

Minutes of the Meeting of the Avon Township Planning Commission

September 29, 2021

Avon Township Hall (16881 Queens Road, Avon)

Call to Order: Chair Lori Yurczyk 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://us02web.zoom.us/j/88599868967>.

Pledge: The Pledge of Allegiance was recited.

Roll Call: Present – Craig Blonigen, LeRoy Gondringer, Rich Sanoski, Stephen Saupe, and Lori Yurczyk. Also present: Kelly Martini.

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

Minutes: Sanoski moved to approve the minutes from the August 25, 2021 meeting as presented. Blonigen second. All in favor. Motion carried.

Public Hearings: *Gondringer Conditional Use Permit (CUP) for a one-lot plat in the Avon Hills Conservational Overlay District*

Chair Yurczyk opened the public hearing at 7:15 PM. Mr. Jim Gondringer (35538 Tower Road) appeared at the hearing to summarize his request for a one-lot plat in the Avon Hills Conservational Overlay District. Letters were sent to 33 residents/neighbors, the hearing was published, posted and appeared on the Town website. No responses regarding the CUP were received via phone, email or text. In addition, no one appeared at tonight's hearing person to address Mr. Gondringer's request for a CUP. Sanoski moved to close the public hearing. Gondringer second. All in favor. Motion carried.

Mr. Gondringer stated that the home is planned to be built in the ag field, not in the woods. Thirty-five acres will be set aside in the wooded area south of the home, which is primarily Avon Hills Overlay area. Since this is a one-lot plat, none of the provisions of the ordinance apply. After discussion, the PC considered the Findings of Facts: (1) The conventional subdivision meets the natural resource conservation standards because the home site will be outside of the overlay district and 35 acres will be set aside in the overlay district. The home will be built on ag land, not forest; (2) the conventional subdivision meets the agricultural and living pillars goals of the County Comprehensive Plan; (3) the conventional subdivision maintains the rural character of the area due to the smaller acreage; (4) the conventional subdivision protects the natural resource amenities since no building will be directly in the conservation area; (5) the applicants know that no density bonus is permitted; (6) there will be minimum impact since the wetland is protected and it sits between the proposed home and wooded areas; (7) a building envelope has been identified; (7a) the building envelope avoids impacts on priority natural resources; (7b) the building envelope is less than two acres; (7c) the proposal protects natural vegetation; (7d) there are no MCBS sites related to the project; (7e) County regulations should protect the wetlands; (7f) the project is close to 360th St.; (7g) no special landscaping or buffers are planned, though the applicant stated that trees and shrubs will be planted; (7h) mitigation standards have been met; and (7i) the project will not affect agricultural infrastructure (n/a).

After having completed the Findings of Facts, Blonigen moved to recommend to the Supervisors approval of a CUP for James & Joan Gondringer for a conventional subdivision in the Avon Hills Overlay District. Sanoski second. All in favor. Motion carried.

Business:

- 1. Huston Certificate of Compliance** – Mr. Will Huston appeared to request a certificate of compliance for a land split on his property at 17559 360th St., Avon (MN). Mr. Huston presented a survey and legal description of the property. He plans to build a new residence and the split is necessary for financing. After discussions, Gondringer moved to recommend to the Supervisors to approve a certificate of compliance for Mr. Will Huston. Sanoski second. All in favor. Motion carried.
- 2. Parking Ordinance** – The PC discussed the potential overnight parking ordinance. There was general consensus that an ordinance is required to avoid the recent situation in which a vehicle was parked on a Town road for several weeks. The Supervisors are considering an ordinance limiting parking to six hours. The PC believes that this is too short of a time period, especially because many residents on lakes often have overnight guests who need to park on the road. It was suggested that 24 hours was adequate, though not all members agreed. Gondringer moved to recommend to the Supervisors to adopt a parking ordinance that prohibits parking on Township roads for more than 24 consecutive hours. Sanoski second. Four in favor. One (Saupe) opposed.
- 3. Parking Pad Policy** – The Supervisors charged the PC with developing a parking pad policy because several residents have created unauthorized parking pads on their property. Most are residents living around lakes where there are small lots and little available parking for guests. These parking pads don't fit into the existing Township Driveway Policy. One suggestion was to handle parking pads as a CUP. The PC began to modify the existing Driveway Policy for parking pads. As various issues were discussed, it became clear that vehicles would be parked only a short distance from the road. Although this would get cars off the road making the road safer, it could create a hazard for motorists with vehicles parked in the road right-of-way close to the road. In addition, the PC recognized the need to treat all residents who request roadside parking equally, including past requests for driveway permits. Because of the potential liability, Gondringer moved to recommend to the Supervisors to obtain legal advice before proceeding with the development of a parking pad policy. Sanoski second. All in favor. Motion carried.

Reports/Announcements

- 1. Aquatic invasive species grants** are available via the County. No specific projects were suggested by the PC.
- 2. ARPA update** – A committee was established by the Supervisors and it is exploring to best spend the ARPA funds. Neighboring Towns are being contacted to see how they are spending the funds. Blonigen will follow up with two Township, also. The County is putting a significant amount toward broadband and welcomes any unused Town money. The Town is also considering broadband and/or computers. We will redo our loss calculation to be sure that it is accurate.

Other Meetings: The next PC meeting is October 27, 2021 at 7:00 PM (*available via Zoom at <https://us02web.zoom.us/j/88599868967>*). The next Supervisor's Meeting is October 6, 2021 (*also available at <https://us02web.zoom.us/j/83387278851>*).

Adjournment: Gondringer moved to adjourn the meeting at 9:25 PM. Sanoski second. All in favor. Motion carried.

Respectfully submitted,
Stephen G. Saupe, Clerk

Signature: _____

date: October 4, 2021

Approval:

Lori Yurczyk, Planning Commission Chair – signature

date: _____