

# Minutes of the Meeting of the Avon Township Planning Commission

August 28, 2019

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.

**Pledge:** The Pledge of Allegiance was recited.

**Roll Call:** Present – LeRoy Gondringer, Will Huston, Ken Mergen, and Stephen Saupe. Absent – Sheldon Tschida. Also present: Mike Linn, John Merdan, Kelly Martini, Marion Gondringer

**Approval of Agenda:** Huston moved to approve the agenda as presented. Mergen second. All in favor. Motion carried.

**Minutes:** Mergen moved to approve the minutes from the July 31, 2019 meeting as presented. Huston second. All in favor. Motion carried.

**Public Hearings:** *none scheduled*

## **Business:**

1. **Lange Certificate of Compliance** – A certificate of survey was submitted by John Blenker (Westwood) for a Certificate of Compliance for Mr. Jeff Lange who wants to split a 30-acre parcel from property he owns south of Copart. The only access to this parcel would be from Copart. Mr. Lange stated he plans to sell the parcel to Copart. Saupe moved to recommend to the Supervisors to approve a Certificate of Compliance for Mr. Lange to split a 30-acre parcel from his property contingent on purchase of the property by Copart. Mergen second. All in favor. Motion carried.
2. **Lehner Variance** – James & Christine Lehner had requested to be on the agenda for the Township for a variance to construct a new home at 18304 Red Maple Drive. However, once the survey and plans for the home had been prepared, it appears that their proposed residence will be 63 feet from the center-of-the-road, which means that a variance will not be required. The Lehner's were advised to confirm the proposed location of the new home. No action was necessary.
3. **Planning Commission Membership** – Member Sheldon Tschida submitted a letter of resignation. He will no longer serve on the PC. Terms of service were clarified: Gondringer, 2018 – 2021; Mergen, 2019 – 2022; Saupe, 2017 – 2020; Huston, 2017 – 2020; one seat open, 2018 – 2021.
4. **December Meeting** – falls on Christmas Day. Mergen moved to recommend to the Supervisors to reschedule this meeting one week earlier (December 18, 2019). Huston second. All in favor. Motion carried.
5. **Township Signature on Construction Site Permits** – The Planning Commission discussed whether there is a need for a Town signature on CSP's. After considerable debate, Mergen moved to recommend to the Supervisors that (a) the Township signs all CSP's; (b) the Township continues to sign CSP's as we have been doing; and (c) driveway permit approvals are handled administratively. Huston second. Three in favor. One (Saupe) opposed. All in favor. Motion carried.

6. **Review of the Town Comprehensive Plan and Growth Plan** – The previous (1989) plan will serve as the basis for our new one. Kelly Martini, Marion Gondringer and Will Huston each typed up sections of the previous plan for our baseline document. Huston shared a copy of the City of St. Cloud plan that we can also use for ideas. We were reminded that whatever we include in our plan must conform to County ordinances, though we can be more restrictive. The group began to work through the 1989 document updating and editing it. Huston will update the population census data section and write up a new section on Solar & Wind Energy. Saupe will update the climate section and prepare a new section on internet/broadband. We will work on the Agriculture section at the next meeting.

7. **Enterprise Contributions** – not discussed.

**Old Business:** The Road Maintenance Plan will be considered after the Comp Plan review. Huston reported that the Peach Drive N situation is in progress.

**Announcements/Reports:**

1. **Evergreen Hills Manufactured Home Park** – three trailers need to be removed. The Supervisors decided that this would be best handled by the County.

**Adjournment:** Mergen moved to adjourn the meeting at 8:45 PM. Huston second. All in favor. Motion carried.

**Next Meeting:** The next meeting is September 25, 2019 at 7:00 PM.

**Other Meetings:** *none scheduled*

Respectfully submitted,  
Stephen G. Saupe Clerk

Signature: \_\_\_\_\_ date: \_\_\_\_\_

**Approval:**

\_\_\_\_\_  
Planning Commission Chair – signature  
date: \_\_\_\_\_

\_\_\_\_\_  
Planning Commission Chair – print