

Minutes of the Meeting of the Avon Township Planning Board
August 29, 2007
Avon City Hall

Call to Order: The regular meeting of the Avon Township Planning Board was called to order by Vice-Chairman Gerry Kremers at 8:00 P.M.

Pledge: Everyone stood for the Pledge of Allegiance.

Roll Call: Present – Gerry Kremers, Steve Plantenberg, Lowell Rushmeyer, Joe Scepaniak; Stephen Saupe; Absent – Ken Mergen. Supervisor Gondringer was also present.

Agenda: Plantenberg moved to accept the agenda as presented. Seconded by Rushmeyer and approved unanimously.

Minutes: After a discussion about the difference between Avon Township and County rules concerning setbacks from the center of road versus the road right-of-way, Plantenberg moved to accept the minutes. Seconded by Kremers and approved unanimously.

Public Hearing: At 8:15 PM, Kremers opened the public hearing for the variance requested by Mr. Jim McDougle to modify his residence within the specified township setback. No letters or correspondences concerning this request were received. After a brief presentation by Mr. McDougle, the Board requested public comments. Hearing none, Plantenberg moved to close the public hearing. Seconded by Scepaniak. Approved unanimously. Following discussion of the proposed variance, Rushmeyer moved to recommend to the Supervisors to approve the variance requested by Mr. McDougle that will permit modifications to a residence 68 feet from the road centerline and whatever distance that is from the road right-of-way. Plantenberg seconded. Approved unanimously.

Public Hearing – At 8:30 PM Kremers opened the public hearing for the variance requested by Mr. Mike Surface to construct a residence 43 feet from the roadside right-of-way rather than the 60 feet that the ordinance requires. No letters or correspondences concerning this request were received. After a brief presentation by Mr. Surface that included information about the proposed septic system on the site, public comments were requested. Hearing none, Plantenberg moved to close the public hearing. Rushmeyer seconded. Unanimously approved. The Board discussed the variance request and then Plantenberg moved to recommend to the Supervisors the approval of a variance to authorize construction of a residence on Two Rivers Road 43 feet from the roadside right-of-way rather than the 60 feet that the ordinance requires. Scepaniak seconded. Approved unanimously.

Other Business

Mr. Tim Reuter appeared before the Board to request a variance to construct a residence on Pelican Lake within the designated setback. Mr. Reuter is requesting construction 32.6 feet from the road right-of-way rather than the 60 feet specified in the township ordinance. According to Mr. Reuter, this would keep the house within the sightline of neighboring cabins and prevent a hardship to owners of other cabins

who would have to build a retaining wall for drainage if his building were move closer to the lake. Since the property is located on a county road, rather than a township road, and to simply the approval process, Plantenberg moved to recommend to the supervisors that the Planning Board take no exceptions to the applicant's request and recommend that the Supervisors draft a correspondence to the County to defer the decision to the County regarding the variance. Rushmeyer seconded. Approved unanimously.

Mr. Ross Voit appeared before the Planning Board to request a variance to remove a trailer house and build a cabin on Pelican Lake 30 feet from the right-of-way. Mr. Voit requested a special meeting to expedite the approval process. Rushmeyer moved to recommend to the Supervisors to set a special public hearing to be held jointly by the Planning Board and the Board of Supervisors on Thursday, 20 September, 2007, at 8:00 PM, for a variance 30 feet from the township road right-of-way as opposed to the 60 feet required by the township ordinance. Plantenberg seconded. Approved unanimously.

Mr. Jack Ramler appeared before the Planning Board to request a variance to add a room on his cabin on Pelican Lake which would be within the 60 feet specified by the township ordinance. Rushmeyer moved to recommend to the Supervisors set a public hearing at 8:15 PM on September 26, 2007 for a setback 45 feet from the roadside right-of-way rather than the 60 feet required by the township ordinance. Plantenberg seconded. Approved unanimously.

Rushmeyer reported on the previous meeting of the Joint Powers Board.

Adjournment: Plantenberg moved to adjourn the meeting at 9:27 PM. Scepaniak seconded. Passed unanimously.

Respectfully submitted,

Stephen Saupe
Deputy Clerk

Minutes amended & approved: September 26, 2007