

Avon Township Planning Board

June 29, 2005

Avon City Hall

7:00 pm Discussion hour.

The Board felt that the Lynden ordinance can be used as a base for our township.

Map scale should be 1 to 50 at the first plat hearings. Overall map can be 1 to 200.

Suggestion for the supervisors to approve designing of a township stamp which could be used to mark official documents viewed by the township officials.

Section 306- Memorandum of understanding should be added.

Section 307- We should add Ordinance 209 and all corrections which have been make to it.

Section 308- any density standards would fall under County Ordinance 209-230.

Section 308-7.3.4. cluster development may be allowed 25% increase in density according to ordinance 209 rules.

Planning Board would like to ask the advice of Jennifer, Don Adams, Tom Kroll to develop an environmental overlay district.

Section 309- Hard surface runoff from roads, walks, etc. must be accounted for in designs.

Future plats may include sizable lots which could be divided if city services become available in the future.

Perhaps. people could draft and sign documents which state that they will never develop their land.

Contractors should be required to sign a contract with the township and be held to all requirements before they are paid.

The board will request Don Adams or Jennifer B. to attend a meeting soon.

At 8:00 pm, Chairman Plantenberg called the regular meeting to order. Everyone stood for the Pledge of Allegiance.

Roll Call: Present; Richard Bresnahan, Steve Plantenberg, Ken Mergen, John Merdan, Lowell Rushmeyer, Renee Smith. Cliff Borgerding was a few minutes late.

Minutes: motion by Merdan, seconded by Mergen, to approve the minutes as written. All in favor, motion carried.

Bob Djupstrom, the DNR representative for scientific and natural areas was present to discuss the land which the DNR has purchased from Mark and Julie Gross. The 250 acres will become the 137th state nature preserve. Everything will be kept in the natural state. St Cloud State owns 124 acres which border this tract.

No structures will be allowed. Also, no motorized vehicles will be allowed. Trails will be left natural. Hunting will only be allowed periodically to control the deer population.

Parking is planned near Quaker Road and Peach Drive.

Projects such as these are funded with state and federal funds. State used bonds, land and water conservancy, lottery proceeds. The projects need state and federal approval.

Chairman Plantenberg opened a public hearing on behalf of Tony Scepaniak. The board did a site inspection on Tuesday evening, June 28.

Scepaniak plans to build an accessory building 30 feet rather than 60 feet from the road.

No public was present, and no comment was received by mail. Motion by Rushmeyer, seconded by Mergen, to close the public hearing. All in favor, motioned carried. Stearns County requires only a 30 foot setback. The building will be consistent with adjacent

structures. Motion by Mergen, seconded by Mergen, to close the public hearing. All in favor, motion carried.

Discussion began concerning the need for a person to inspect a project to see that it has been done according to the permit. This will be brought before the supervisors at next week's meeting.

Julie Lillemoen was present to talk about platting the land remaining outside their first plat. The drawing she presented contained 28 acres divided for 10 homes. The Board reminded her that the land is in a moderate growth area which is R5 zone. Would a cluster be possible?

Borgerding signed off on the following county permits.

2005-06-01 Dean Mielke, 33406 Shorewood Drive, Avon 56310. Permit to construct roof addition.

2005-06-02 Albert Kuebelbeck, 17065 Norman Road, Avon 56310. Permit to construct a 12x12 and 6x9 deck addition to existing home.

2005-06-04 Ron and Mary Sadlowsky, 32814 Spunk Tree Circle, Avon. Permit to construct 9x12 foot addition to deck.

2005-05-06 Brenda Opatz, 37573 County Road 155 Avon 56310. Permit to construct 14x24, 14x24, and 12x24 additions to home.

Township permits were as follows:

2005-06-05 Gondringer Dairy Farm 35538 Tower Road, Albany 56307. Permit to build foundation pad for an 18 foot diameter x 35 feet high grain bin.

2005-05-01 Pat and Kim Haffman, 37882-186th Ave., Avon 56310. Permit to construct 30x30x10 foot accessory building.

Motion by Mergen, seconded by Merdan, to approve the township permits. All in favor, motion carried.

Tony Beuning now has a completed permit for Verizon construct a 12x30 foot accessory building. There are 14 antennae on the tower. There is an osprey nest at the very top.

Jim and Marlene Dobmeier will be building 35 feet from the edge of the road.

Avon Hills group will be working on an environmental overlay district.

Meetings will be scheduled at the last Wednesday of the month at 4 pm at St Johns.

Meeting adjourned at 10:00 pm.