

Minutes of the Meeting of the Avon Township Planning Board
August 25, 2010
Avon City Hall

Call to Order: The regular meeting of the Planning Board was called to order by Chairman Mergen at 7:30 P.M.

Pledge: Clerk Saupe led the Pledge of Allegiance.

Roll Call: Present – Ken Mergen, Roger Nelson, Gerry Kremers, Lowell Rushmeyer, Stephen Saupe.

Approval of Agenda. Mergen moved to approve the agenda as amended. Rushmeyer second. All in favor. Motion carried.

Minutes: Mergen moved to approve the minutes of the July 28, 2010 meeting as written. Nelson second. All in favor. Motion carried.

Business:

1. **Eibensteiner Conditional Use Permit Hearing** – Chair Mergen called the public hearing to order at 7:45 PM. Matt and Janel Eibensteiner appeared to request a conditional use permit to construct a home on land with a LESA score greater than 65. Mr. Eibensteiner stated that the proposed home would be in line with neighbors, is built in a logical upland area, preserves approximately 13 tillable acres, and is a similar request to his immediate neighbor which was approved by the Supervisor's earlier this month. The driveway entrance has good sightlines. Mr. Eibensteiner was told that a culvert with aprons would likely be required. Only one public comment was received from Mr. Denis McGuinness who was in favor of the project. Rushmeyer moved to close the public hearing. Mergen second. All in favor. Motion carried.

The Board discussed the Findings of Fact and concluded that approving the CUP: (a) would not cause excessive burdens on existing parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the area; (b) is sufficiently compatible with or separated by distance or screening from adjacent agriculturally or residentially zoned or used land so that existing property will not be depreciated in value and there will be no deterrence to development of adjacent land; (c) will not have adverse effect upon the structure and site appearance of adjacent properties; (d) is reasonably related to the existing land use; (e) is consistent with the purpose of Zoning Ordinance and Zoning District; (f) is not in conflict with the land use plan of the Township; and (g) will not create traffic hazards or congestion. Rushmeyer moved to recommend to the Supervisors approval of the CUP for Matt & Janel Eibensteiner with the following conditions: the project meets all County requirements and the building is within the currently staked envelope boundaries.

Mr. Eibensteiner asked if there is a time limit on beginning the project once the CUP is approved. No one was sure, though following the meeting Rushmeyer found that the ordinance states there needs to be substantial progress within six months, but that the permit could be extended by the Supervisors.

2. **Baker Plat Info** – Ms. Lisa Baker contacted Saupe concerning a preliminary plat for an 15 acre parcel she purchased on County Road 9. She intends to construct a horse barn on the site. Mergen suggested that the Township write to the County Board a letter reminding them that no living quarters are permitted on the site.
3. **Facility Tour for Building Committee** – we will arrange a pre-grand opening tour of the facility for the Building Committee.

Reports/Announcements:

1. **Plow Truck** – Supervisor LeRoy Gondringer was in attendance and reported that, subject to Supervisor approval, the Township purchased a plow at Ness Truck, St. Cloud. Mr. Linus Koopmeiners assisted Supervisor Merdan in the process. It is a 1998, single-axle truck with 33K miles and no rust.
2. **Environmental Overlay District** – Mr. Tom Studniski has again contacted Supervisor Gondringer indicating that he wants to be removed from the County environmental overlay district.
3. **County Ordinance Update** – Gondringer reported that Mr. Don Kluempke from the County wants to hold a meeting with Collegeville Township to provide an update about the new zoning ordinance. The meeting will likely be held on September 22 at Collegeville Town Hall. The planning board is invited.

Adjournment: Rushmeyer moved to adjourn the meeting at 8:05 PM. Mergen second. All in favor. Motion carried.

Next Meeting: The next meeting is September 29, 2010 at 7:30 PM.

Respectfully submitted,
Stephen Saupe, Clerk

Minutes amended & approved: September 29,2010