

**Minutes of the Meeting of the Avon Township Planning Board**  
September 30, 2009  
Avon City Hall

**Call to Order:** The regular meeting of the Planning Board was called to order by Chairman Mergen at 8:00 P.M.

**Pledge:** Everyone stood for the Pledge of Allegiance.

**Roll Call:** Present – Ken Mergen, Roger Nelson, Gerry Kremers, Lowell Rushmeyer, Stephen Saupe. Supervisor Gondringer and Treasurer Martini were also present.

**Approval of Agenda:** No changes to the agenda were suggested. Mergen moved to approve the agenda as written. Nelson second. Motion carried.

**Minutes:** The missing date in the Minutes Section was July 29. In the section concerning the St. John's Conditional Use Permit, "They are in compliance" was changed to "Br. Benedict stated that they" are in compliance. The next two sentences were connected to read, "He stated that he believes that they are in compliance with all federal and state codes and that a decommissioning plan (return the land to original farmland) has been developed and an escrow account has been established to pay for it." Rushmeyer added the following conditions to the motion, "with the conditions that (1) The project complies with all requirements of Stearns County Ordinances 209 and 427 and (2) The Township Board decides upon the condition of requiring annual review and/or inspection." In the section concerning the Spanier Property, the lake name (Middle Spunk) was corrected. Mergen moved to approve the minutes with the indicated corrections. Rushmeyer second. Motion carried.

**Business:**

1. **Blattner Property Site Inspection** – At 7:30 PM the Planning Board (excluding Nelson), met at the Blattner property for a site inspection to determine how the proposed might impact the neighborhood. The garage will be approximately 30 from the road right-of-way. It will back up directly upon a pond. A 20-25 foot driveway will provide access from the road.
2. **Blattner Public Hearing** – Mergen opened the public hearing at 8:15 PM. He announced that the site inspection had taken place earlier in the evening. Mr. Chris Blattner appeared to request a variance to construct an outbuilding/garage on his property on Noble Oak Dr. that will be 30.6 feet from the road right-of-way. The building will be 34 x 62 feet with a maximum allowed height of 30 feet. Mr. Blattner stated that the existing roadway is 21 feet wide. He also stated that neighboring properties are similar distances (from 27 to 44 feet) from the road. No public comments had been received prior to the meeting. A neighbor, Mr. Steven Plantenberg, spoke in favor of the request stating that the proposed structure: (1) didn't adversely impact the character of the neighborhood; (2) is compatible with other structures in the neighborhood, and (3) doesn't diminish the view of the lake. In reviewing the "Findings of Fact", it was determined that the issuance of the variance keeps the essential character of the area, the variance was not created by someone other than the property owner, there are circumstances (narrow road, pond) that are unique to the property, the owner would be deprived of a reasonable use of the property without the variance, and

the proposal doesn't involve only economic considerations. Rushmeyer moved to close the public hearing. Mergen second. Motion carried. Rushmeyer move to recommend to the Supervisors the variance request by Mr. Christopher Blattner with the condition that it meets all County requirements and that Mr. Blattner files documents showing that the property is in his name. Kremers second. Motion carried.

- 3. Special Township Meeting Discussion** – Several members of Avon Township Facilities Task Force (Mr. Eric Linn, Ms. Zoe Graul, Mr. Ed Springer, Jr., Ms. Kelly Martini, Mr. Steven Plantenberg) appeared to join a discussion to plan the upcoming Special Township Meeting. Gondringer reported that postcards announcing the meeting had gone out the previous week and that the meeting was listed on the web site. An agenda for the meeting was developed. Copies of the Task Force Report and agenda will be available for participants. Treasurer Martini will also make a graph comparing snowplowing costs between Avon and neighboring townships. At the meeting citizens will likely vote on a dollar amount to authorize for any project and to move the township meeting site to a new location.

**Reports/Announcements:** Rushmeyer reported that the Joint Powers Board has scheduled a hearing for the Spanier rezoning request. He also reported that the Avon Hills group has to begun planning for a conference in February. Concerning the County Comprehensive Plan, Rushmeyer and Mr. Steve Plantenberg reported that transfer of development rights is now under discussion. Rushmeyer suggested that our web site include a notice seeking contributions for the Avon Hills newsletter. Mergen reported that Krain Township had received a federal loan for construction of their new town hall and maintenance facility.

**Adjournment:** Mergen moved to adjourn the meeting at 9:35 PM. Nelson second. Motion carried.

**Next Meeting:** The next meeting is October 28, 2009.

Respectfully submitted,

Stephen Saupe, Deputy Clerk  
Minutes amended & approved: 30 September, 2009