

Minutes of the Meeting of the Avon Township Planning Commission
March 30, 2011
Avon Township Hall

Call to Order: Chairman Mergen called to order the regular meeting of the Planning Commission at 7:30 P.M. in the main Chamber of the Town Hall.

Pledge: Clerk Saupe led the Pledge of Allegiance.

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

Approval of Agenda: Added to the agenda was: (a) discussion of building use policy. Mergen moved to approve the agenda as amended. Kremers second. All in favor. Motion carried.

Minutes: Mergen moved to approve the minutes of the February 23, 2011 meeting. Nelson second. All in favor. Motion carried.

Public Hearing: none

Business:

- 1. Oehrlein Plat** – Mr. Terry Oehrlein appeared to seek approval of a plan to merge four adjacent parcels that he owns with Ms. Patricia Oehrlein into three on their property on Upper Spunk Lake (Narnia Lane). Mergen moved to approve to the Supervisors the boundary changes proposed by the Oehrlein's and if necessary, a certificate(s) of compliance for the changes. Kremers second. All in favor. Motion carried. There is a question of whether or not a certificate of compliance is required. Mr. Oehrlein will confirm with his attorney/County exactly what form(s) he will require.
- 2. Planning Commission Name** – There was general agreement that the Planning Board should be called the Planning Commission.
- 3. Zoning / Planning Meeting** – Representatives from Avon Township, Colledgeville Township, Stearns County and some consultants met at the Town Hall to discuss rules for subdivisions and developments with the Avon Hills Conservation Overlay District. The rules affect residents when they develop their property. A resident can get a density bonus for a Conservation Design. The ordinance currently allows for transferring development credits (TDR) to a project from another property within the Overlay district in the Town. The Supervisors have not yet approved this option for the Town. The Town, rather than the County, will likely conduct any required Conditional Use hearings. Discussions will be continued at a meeting April 18th at Colledgeville Town Hall.
- 4. Building Use Policy** – It was generally agreed: (a) to not give out keys to the building; (b) after each meeting it would be beneficial for someone to inspect the facility to turn off lights, reset the thermostats, etc., and clean; (c) the Town shouldn't lose money renting the facility. Colledgeville Township currently charges \$25/hour for use of their facility; and (d) there was support for the use by non-profit, youth-oriented groups (i.e., girl scouts).

Announcements:

- **Snow Plowing** – Supervisor LeRoy Gondringer who was in attendance announced that the last heavy wet snowfall caused some plowing problems.
- **New Planning Commission Members** – Gondringer announced that the Supervisors re-appointed Mr. Lowell Rushmeyer and Mr. Stephen Saupe to three-years terms (2011 – 2014) on the Planning Commission. Terms of members begin at the April meeting. Planning Commission members are expected to attend meetings and attend the Annual Meeting and become familiar with the new Stearns County 439 Ordinance (link below). Openings will be advertised each year and prospective appointees must complete an application.
(<http://www.co.stearns.mn.us/Government/CountyOrdinances/PlanningandZoningOrdinances>)

Adjournment: Nelson moved to adjourn the meeting at 9:05 PM. Kremers second. All in favor. Motion carried.

Next Meeting: The next meeting is April 27, 2011 at 7:30 PM.

Respectfully submitted,
Stephen Saupe, Clerk

Minutes amended & approved:

Ken Mergen, Chair

date

Stephen Saupe, Clerk