

# Minutes of the Meeting of the Avon Township Planning Commission

November 30, 2016

Avon Township Hall (16881 Queens Road, Avon)

**Call to Order:** Chairman Huston called to order the regular meeting of the Avon Township Planning Commission at 7:45 PM. in the Main Chamber of the Town Hall.

**Pledge:** Ken Mergen led the Pledge of Allegiance.

**Roll Call:** Present – Will Huston, Ken Mergen, LeRoy Gondringer, Marion Gondringer, Deputy Clerk, Absent: Gerry Kremers and Stephen Saupe. Also present: Supervisor Richard Bresnahan.

**Approval of Agenda:** Mergen moved to approve the agenda as amended/presented. L. Gondringer second. All in favor. Motion carried.

**Minutes:** L. Gondringer moved to approve the minutes of the October 26, 2016 meeting. Mergen second. All in favor. Motion carried.

**Public Hearings:** *none*

## Scheduled Business:

1. Agnes Dobmeier – Certificate of Compliance: Request is for a Certificate of Compliance to sell 1.3 acres of land to adjoining property owner, Rick Hansen. It has recently been discovered that the property line between the Dobmeier property and the Hansen property runs directly under the Hansen home. A Certificate of Compliance is needed to sell the property to Hansen to allow the property line to be moved from under the Hansen home. Motion by L. Gondringer to recommend approval of the Certificate of Compliance for Dobmeier. Second by Mergen. All in favor. Motion carried.

2. Ashley and Erik Larson- CUP for a conventional subdivision in the Avon Hills Environmental Overlay District (Tower Road, parcel from the Ritzer farm #03.00910.0003). Motion by L. Gondringer to recommend setting a public hearing for a conditional use for Ashley and Erik Larson at 7:40 on December 28th meeting. Second by Mergen. All in favor. Motion carried.

3. Ashley and Erik Larson – Driveway permit. Motion by L. Gondringer to recommend approval of the driveway permit after inspection by Koopmeiners. Second by Mergen. All in favor. Motion carried.

4. Wade Rodenwald: Property split located at 34431 CR 155 in Avon Township, within orderly annexation area with Avon City. Rodenwald would like to split the property to allow for the sale of a 1.25 acre, stand-alone lot, to a property owner in Sunridge. Future plans would include building a pole shed but not a home. No building credit will be involved. To clarify what is required with this process, Bresnahan will consult with the Township attorney concerning how to move forward.

5. Snow plow driver: The Township is in need of two drivers since one driver has resigned, and one will need time off for health reasons. The position has been posted with no applications.

## Other & Old Business:

1. Bresnahan reported that the County Commissioners held a Public Hearing, Tuesday, November 29, 2016, 5:10 PM to consider the amendment of Stearns County Ordinance 439 related to solar energy,

wineries, signs, conservation overlay district, Shoreland alteration permits and other miscellaneous changes. Changes included CUP requirements for Shoreland within the Avon Hills Environmental Conservation Overlay District. The county voted that in the Avon Hills Environmental Overlay District, if property is being adjoined to an existing property, owned by the purchaser, and will not be built on, a CUP will not be required. The Commissioners approved all proposed changes.

**Announcements/Reports:**

1. Construction permit signed for an upgrade to the St. John’s bio-solids sewage treatment facility (membrane filtration system for solids)

**Adjournment:** Gondringer moved to adjourn the meeting at 8:38 PM. Mergen second. All in favor. Motion carried.

**Next Meeting:** The next meeting is December 28, 2016 at 7:30 PM.

Respectfully submitted,  
Marion J. Gondringer, Deputy Clerk

Clerk signature: \_\_\_\_\_ date: \_\_\_\_\_

**Approval:**

Signature: \_\_\_\_\_ date \_\_\_\_\_

Print name: \_\_\_\_\_