

**Minutes
Avon City Council
August 30, 2016**

CALL MEETING TO ORDER

Mayor Knox called the meeting to order at 8:00 AM and the Pledge of Allegiance was recited.

THE FOLLOWING MEMBERS WERE PRESENT:

Hugh Knox – Mayor; Julie Jarnot, Jeff Manthe, Jeff Meyer, Jesse Springer – Councilors;
Clerk/Administrator Jodi Austing-Traut

The pledge of allegiance was recited.

PUBLIC HEARING was opened at 8:00 by motion of Jesse Springer, second Jeff Manthe to consider amending the Zoning Ordinance to change the maximum impervious surface coverage allowed in a C-2 district in the City of Avon, MN from 60% to 85%. Tim Berg and Joel Bauer, owners of Midsota Manufacturing were present at the Planning Commission meeting on August 16th for plan review for their proposed parking lot expansion as their business is growing and they want to expand in Avon. Planning Commission determined that their expansion plan would require either a change to the impervious surface coverage section of the C-2 section of the zoning ordinance (which currently allows 60% max impervious surface coverage in C-2) or a variance to allow 85% impervious surface coverage.

Planning Commission would like council to consider a change to allow up to 85% impervious surface coverage in a C-2 district as 60% maximum surface coverage in a C-2 area seemed somewhat restrictive for the goals that Avon has had in trying to spur economic development and business retention/expansion. One point of discussion was that since all C-2 projects would require a storm water management plan/civil site plan, storm water would be dealt with appropriately even with 85% surface coverage.

Councilor Meyer voiced his concern that the storm water system may be overtaxed and adding more storm water drainage may create a greater problem in other areas of the community. Katie Reiling of the Planning Commission indicated that since storm water is being managed appropriately on site, the Planning Commission is in favor of allowing the 85% impervious coverage. City Engineer Randy Jenniges explained that the storm water system is not designed specifically to handle only 60% impervious coverage. Mr. Jenniges does not see an issue with approving the 85% impervious surface coverage as long as the city is handling the 2-10-100 year rain events adequately.

PUBLIC HEARING was opened at 8:15 by motion of Julie Jarnot, second Jesse Springer to consider a variance for Midsota Mfg. to allow increased impervious surface coverage from 60% to 85%. Council Julie Jarnot indicated that she would like to see these issues considered on a case by case basis. Councilor Meyer stated that under the proposed conditions, the 2-10-100 year rain events are not being handled according to the ordinance. City Engineer Randy Jenniges informed the council that those figures do not take into consideration the conditions downstream. Randy is confident that were the study and modeling to be completed, it would show that the 2-10-100 year events would be handled adequately. Marty Stone of Stonehouse Glass spoke in favor of Midsota's variance request. He indicated that the storm water on his property runs across the Midsota property so Midsota is actually handling the storm water runoff at Stonehouse Glass as well.

Motion Jeff Manthe to close the public hearing on the amendment to the zoning ordinance at 8:45 second Jesse Springer

Motion Jeff Manthe to Adopt Resolution #2016-29 A Resolution Adopting Ordinance #205 an Amendment to the Zoning Ordinance to allow 85% Impervious Surface Coverage in a C-2 District, second Hugh Knox and carried unanimously.

Motion Jesse Springer to approve the storm water management plan for Midsota Mfg. allowing a maximum impervious surface coverage of 85% second Julie Jarnot and carried unanimously.

Motion Jeff Meyer to close public hearing on the variance for Midsota Mfg., at 8:50 am second Jeff Manthe and carried. No action taken on the variance request.

ISSUES BY STAFF

Consider a Resolution approving an Administrative Subdivision or Replat of Lot 12, 13 and Part of Lot 14 in Serenity of Avon. Staff is working on this with City Attorney Mike Couri. Draft documents will be presented at the September 12th regular council meeting.

Consider Ordinance #203 Opting-Out of MN Statute 462.3693 “Temporary Family Health Care Dwellings” of 2016

Motion Julie Jarnot to adopt Ordinance #203 Opting-Out of the Requirements of MS 462.3693 second Jesse Springer and carried unanimously.

Consider Resolution 2016-28 adopting an amendment to the Zoning Ordinance to govern fences on riparian R-1 lots and to allow storage facilities in C-2 and R-3 districts with a conditional use permit

Motion Jesse Springer to adopt Resolution #2016-28 a Resolution Adopting Ordinance #204 Amending the City of Avon Zoning Ordinance second Julie Jarnot and carried with Meyer against.

Consider approval of a SAC and WAC payment agreement for model homes built in the City of Avon

Motion Jeff Meyer to approve SAC and WAC payment agreement for model homes, second Julie Jarnot and carried unanimously.

Consider Payment of Claims:

Clifton Larson Allen

I.T. Solutions

Couri & Ruppe

Motion Jeff Meyer to pay claims as presented second Jeff Manthe, passed with Springer abstaining.

Discuss the clean out of a drainage ditch - Public Works Supervisor Casey Jansky

There are several ditches that need to be cleaned out/jettied in order to allow more free flow of storm water. City Engineer Randy Jenniges noted that this is a maintenance project, and not an improvement project. The city still needs to deal with the issue of making storm water system improvements.

Quotes on painting the PD Garage Public Works Supervisor received quotes for \$7,500 from Hinkemeyer Painting and \$3,750 from Colorful Concepts for prep and painting.

Motion Jesse Springer to authorize painting by Colorful Concepts at \$3,750 second Julie Jarnot and carried with Manthe against.

PD Scenario Based Training Chief Nellis asked if the council would be interested in doing some deadly force scenario based training. This could be held as an open meeting so the public could be encouraged to attend.

ADJOURNMENT: Motion Manthe to adjourn the meeting at 9:16 AM; Second by Jarnot.

Respectfully Submitted Jodi Austing-Traut City Clerk/Administrator