

Minutes of the Meeting of the Avon Township Planning Commission

August 27, 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: Present – LeRoy Gondringer, Gerry Kremers, Ken Mergen, and Stephen Saupe.
Absent – Will Huston.

Approval of Agenda: Added to the agenda was a discussion of parking along the Wobegon Trail and a request from Ms. Evelyn Fisher to run a hose under 1st Street NE. Gondringer moved to approve the agenda as amended. Kremers second. All in favor. Motion carried.

Minutes: Mergen moved to approve the minutes of the July 30, 2014 meeting as presented. Kremers second. All in favor. Motion carried.

Public Hearings:

Chairman Mergen opened the public hearing for Tony & Melissa Ebnet at 7:45 PM. The Ebnet's require a variance of 11 feet to construct an addition to their home on Red Maple Drive. The Clerk sent letters to 15 neighbors, posted and published the Hearing. One comment was received by telephone in support of the variance. There were no other public comments. Gondringer moved to close the public hearing. Kremers second. All in favor. Motion carried.

Mergen noted that the neighbors were all previously in support of a variance for the Ebnet's to construct a garage even closer to the road than the proposed home addition. The Findings of Facts showed that granting the variance: (1) will not allow a use that is prohibited in the zoning district; (2) is in harmony with the general purpose and intent of the applicable ordinance; (3) is consistent with the comprehensive plan; (4) is necessary to alleviate practical difficulties or a particular hardship resulting from strict enforcement of the applicable ordinances; and (5) does not involve only economic hardship.

Gondringer moved to recommend to the Supervisors to grant a variance to Tony & Melissa Ebnet to construct their home 11 feet closer to the road than is permitted by current ordinance. Mergen second. All in favor. Motion carried.

Scheduled Business:

1. **Ramler Variance** – Mr. Greg Ramler appeared to request a variance to construct an addition to his home at 18254 Red Maple Dr. that would be eight feet closer to the road than current ordinance permits. The addition will be flush with the existing garage and 14 feet from the side property line. Gondringer moved to recommend to the Supervisors to set a public hearing at 7:45 PM on September 24, 2014 to consider a request by Mr. Greg Ramler for a variance of 8 feet for the construction of an addition to his home at 18254 Red Maple Drive. Mergen second. All in favor. Motion carried. Mr. Ramler indicated that he planned to widen the driveway. He was informed that he will need a driveway permit and that the maximum width for a driveway is 24 feet, though driveways can be 40 wide in special cases.

- 2. **Rosinger Culvert** – Mr. Jaime Rosinger appeared to request installing drainage tile in the road right-of-way along on his property along 370th. Mr. Rosinger stated that he would run the tile either into the County ditch along Co Rd 155 or under 370th. The Planning Commission takes no exception to running the tile into the County ditch. Gondringer will inspect.
- 3. **Fisher Garden** – Ms. Evelyn Fisher requested approval to run a hose under the road in front of her home at 422 1st Street NE, Avon, in order to water her garden along the Lake Wobegon trail. There was a question whether the road in question is a Township road. Kremers will contact the City to clarify the situation. Gondringer moved that the Planning Commission take no exception to boring a hole, but not pushing a rod, under the road to get a hose to Ms. Fisher’s garden provided that there is no cost to the Township. Mergen second. All in favor. Motion carried.
- 4. **Wobegon Trail Parking** – In light of safety issues and ample parking in other areas, Gondringer moved to recommend to the Supervisors to draft a letter to Stearns County Parks Director, Peter Theisman, that the Township is not in favor of adding parking areas on roads such as Peach Drive and Meadowview Drive. Saupe second. Three in favor. One (Kremers) abstain. Motion carried.
- 5. **Eurasian milfoil** – Saupe reported that Eurasian milfoil has been found in Middle Spunk Lake and that the Avon Area Lakes Association is seeking funding to treat the infested areas with an aquatic herbicide.

Other & Old Business: *none*

- 1. Form reviews & evaluation – variances

Announcements/Reports:

- 1. A property near The Landing was being considered for a business opportunity.
- 2. T-Mobile is installing three additional antennas on the cell tower on Tower Road.

Adjournment: Kremers moved to adjourn the meeting at 8:55 PM. Gondringer second. All in favor. Motion carried.

Next Meeting: The next meeting is September 24, 2014 at 7:30 PM.

Respectfully submitted,
Stephen G. Saupe, Clerk

Approval:

Ken Mergen, Chair

Date

Attest:

Date