

# Avon Township Planning Commission Meeting – November 26, 2025

## Agenda Packet

1. Call to order – 7:00 PM; Avon Township Hall, 16881 Queens Road, Avon, MN 56310.
2. Pledge of Allegiance
3. Roll Call
4. Approval of agenda
5. Approval of minutes – October 29, 2025
6. Public Hearing – Winkels Variance
7. Public Comments
8. Scheduled Business
  - a. Consideration of moving Supervisors meeting to the second Wednesday.
  - b. Road plan discussion – for info, see the Management Plan, Road Inventory, and Road Manual on the website (<https://www.avontownshipmn.gov/inside-avon-township/roads>;
9. Other Business (*added at meeting*)
  - a.
  - b.
10. Policy Review
  - a.
  - b.
11. Old Business
  - a.
12. Reports/Announcements
  - a.
  - b.
13. Announcement of next scheduled meeting: December 17, 2025 @ 7:00 PM (***note change in date***)
14. Other Upcoming Meetings/Events
  - a. Supervisors Meeting – December 3, 2025
  - b.
15. Adjourn (*set up for School Board election*)

Note: The complete agenda is available at [www.avontownshipmn.gov](http://www.avontownshipmn.gov). All Town Meetings are available via Zoom at <https://us02web.zoom.us/j/8325486945>. Passcode: AvonTown. The Clerk may record the proceedings of this meeting to ensure accuracy of the minutes. The recording will be deleted upon completion of the minutes and will not become public (Resolution 01-03-18).

**DRAFT Minutes of the Meeting of the Avon Township Planning Commission****October 29, 2025**

Avon Township Hall (16881 Queens Road, Avon 56310)

**Call to Order:** Chair Andrew Wensmann called to order the meeting of the Avon Township Planning Commission (PC) at 7:00 PM in the Main Chamber of the Town Hall. The meeting was available via Zoom at the URL: <https://us02web.zoom.us/j/8325486945> (PIN: AvonTown).

**Pledge:** The Pledge of Allegiance was recited.

**Roll Call:** Present – Craig Blonigen, Kelly Martini, Stephen Saupe, Andrew Wensmann, and Lori Yurczyk. There was a quorum.

**Approval of Agenda:** Added to the agenda was consideration of a variance for Brady Winkels. Blonigen moved to approve the agenda as amended. Yurczyk second. All in favor. Motion carried.

**Minutes:** Yurczyk moved to approve the minutes from the September 24, 2025 meeting as presented. Blonigen second. All in favor. Motion carried. It was noted that several minutes from previous meetings had a typo regarding dates. Blonigen moved to approve the corrected minutes from May (date corrected to May 28<sup>th</sup>), June (date corrected to May 28<sup>th</sup>), and July (date corrected to June 25<sup>th</sup>). Martini second. All in favor. Motion carried.

**Public Hearings:** *none scheduled.*

**Public Comments:** *none.*

**Business:**

16. **Winkels Variance** – Mr. Brady Winkels, 15678 Parkwood Circle, appeared at the meeting to request a variance to construct a shed closer to the road than is currently permitted by Section 9.9.9.A(3) of Avon Township Land Use & Zoning Ordinance #6. He requests the variance because he said that the only logical place to put the shed is in the NW corner of the property because the S and SW areas are steeply sloped and a drainage swale runs roughly N/S through the middle of the property. The shed would be 26 x 28 feet and 30 feet from the property line on the west. He was told that if this is approved, he would also require an access permit. Saupe moved to recommend to the Supervisors to set a public hearing on November 26 at 7:15 PM to consider a variance for Brady Winkels to build a garage 13 feet closer to the road ROW than is currently permitted. Blonigen second. All in favor. Motion carried. Mr. Winkels was asked to flag the proposed location for the shed so it could be inspected prior to the hearing.
17. **Orderly Annexation Agreement** – the City Council initially expressed some concern about the setbacks cited for feedlots. At the October Supervisor meeting, Supervisor Chad Klocker and LeRoy Gondringer were authorized to attend the October City council meeting to help provide clarification and discuss the issue. Blonigen reported that he heard that the Council agreed to leave the provision for feedlot setbacks. The PC had no additional comments regarding the OAA. The Supervisors will likely approve and sign the document at the November meeting. Blonigen moved to recommend to the Supervisors to send a formal note of thanks to Mr. Gondringer for his service regarding the OAA. Yurczyk second. All in favor. Motion carried.
18. **Town Hall Use** – the PC reviewed the final application/forms for permitting a group to use the Town Hall. It was suggested to include a question regarding expected attendance to ensure that the group doesn't exceed

the maximum capacity of the Hall. Otherwise, the PC recommends approval/use as presented.

- 19. Road Plan** – The Supervisors authorized the PC to develop a five-year plan for roadwork. The PC discussed how to proceed. Among the documents that could be reviewed include the 2021 Road Management Report which is getting dated, the road inventory spreadsheet, and the Roads Manual (maintenance summary data). It was questioned whether these documents were of value, especially since the Annual Road inspections seem to be the primary way decisions are made.

Blonigen said that the Supervisors may consider chip-sealing or micro-surfacing roads which could be a cost effective means to improve the life of town roads. Blonigen also mentioned that he has been in contact with engineer, Jeremy Mathiasen, regarding the Queens Road project that we will submit for a LRIP grant. The final cost could be higher than the original estimates, but the overall cost of roadwork seems to be coming down in the last year or so. Blonigen also noted that our one bridge (Queens Road) is substandard. There is a MNDOT grant available for bridge work.

It was generally agreed that the existing data and documents regarding roads should be checked for accuracy and updated. For example, our database has a slightly different total road mileage than the County and the Road Manual has not been updated for roadwork this year.

Blonigen said we need to make data driven decisions. He volunteered to update the inventory and digitize data in the Road Manual. It was noted that road traffic counts would be helpful. The Clerk will look into whether counters are available from the County or MNDOT. Blonigen said he could make a counter if necessary. Once the culvert identification project is complete, those data could also be included in the Road Manual.

The PC plans to update the information we have by the end of December. It was noted that there will be gaps in the data, but at least we will have a reasonable starting point. To update the database for recent activity, minutes from the Supervisors meetings can be used, as well as Casey Jansky's time sheets. Once updated, in the first quarter of the new year the PC could develop the actual plan.

**Old Business/Policy Reviews/Reports/Announcements:** none.

**Next Meeting:** The next PC meeting is November 26, 2025 at 7:00 PM (*see 'Call to Order' for the Zoom log-in*).

**Other Meetings:** Other upcoming meetings/events include (*see 'Call to Order' for the Zoom log-in*):

- District 742 School Board Election – November 4, 2025; 7 AM – 8 PM; Avon Town Hall
- Supervisors Meeting – November 5, 2025

**Adjournment:** Martini moved to adjourn the meeting at about 8:30 PM. Blonigen second. Meeting adjourned. The Hall was then prepared for the upcoming School Board election.

**Respectfully submitted,**  
Stephen G. Saupe, Clerk

**date:** November 3, 2025

**Approval:**

\_\_\_\_\_  
Andrew Wensmann, *Planning Commission Chair – signature*

**date:** \_\_\_\_\_

## **Avon Township Planning Commission VARIANCE RECOMMENDATION**

**Stearns County  
State of Minnesota  
IN RE: Variance Request**

### **Administrative Information**

Brady and Maria Winkels have applied for a variance from Section(s) 9.9.9.A(3) of Avon Township Ordinance No 6. The intended use that does not comply with the ordinance(s) is:

*Construction of a garage 50 feet from the center-of-the-road (COR), which is 13 feet closer than is currently permitted.*

**Property Legal Description:** *(append if necessary)*

**Include here or append**

**Parcel ID#:** 03.01530.0071

**Township 125     Range 030     Section 23**

On November 26, 2025, the Planning Commission of Avon Township met and held a public hearing to consider this Variance request. Said public hearing was duly noticed by publication, posting and mail. Based on the application and evidence received at the above said hearing the Planning Commission makes the following findings of fact and recommendation.

### **FINDINGS OF FACT**

1. The applicant is requesting a variance (see above)
2. The legal description of the property is as above.
3. The property is currently zoned R1.
4. The Planning Commission has considered the findings (appended).

### **RECOMMENDATION**

The Planning Commission of Avon Township recommends to the Board of Supervisors of Avon Township that the application of Brady & Maria Winkels for a Variance to construct a garage 13 feet closer to the center-of-the-road than is currently permitted by Section 9.9.9.A(3) at their property at 15678 Parkwood Circle, Avon, MN (PID 03.01530.0071), be:

\_\_\_\_\_ Approved     \_\_\_\_\_ Denied     *(Findings Of Fact appended)*

The Planning Commission recommends that the approval be conditioned on the following stipulations:

- 1.
- 2.
- 3.

The Planning Commission recommends disapproval for the following reasons:

- 1.
- 2.
- 3.

### **APPROVAL**

\_\_\_\_\_  
Planning Commission Chair (*sign*)

\_\_\_\_\_  
Planning Commission Chair (*print*)

### **ATTEST**

\_\_\_\_\_  
(*sign*)

\_\_\_\_\_  
Date

\_\_\_\_\_  
(*print; include title*)

(Avon Township Seal)

## Findings of Facts - Variances

**Name of Applicant(s):** Brady & Maria Winkels

**Date:** November 26, 2025

**Variance Request:**

A variance may be granted only where the strict enforcement of township controls will result in unnecessary hardship. A determination that a “hardship” exists is based upon the consideration of the following criteria:

| Findings                                                                                                                                                                                     | PC Member Response<br>(name; yes/no) |  |  |  |  | Summary<br>(yes/no) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--|--|--|--|---------------------|
|                                                                                                                                                                                              |                                      |  |  |  |  |                     |
| Is the proposed use allowed in the zoning district in which the subject property is located? Yes/No                                                                                          |                                      |  |  |  |  |                     |
| Is the variance in harmony with the general purpose and intent of the applicable ordinance(s)? Yes/No                                                                                        |                                      |  |  |  |  |                     |
| Are terms of the variance consistent with the comprehensive plan? Yes/No                                                                                                                     |                                      |  |  |  |  |                     |
| <i>The variance may be granted to alleviate practical difficulties or particular hardship* resulting from strict enforcement of the applicable ordinance as determined by the following:</i> |                                      |  |  |  |  |                     |
| The property owner proposes to use the property in a reasonable manner? Yes/No                                                                                                               |                                      |  |  |  |  |                     |
| The plight of the landowner is due to circumstances unique to the property and not created by the property owner or a previous owner? Yes/No                                                 |                                      |  |  |  |  |                     |
| The variance, if granted, will not alter the essential character of the locality? Yes/No                                                                                                     |                                      |  |  |  |  |                     |
| The need for the variance involves more than economic hardship? Yes/No                                                                                                                       |                                      |  |  |  |  |                     |

## AVON TOWNSHIP VARIANCE DECISION

STATE OF MINNESOTA  
COUNTY OF STEARNS  
TOWNSHIP OF AVON

FILE # 10-27-25

In the matter of:

A request for a Variance submitted by Brady Winkels and Maria Winkels from **Section 9.9.9.A(3)** of **AVON TOWNSHIP LAND USE AND ZONING ORDINANCE NUMBER #6** to:

*Construct a garage 50 feet from the center-of-the-road (COR), which is 13 feet closer than is currently permitted.*

The above matter, regarding the request for a Variance for the following described parcel, was heard before the Avon Township Board of Supervisors on the 3rd day of December 2025.

**Legal Description:** *(append)*

**Parcel I.D. #:** 03.01530.0071

**Township 125 Range 030 Section 23**

**Property address:** 15678 Parkwood Circle, Avon, MN 56310

**IT IS ORDERED** that the Variance be denied / granted and subject to the following conditions:

### APPROVAL

\_\_\_\_\_  
Avon Township Chair *(sign)*

\_\_\_\_\_  
Avon Township Chair *(print)*

### ATTEST

\_\_\_\_\_  
*(sign)*

\_\_\_\_\_  
Date

\_\_\_\_\_  
*(print; include title)*

Avon Township Seal }

**Drafted by:**

Avon Township; 16881 Queens Road, Avon, MN 56310  
May 2019

**Mailing Labels**

STUDNISKI THOMAS &  
THERESA  
14858 NORWAY RD  
AVON MN 56310-9663

PRIMUS SHAWN D  
15047 PARKWOOD CT  
AVON MN 56310

MAURSTAD JEREMY  
15063 PARKWOOD CT  
AVON MN 56310

TAMM GLEN R  
15557 PARKWOOD CIR  
AVON MN 56310

HOLLER TIMOTHY S & JODI J  
15585 PARKWOOD CIR  
AVON MN 56310-8639

EIDE SCOTT A  
15593 PARKWOOD CIR  
AVON MN 56310-8639

DIRKES SCOTT D  
15609 PARKWOOD CIR  
AVON MN 56310

LITCHY ROBERT P & EILEEN G  
15617 PARKWOOD CIR  
AVON MN 56310-8639

LITCHY ROBERT P & EILEEN  
G  
15613 PARKWOOD CIR  
AVON MN 56310-8639

FRITZ TODD T  
15633 PARKWOOD CIR  
AVON MN 56310-8639

DUFNER CHASE J  
15636 PARKWOOD CIR  
AVON MN 56310

WEBB MICHAEL  
15645 PARKWOOD CIR  
AVON MN 56310

MERGEN KENNETH J  
15648 PARKWOOD CIR  
AVON MN 56310-8639

WALDORF CHARLETTE J  
15659 PARKWOOD CIR  
AVON MN 56310

MCDUGLE JAMES E  
15671 PARKWOOD CIR  
AVON MN 56310-8639

WINKELS BRADY M  
15678 PARKWOOD CIR  
AVON MN 56310

SCHULZETENBERG CARL J  
15684 PARKWOOD CIR  
AVON MN 56310

SCHIFFLER GLEN P  
15689 PARKWOOD CIR  
AVON MN 56310-8639

PANEK RYAN J  
15696 PARKWOOD CIR  
AVON MN 56310

KACURES DANNY P  
15697 PARKWOOD CIR  
AVON MN 56310-8639

HINES BRIAN L & BOBBI JO  
15701 PARKWOOD CIR  
AVON MN 56310

GAEBEL CHAD S & KIMBERLY  
A  
15702 PARKWOOD CIR  
AVON MN 56310

RAMUSSEN SCOTT  
15714 PARKWOOD CIR  
AVON MN 56310-9679

KOGLIN CAROLYN L  
15715 PARKWOOD CIR  
AVON MN 56310

SMITH JOHN W & JOAN M  
15718 PARKWOOD CIR  
AVON MN 56310-9679

HILLS DANIEL G & MARLENE D  
15735 PARKWOOD CIR  
AVON MN 56310-9679

ZWILLING DAVID & SANDRA  
L  
15736 PARKWOOD CIR  
AVON MN 56310-9679

CIELINSKI KAYLA  
34594 PLUM HILL LN  
AVON MN 56310

ELLINGSON SCOTT  
34638 PLUM HILL LN  
AVON MN 56310

SHEPARD NELSON L &  
LINDA  
34641 PLUM HILL LN  
AVON MN 56310-9680

## TOWNSHIP OF AVON NOTICE OF PUBLIC HEARING

Notice is hereby given that the Avon Township Planning Commission, County of Stearns, Minnesota, will conduct a public hearing on Wednesday, November 26th, 2025 beginning at 7:15 PM in the Avon Township Hall (16881 Queens Road, Avon, MN), to consider an application submitted by Brady & Maria Winkels, 15678 Parkwood Circle, Avon (MN), for a variance from Section 9.9.9.A(3) of Avon Township Ordinance #6. This variance, if approved, would allow construction of a garage 13 feet closer to the center-of-the-road than is currently permitted.

All interested persons are invited to this hearing, at which time you may appear if you so desire, either in person or by agent, in opposition to, or in support of, the proposed changes. The hearing of this request is not limited to those receiving copies of this notice, and if you know of any neighbor or affected property owner, who for any reason has not received a copy, it would be appreciated if you would inform him/her of this public hearing. If you cannot attend this meeting, you may direct comments to the Avon Township Clerk.

The public is invited to attend. Avon Township meetings are handicap-accessible and available via Zoom (see website for login).

Stephen Saupe, Clerk  
16881 Queens Road, Avon, MN 56310  
Email: [clerk@avontownship.org](mailto:clerk@avontownship.org)  
Website: [www.avontownship.org](http://www.avontownship.org)

Published in the *Star-Post* Wednesday November 19, 2025

Variance request

From: Brady Winkels <bradyw@ATS-INC.com>  
Sent: Fri, Oct 31, 2025 at 10:37 pm  
To: clerk@avontownship.org

image001.png (585.1 KB)

Hello Steve,

I spoke with a few neighbors today about the variance request, and the house at 15671 Parkwood Circle received a variance when he added his garage. He said he's less than 50' from the centerline of the road at the closes point of his garage. Before you make your decision, I would encourage you to look at this property.



**Brady Winkels**  
**Operational Excellence Manager**  
Anderson Trucking Service, Inc.  
4001 40TH ST S • Saint Cloud, MN 56301-5886  
O: (320) 487-7312  
[ATSinc.com](http://ATSinc.com)