. Motion carried.

Respectfully submitted,
Stephen G. Saupe, Clerk

date: June 4, 2023

Approval:

Lori Yurczyk, *Planning Commission Chair – signature*

date: _____