

THE  
COMPREHENSIVE  
PLAN  
AVON TOWNSHIP

EXTRACT OF MINUTES OF THE MEETING OF THE  
TOWN BOARD OF SUPERVISORS OF THE TOWN  
OF AVON, MINNESOTA

HELD: Aug. 5, 1981

Pursuant to due call and notice thereof, a meeting of the Town Board of Supervisors of the Town of Avon, Minnesota, was duly held at the Town Hall in said Town on the 5 day of Aug., 1981, at 2:00 o'clock p.m.

The following supervisors were present: Stanley Kolodjiski  
Elmer Sauer & Maynard Sand  
and the following were absent: None

Supervisor Elmer Sauer introduced the following resolution and moved its adoption:

RESOLUTION ADOPTING THE COMPREHENSIVE PLAN  
PREPARED BY THE PLANNING COMMISSION FOR  
THE TOWN OF AVON, MINNESOTA

WHEREAS, the Minnesota State Legislature, finding that Towns are faced with mounting problems in providing means of guiding future development, enacted Minnesota Statutes Section 366.10, et seq, to provide Town the power to regulate land use and future development; and

WHEREAS, the Town Planning Commission has formulated a comprehensive plan for the Town of Avon, presented it to the public and recommended its adoption by the Town Board; and

WHEREAS, the Town Board of Supervisors, realizing the rapid growth in development which is taking place in the Town, find that adoption of this comprehensive plan is in the best interests of the Town of Avon;

NOW, THEREFORE, BE IT RESOLVED by the Town Board of Supervisors for the Town of Avon, Minnesota, as follows:

1. That the comprehensive plan attached hereto, which was prepared by the Town Planning Commission and recommended by that Commission for approval by this body is hereby approved and adopted as the official comprehensive plan for the Town of Avon, Minnesota.
2. That any prior comprehensive plans adopted by the Town, to the extent they conflict with this plan, are hereby revoked.

The motion for the adoption of the foregoing resolution was duly seconded by Supervisor Maynard Sand and upon a vote being taken thereon, the following voted in favor thereof: Stanley Kolodjiski  
Elmer Sauer & Maynard Sand  
and the following voted against the same: None

Whereupon said resolution was declared duly passed and adopted.

STATE OF MINNESOTA  
COUNTY OF STEARNS  
TOWN OF AVON

I, the undersigned, being the duly qualified and acting Clerk of the Town of Avon, Minnesota, DO HEREBY CERTIFY that I have carefully compared the attached and foregoing extract of minutes with the original minutes of a meeting of the Town Board held on the date therein indicated, which are on file and of record in my office, and the same is a full, true and complete transcript therefrom and that notice of said meeting was duly given in accordance with law.

WITNESS, my hand as such Clerk of the Town on this 5<sup>th</sup> day of

August, 1981.

Gertrude Schramm  
Town Clerk

AVON TOWNSHIP

Treasurer

Sylvester Salzer

Clerk

Gertrude Schwinghamer

Supervisors

Stanley Kolodjeski

Elmer Sauerer

Maynard Sand

PLANNING COMMISSION

William Dreher, Chairman

Leo Schirmers

Bert Schwinghamer

Leander Buettner

Tony Beuning

CONSULTANT

Stan J. Weinberger, Attorney

Special thanks to the following for their contributions:

Stearns County Highway Engineering Department

Stearns County Planning Department

St. Cloud Public Library

Stearns County Surveyors Office

Laurence D. Huls

## INDEX

1. Introduction
2. History
3. Location
4. Physical Features
  - A. Soil Associations
  - B. Drainage (Map)
  - C. Climate
  - D. Topography
5. Transportation
6. Population
  - A. Population & Economics
7. Township Facilities
  - A. Fire Protection
  - B. Police
  - C. Township Office
  - D. Educational Facilities
  - E. Recreational
8. Land Use (Existing)
  - A. Industrial
  - B. Commercial
  - C. Residential
  - D. Agricultural
9. Resources
  - A. Air
  - B. Land
  - C. Water
10. Purpose - Goals

## 1. INTRODUCTION

Planning is the process of adjusting the present to provide for the desired results in the future. Since the basic element of society is the family (husband, wife and children), the ultimate goal of planning in any governmental unit should be the protection and improvement of the family environment economically, morally, socially, physically, and intellectually. It is not sufficient to plan only for the physical environment but should plan for the moral and intellectual environment as well.

The Comprehensive Plan is a review of existing conditions in the Township and makes predictions and projections for the future based on existing data, which will improve or maintain the quality of life. It is important that the Comprehensive Plan be followed, however, it is not a law and there is no penalty for not following the plan. The plan should be followed to insure orderly development of the Township.

The City of Avon is in the Avon Township and the Townships adjoining Avon Township have common interests. It is essential that the Township officials work co-operatively with these governing bodys and in particular with the City of Avon Planning Commission although it is a separate governing unit for the good of the Avon Township.

Famil farm plus the rural residence and lake shore residence compose most of the Township. This provides ideal places to live and to raise a family. The Comprehensive Plan attempts to establish goals to preserve this quality of life.

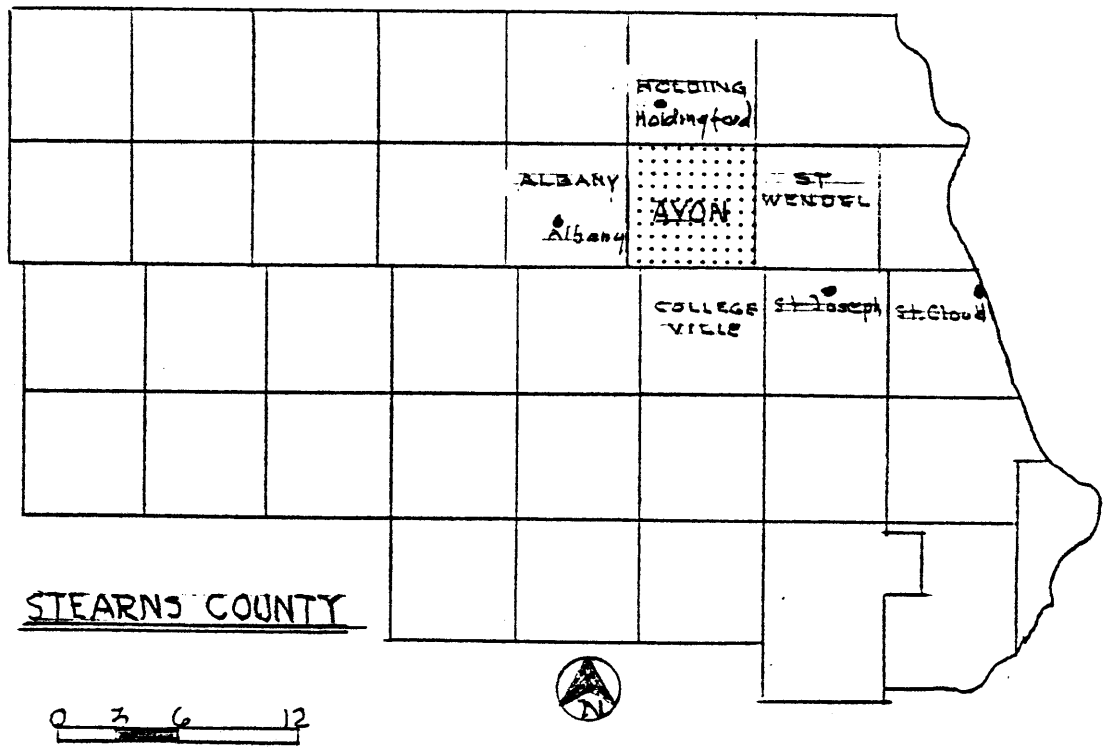
## 2. HISTORY AND LOCATION

The Township of Avon was originally established in 1866 as a split from a larger tract known as Brockway Township. The Township of Albany was then split off from Avon Township in 1868 leaving Avon Township as its present size of 23.040 acres. The Township contains 36 sections, or 36 square miles. Some of the earliest settlers, beginning in 1856, were James Tanner who settled where the City of Avon presently stands. John Barret settled in section 12 in 1859. Other early settlers were Peter Gothard, Nicholas Theisen, Andrew Agthman (Achman ), John Knoblach, Matthew Solinger, and Nicholas, John and Nicholas S. Keppers. The first elections were held at the Nicholas S. Keppers residence. Officers elected were as follows: Supervisors; Nicholas S. Keppers (Chairman),

Isidore Obermiller, and Paul Obermiller, Clerk; John Brakefield, Treasurer; Nicholas S. Keppers, Justice of the Peace; William Murphy and Assessor John Schinghamer. The Township was divided into several districts and the first school was taught by Mary Sutrup in 1870 in N. S. Kepper's home.

# 3 LOCATION

Avon Township is located in the northeastern portion of Stearns County. It is bounded on the north by Holding Township, on the east by St. Wendel Township, on the south by Collegeville Township and on the west by Albany Township. It is situated nearby to a number of municipalities which serve as commercial centers for the township's residents. St. Joseph, Avon, Holdingford and Albany are all within four miles of the border of the township. The township is a standard six-mile square covering an area of 36 square miles. Its technical description is T 125 N, R 29 W.





#### 4. PHYSICAL FEATURES

##### A. General Soils Associations

Avon Township is made up of four basic soils groups. They are Flak-Holdingford, Estherville-Hubbard, Emmert-Flak, and Lester-Hayden. The Flak-Holdingford soil association are light colored soils formed in brown colored sandy loam glacial till with gray colored glacial till at 3 to 4 feet below the surface. This association occupies about 50% of Avon Township (mostly the North one half). Flak soils make up about 40% of the association and occupy sloping and rolling areas. Holdingford soils make up about 35% of the association and occupy the less sloping areas. Corn, oats, and alfalfa are the best suited crops in the association with the lower wet bogs and meadows used for pasture and wild hay. Wooded pastures and woodlots are common.

The Estherville-Hubbard soil association are dark colored soils formed in 1 to 2 feet of loamy material above calcereous gray sands and gravel. This association lies in an area surrounding the Spunk Lakes and extends in a narrow one half mile wide band to the eastern edge of the Township. Estherville soils make up about 50% of the association. These soils are somewhat excessively drained and occupy nearly level and undulating slopes. Hubbard soils occupy nearly level to very steep slopes and comprise about 30% of the association. They are very dark gray to black sandy loam. These soils are mainly used as cropland with many small stands of oak and aspen scattered about. The soils are a good source of sand and gravel. Other than steep sloped, these soils have few limitations for most urban and recreational purposes.

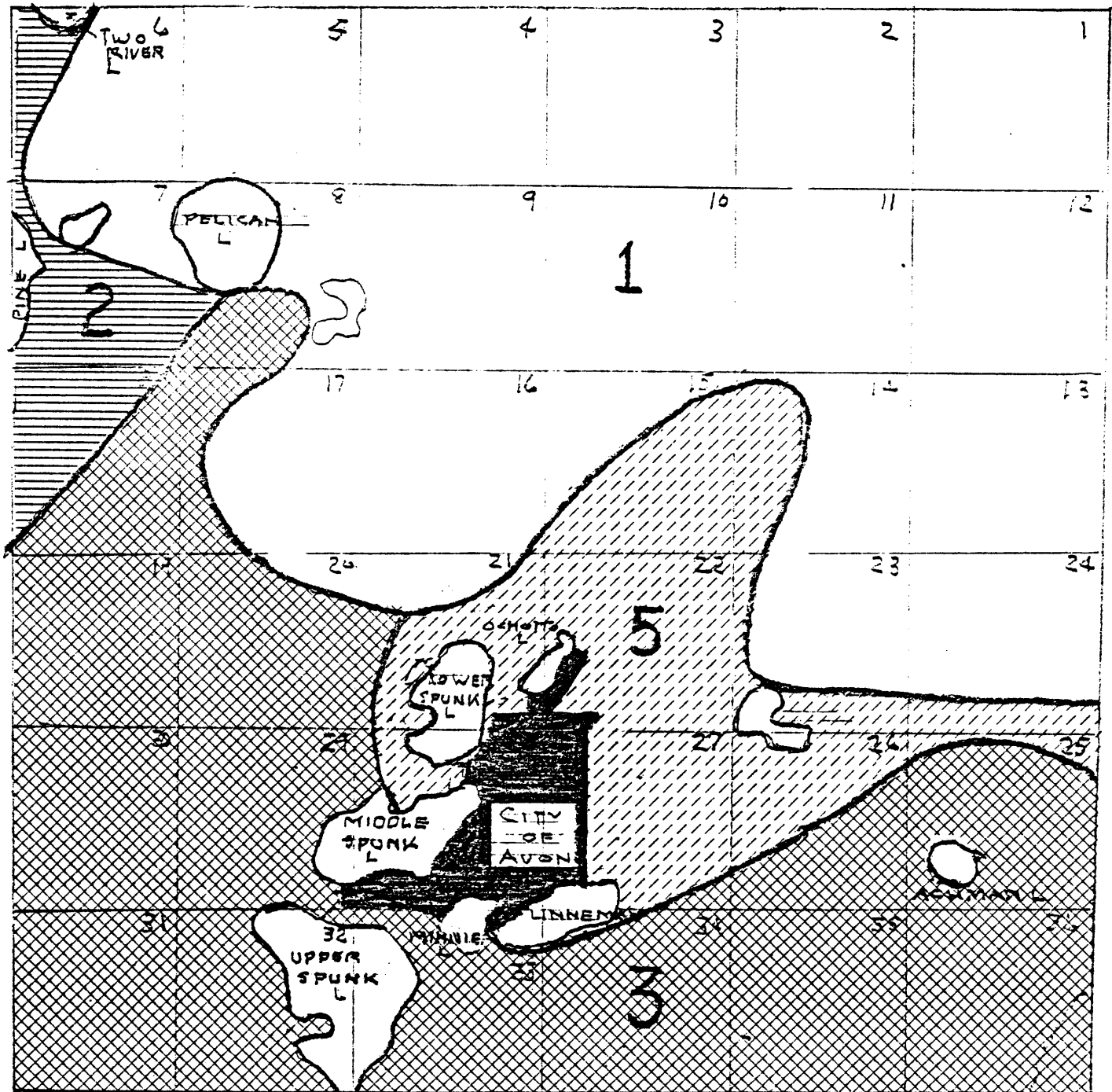
The Emmert-Flak association starts at the south shore of Pelican Lake in a one half mile wide strip and then runs south, gradually widening to approximately 3 miles at I-94 and occupying the southern tier of sections in Avon Township. The Emmert-Flak soils are light colored soils formed from brown glacial drift. Approximately 50% of the association are Emmert soils. Emmert soils occur on very steep slopes, the steepest in Stearns County. They are excessively drained and have thin black or very dark brown sandy loam surface layers over dark brown loamy sand subsoil and reddish brown coarse sand and gravel underlying material. Flak soils make up about 40% of the Emmert-Flak association. These soils are well drained soils occupying sloping and rolling slopes that are usually somewhat less sloping than Emmert soils. They have thin, very dark brown over brown sandy loam surface layers over

brown and reddish brown sandy loam subsoils and brown and reddish brown sandy loam underlying material. Many lakes are present in the association and provide quality recreation. Some high quality aggregate is taken from several gravel pits in the area. Problems with slopes will limit urban development.

A very small portion of the Township, about 1 square mile in the extreme northwest corner from Pine Lake to Two Rivers Lake consists of Lester-Hayden association soils. These soils formed in calcereous gray colored loam glacial till. Lester soils make up about 35% of the association. These soils are well drained soils occupying gently rolling slopes. They have very dark gray loam surface layers over subsoils of dark brown clay loam and underlying olive brown loam. About 30% of the association is Hayden soils. These are well drained soils occupying the steeper slopes near lakes and streams. They have thin very dark loam surface layers over dark grayish brown to olive brown clay loam subsoils. The underlying material consists of olive brown loam. The low wet bogs and meadows are used for pasture and wild hay. Wooded pasture and woodlots are common. Dairy farming predominates in all of the soils associations in the Township. Corn, soybeans and alfalfa are the main crops grown.

AVON

T125N-R30W

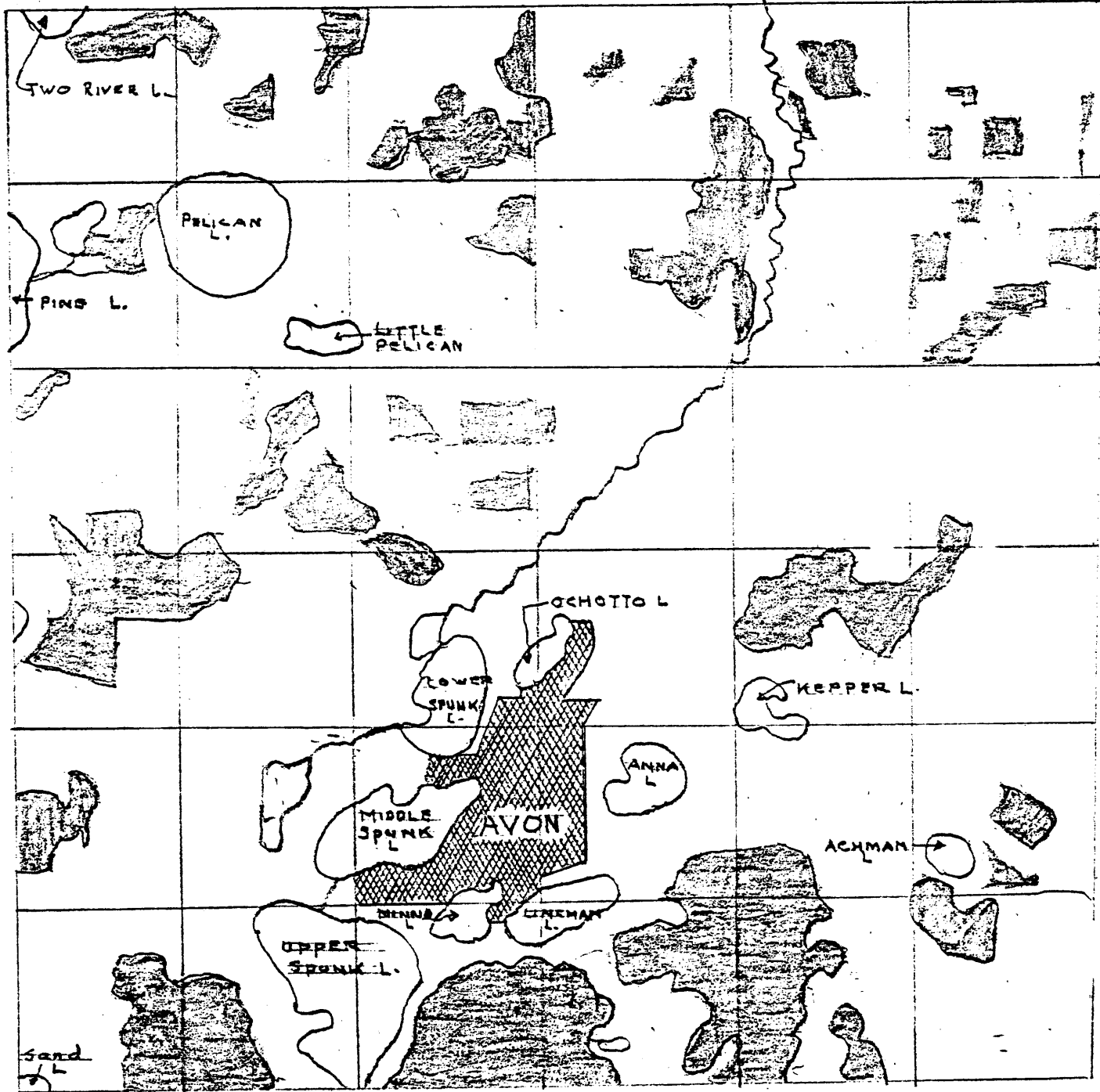


## SOIL ASSOCIATIONS

- 1 Flak-Holdingford Association
- 2 Lester-Hayden Association
- 3 Emmert-Flak Association
- 5 Esther-Hubbard Association

AVON

T 125 N-R 30 W



HEAVILY WOODED AREAS

WOODED AREAS

Wooded areas consist of a mixture of second growth Elm, Maple, Birch, Ash, Basswood, Red and White, Oak, with some Aspen & Red Cedar. Tamarack is found in swamp areas

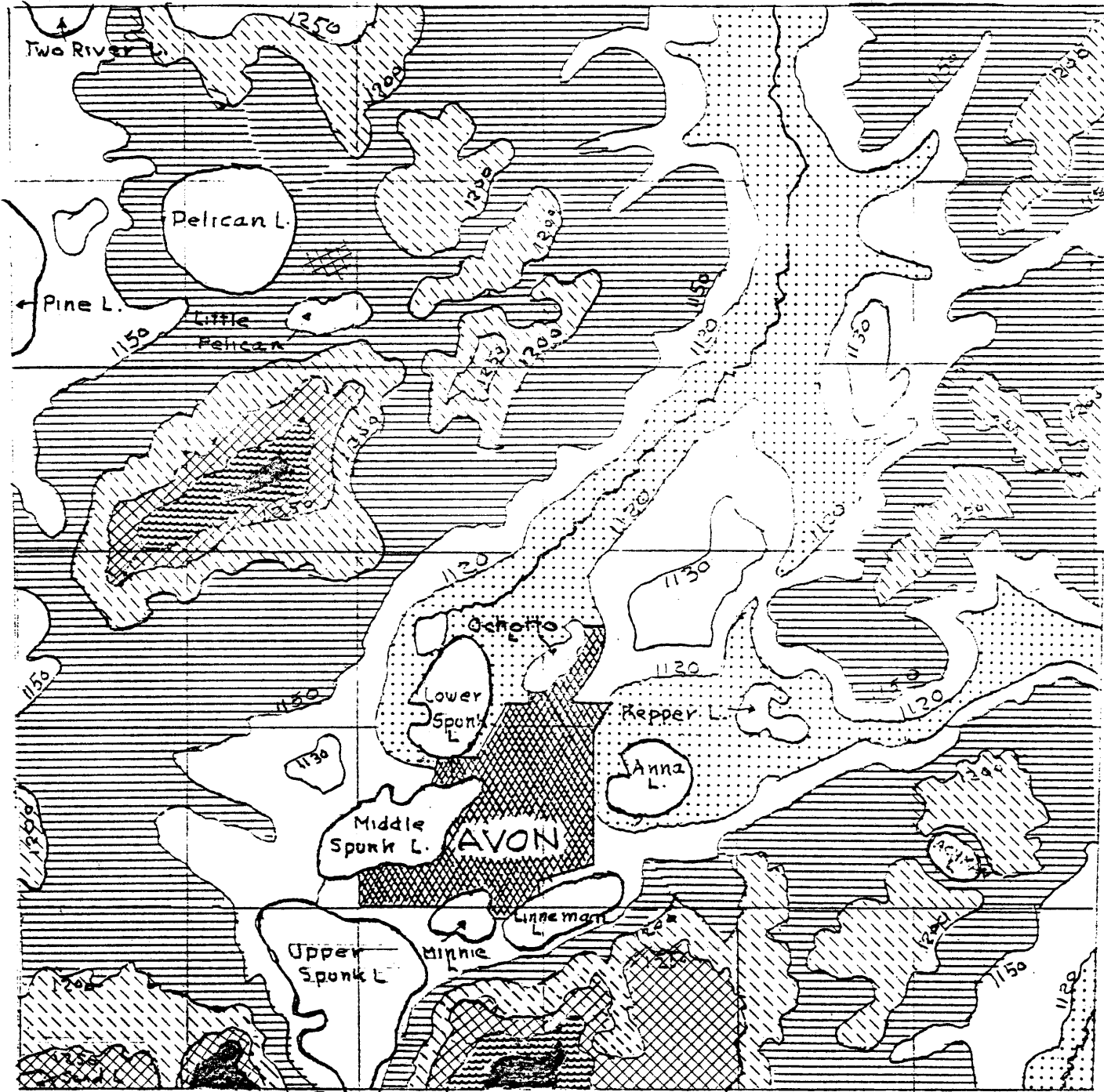
### C. CLIMATE

Avon Township is in a humid continental climatic zone. Marked changes in temperature are characteristic of this type of zone. Winters are subject to frequent outbreaks of cold Canadian air, while warm moist air, from the Gulf of Mexico, rarely pushes far enough north to make summers uncomfortable, but rather very pleasant. The average annual rainfall is approximately 26 inches and the average annual snowfall is 45 inches. The growing season averages 140 days extending from mid-May through September.

### D. GEOLOGY AND TOPOGRAPHY

The topography of Avon Township is a result of glacial action that occurred tens of thousands of years ago. The passing glacier left its debris in various forms.

Avon Township is a hilly, picturesque area, consisting of mostly red moraines (hills) with a narrow band of outwash running from the Spunk Lakes area east and some red till plains area extending north and east of Avon to St. Wendel. The red color of the moraines is due, principally, to iron compounds brought in by the glacier from the iron ranges.



TOPOGRAPHICAL MAP

1120' And Under		1250' to 1300	
1120' to 1150'		1300' to 1350	
1150' to 1200'		1350' And Up	
1200' to 1250'			

## TRANSPORTATION

A good system of roadways traverses Avon Township. This includes a U.S. highway, county state aid roads and township roads.

There is a total of 93.8 miles of roadway within the Township of which 59.7 miles are Township owned. Slightly over one-third of all roadways are blacktopped. The Township roads are gravel surface roads, and some require rebuilding and repair.

### AVON TOWNSHIP ROAD MILEAGE

<u>U.S.</u>	<u>State</u>	<u>C.S.A.</u>	<u>County</u>	<u>Township</u>
6.5	0	15.3	12.3	59.7

Source: Stearns County Plat Book, 1980

The Township is responsible for the building, maintenance and improvements of all Township roads. Now and in the past, all road work, including grading, snow removal, maintenance, improvements and new road construction has been done by contract for labor and equipment plus materials as required. The contract system for providing Township road work appears to be economically sound as compared to buying, housing and maintaining equipment plus employing full time operating personnel.

Interstate 94 passes through the southern half of Avon Township with an interchange at the City of Avon. The Burlington Northern Railroad passes the Township parallel to Freeway I-94 with a freight depot or loading facility in the City of Avon. Because of these facilities, excellent County roads, and active City of Avon government some industrial development adjacent to the Freeway (I-94) can be expected, but not in the immediate future.

Township roads in some areas require rebuilding and in some other areas better maintenance. As a long range project the Township should set up a schedule of road repair and rebuilding with a goal of blacktop surface for all Township roads in the future.

It should be noted that many residents of the Township work in surrounding cities such as St. Cloud, Sartell, St. Joseph, and Albany which necessitates that all Township roads should be well kept.