

**AVON TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES
JULY 28, 2010**

The meeting was called to order by chairperson Mergen at 7:35 p.m.

Members present: Lowell Rushmeyer, Gerry Kremers, Ken Mergen and Roger Nelson.

Member absent: Steve Saupe.

A motion to approve the agenda was made by Ken Mergen and seconded by Roger Nelson. Motion was unanimously approved.

A motion to approve the June 30, 2010 minutes was made by Ken Mergen and seconded by Gerry Kremers. Motion was unanimously approved.

Conditional Use Permit Public Hearing. Chairperson Mergen called the Public Hearing to order at 7:45 p.m. Denis McGuinness appeared before the Planning Commission to request that the Commission recommend that the Township Board of Supervisors approve his Conditional Use Permit request to build a residential dwelling on his property described as the SE4 of the SW4 of Section 10 Township 125N 30 W.

Chairperson Mergen read the minutes of the July 21, 2010 "Site Visit to the McGuinness Property" meeting. Chairperson Mergen asked for any public comments. Jim Dierkhising, a neighboring property owner, asked Mr. McGuinness where the utility line servicing the property would run. Mr. McGuinness was not sure but stated that he would research it. Donald Kramer, a neighboring property owner, spoke in favor of the request. Both Dierkhising and Kremer commented on the rocky soils and poor suitability for crops because of said rocky soil and steep contours in places. Chairperson Mergen called for any additional comments from the public. There being none, Mergen called for a motion to close the public hearing.

A motion to close the public hearing was made by Rushmeyer and seconded by Nelson. Motion was unanimously approved.

Discussion by the Planning Commission members led to the decision that the following conditions should be attached to the Conditional Use Permit:

- 1) The dumpsite located on and around the rock pile shall be eliminated and disposed of in an approved manner.
- 2) Mr. McGuinness shall provide the Township Board information as to where the utility line(s) will access the property.
- 3) All Stearns County requirements shall be met.

Following discussion by the Planning Commission members and the completion of the Findings of Fact process Chairperson Mergen called for a motion on the request.

A motion to recommend approval of the McGuinness request, subject to the conditions attached, to the Avon Township Board of Supervisors was made by Rushmeyer and seconded by Kremers. Motion was unanimously approved.

Matt and Janel Eibensteiner presentation. Matt and Janel Eibensteiner appeared before the Planning Commission to present information on a Conditional Use Permit request to build a residence on a high LESA score piece of property and to ask the Commission to recommend to the Township Board of Supervisors that they set a public hearing on August 25, 2010 at 7:45 p.m. for the Planning Commission to consider said request. The Eibensteiners were directed to contact the Township Clerk to get the necessary forms and fee information. The Eibensteiners requested that they be notified of when any field trip will be made to view the property so that they can be present.

There being no further business, Chairperson Mergen called for a motion to adjourn.

A motion to adjourn was made by Rushmeyer and seconded by Kremers. Motion was unanimously approved.

Respectfully submitted: Lowell Rushmeyer

Approved: August 25, 2010