

Minutes of the Meeting of the Avon Township Planning Commission

April 30, 2014

Avon Township Hall (16881 Queens Road, Avon)

Call to Order: Chairman Mergen called to order the regular meeting of the Avon Township Planning Commission at 7:30 PM. in the Main Chamber of the Town Hall.

Pledge: Clerk Saupe led the Pledge of Allegiance.

Roll Call: Members Present – Will Huston, Gerry Kremers, Ken Mergen, and Stephen Saupe. Roger Nelson's seat remains vacant because he was elected as a Supervisor.

Approval of Agenda: Added to the agenda were discussions of the road report, application process for Planning Commission members, and review of Township forms. Kremers moved to approve the agenda as amended. Huston second. All in favor. Motion carried.

Minutes: Mergen moved to approve the minutes of the March 26, 2014 meeting as presented. Huston second. All in favor. Motion carried.

Public Hearing – Mr. Bill Kelly: Conditional Use Permit

At 7:35 PM Mergen called to order a public hearing to hear a request by Mr. Bill Kelly for a conditional use permit for a spray booth operation on his property. Mr. Kelly stated that the facility meets existing County, EPA and MN PCA guidelines for spray booth operations. Neighbors attending the meeting expressed concern about potential odor. All air is filtered before being discharged. Mr. Kelly also stated that he has been doing this for a long time but no one has noticed and nothing will change. Mr. Kelly said that he does not intend to have any employees (with the exception of occasional help), will not sell from the facility, will have no signs, nor will customers come to the facility. Letters about the hearing were sent to neighbors within 1700 feet and were published, posted, and included on the Township website. No comments were received prior to the meeting. Huston moved to close the public hearing. Kremers second. All in favor. Motion carried.

The Board discussed the Findings of Facts: (1) The proposal is consistent with existing Township ordinances; (2) The project must meet pertinent Federal, State, and County guidelines; (3) The proposal is compatible with present and/or future land use; (4) No screening or separation distance is necessary; (5) Environmental impacts are addressed by existing equipment (*i.e.*, filtration system) on site and by complying with pertinent State, County and other regulations; (6) The proposal will not generate excessive traffic or impact safety; (7) The proposal conforms to the comprehensive plan; (8) The proposal will not negatively impact public services; (9) No clean-up or reclamation plan other than what may be required by federal, state or county agencies is required by the Township; and (10) There were no other concerns.

Mergen moved to recommend to the Supervisors approval of the Conditional Use Permit for the spray booth operation of Mr. Bill Kelly on his property at 34754 Tower Road (PID 03.00929.000). Kremers second. All in favor. Motion carried.

Scheduled Business:

1. **Officers** – Saupe moved to nominate Mergen to serve as Chair of the Planning Commission for 2014 – 2015. Kremers second. All in favor. Motion carried. Saupe moved to nominate Kremers to serve as Vice- Chair of the Planning Commission for 2014 – 2015. Mergen second. All in favor. Motion.
2. **Plat Fee** – The Township charges fees for any action that requires Township review or a signature. Kremers moved to recommend to the Supervisors to set the fee for reviewing and signing plats at \$50. Mergen second. All in favor. Motion carried.
3. **Driveway Permit Fee** - Huston moved to recommend to the Supervisors to increase the fee for driveway permits from \$25 to \$50. Mergen second. All in favor. Motion carried.
4. **Road Map** – A road map for the Town Hall was suggested.
5. **Road Inspection Results** – Results of the recent road inspection were provided. Planning Commission members were requested to provide input on any actions required.
6. **Applications for Planning Commission Opening** – the Planning Commission takes no exception to the applicants who have currently applied for the position.

Other & Old Business: *none*

Announcements/Reports:

- The County requires residents who opt out of ditching spraying to contact them and then take responsibility of controlling the weeds on their property.
- Natural gas is coming to Holdingford.
- The Stearns County Planning Commission approved a transmission line that will service two new wind projects (Getty & Black Oak) south of Sauk Center.
- To maintain the rural character of the Township, there is no R10 or 20 zoning.
- There was a devastating fire in the Township. The Avon FD did a great job.
- The Appeals & Equalization Board met on April 28, 2014. The properties of four residents were considered for an adjustment; two of which were granted.

Adjournment: Huston moved to adjourn the meeting at approximately 8:45 PM. Kremers second. All in favor. Motion carried.

Next Meeting: The next meeting is May 28, 2014 at 7:30 PM.

Respectfully submitted,
Stephen G. Saupe, Clerk

Approval:

Ken Mergen, Chair

Date

Attest:

Date