

Pursuant to due call and notice thereof, a Planning Commission meeting was held on Tuesday, May 21, 2013 at 6:30 p.m.

PRESENT: Katie Reiling, Rick Fischbach, Ed Dunn, Jeff Meyer, Mary Sieben

ABSENT: None

The meeting was called to order at 6:30 p.m.

### **MINUTES OF MARCH, 2013**

*Motion was made by Rick Fischbach to approve the minutes as written, second by Jeff Meyer, all in favor and carried.*

### **CHICKEN ORDINANCE**

Josh Riccard was present at the meeting. Jeff Meyer began the meeting by explaining the unique environment that the City of Avon provides and the need to make sure that all environmental and livability issues are addressed because of the issues of smaller lots in this community. Josh Riccard doesn't feel that chickens are any different than having 2 or 3 dogs in the city limits. Ed Dunn stated that Stearns County recently changed their ordinance to allow chickens but only if the lot exceeds 1 acre in size. The size of lots in the City of Avon is a concern for the Planning Commission. Josh feels that this is a movement where other people will also want chickens and he feels the issue will come up again in the future. Rick Fischbach and Josh Riccard discussed the cost of heating the birds in the winter, feed, etc. and questioned whether it is economical to have your own chickens. Amy Pease explained the process for adopting a new ordinance. In addition to working on a chicken ordinance and developing some kind of application process, the chickens will likely have to be licensed or somehow registered with the city in the event a chicken gets out and we get complaints from other residents in town. Someone would also need to do an inspection on the coops on a yearly basis to make sure that they meet the requirements which would be set forth in an ordinance that we would have to adopt.

*Motion by Katie Reiling to recommend that the City of Avon maintain the ordinance that regulates farm animals from being allowed in the city limits. The Planning Commission recommends that no further action be taken with regard to allowing chickens in the city limits. Second by Jeff Meyer, all in favor and carried.*

### **WATERS EDGE PHASE 4**

The Planning Commission reviewed the possibility of apartment buildings in the Waters Edge Phase 4 area. The Planning Commission was notified of this possible project so they could do some research on the Waters Edge plat.

### **ORDINANCE CHANGES**

Amy Pease brought the changes to the Planning Commission on the language/changes that were discussed at the May City Council meeting. When the Planning Commission originally discussed this language it was taken out of the Avon Estates draft covenants. Instead of adopting and recording covenants on the Avon Estates property, the Planning Commission decided they did not want to be too over restrictive on the development. They decided to just pull out a few pieces out of the draft covenants and have them added to the City of Avon, Zoning Ordinance.

**The Planning Commission would like the changes/additions that were initially made added to the Zoning Ordinance under the R-1 section, titled Avon Estates Regulations. The Planning Commission doesn't feel that these additions/changes should apply to all zones in the city.**

The Planning Commission discussed the accessory building language and agreed that the wording "attached garages" should not be included in the accessory building square footage. The attached garage should be included in the principal building square footage. The attached garage is already taken into consideration at the time the building permit for the home is pulled.

*Motion was made by Rick Fischback to remove the language in Chapter 21 General District Provisions, Subd. 3, 4. that states attached garages are included in the accessory building square footage, second by Mary Sieben, all in favor and carried.*

### **AVON ESTATES COMMITTEE**

The Planning Commission had several questions regarding the requirements of this position. They would like more information as far as what their job duties would be.

### **CONDITIONAL USE PERMIT REVIEWS**

The Planning Commission members conducted their annual site visits. They stated that the visits went very well. The only property in question was John Klein. Mr. Klein did come into the office to present his plans for the new building he wants to construct. He is waiting for additional information and as soon as he has a concrete plan, he will notify the City.

*Meeting was adjourned at 8:30 p.m.*

Respectfully submitted,  
Amy Pease